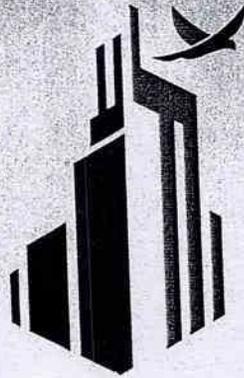


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Mona Thasale

903



VENUS  
**SKKY CITY**  
Elevated Life

**AGREEMENT FOR SALE**



Receipt (pavti)

72/8303

Tuesday, May 30, 2023

7:11 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: भांठेपर  
दस्तऐवजाचा अनुक्रमांक: कलन3-8303-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: विनोद धोंडू ठसाळे

पावती क्र.: 9114 दिनांक: 30/05/2023

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1780.00  
पृष्ठांची संख्या: 89

एकूण: रु. 31780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
7:28 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalvan 3  
सह. मुख्य निबंधक व २ कल्याण क्र. ३

वाजार मूल्य: रु. 2981000 /-  
मोबदला रु. 4323620/-  
भरलेले मुद्रांक शुल्क : रु. 303153/-

1) देयकाचा प्रकार: DHC रकम: रु. 1780/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3005202311867 दिनांक: 30/05/2023  
वँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002778653202324E दिनांक: 30/05/2023  
वँकेचे नाव व पत्ता:

*Thule*

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202305308592			30 May 2023,06:24:53 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : कल्याण					
उप मूल्य विभाग	45/140-मौजे भोपर गावातील रहीवास विभागातील मिळकती					
क्षेत्राचे नांव	Kalyan/Dombival Muncipal Corporation			सर्व्हे नंबर /न. भू. क्रमांक :		सर्व्हे नंबर#48
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	23900	55900	68900	82600	68900	चौ. मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	50.776चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
	उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	46.16चौ. मीटर
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.58695/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
	= (( (58695-23900) * (100 / 100) ) + 23900)					
	= Rs.58695/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 58695 * 50.776					
	= Rs.2980297.32/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 2980297.32 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.2980297/-					
	= ₹ एकोणतीस लाख ऐंशी हजार दोन शो सत्त्याणव /-					

Home Print

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दस्ता क्र. ८३०३ २०२३

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3005202311867	Date	30/05/2023
Received from joint sub register office kalyan, Mobile number 7387347473, an amount of Rs.1780/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	30/05/2023
Bank CIN	10004152023053010868	REF No.	315038935393
This is computer generated receipt, hence no signature is required.			

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## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at Dombivli, District Thane, on this 30<sup>th</sup> day of May 2023.

### BY AND BETWEEN

**M/S. VENUS NIRVANA LLP**, a Limited Liability Partnership Firm duly incorporated and registered under the provisions of Limited Liability Partnership Act, 2008, vide Certificate of Incorporation dated 7<sup>th</sup> August 2020 bearing LLP Identification number - AAT-2554 issued by the Registrar of Companies, also bearing PAN - AATFV1280A, having its registered office at "606, Runwal R-Square, LBS Marg, Mulund West, Mumbai - 400 080", through its Designated Partner **MR. SANJAY RAMNARAYAN SINGH**, Age- 51 Years, Adult, Indian Inhabitant, hereinafter called and referred to as "**PROMOTERS**" (which expression shall unless it be repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, be deemed to mean and include all its existing partners, incoming partners, surviving partners, their respective heirs, executors, administrators, successors-in-title, nominees and assigns) **OF THE ONE PART;**

### AND

1) **MR. VINOD DHONDU THASALE**, Age - 50 years, Indian Inhabitant, PAN **कलन-3** ADVPT9431A, 2) **MRS. MEENA VINOD THASALE**, Age - 47 years, Indian Inhabitant, PAN - AIWPK6446Q, having address at **6B-209, Ratnasindhu CHS Ltd, G. D. Ambekar Road, Kalachowki Parel, Bombay Veterinary Collage, Mumbai, Kalachowki-400 033**, hereinafter called and referred to as the "**PURCHASERS**"

(which expression unless excluded by or repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions shall mean and include his/her/their respective heirs, executors, administrators, successors and assigns) **OF THE OTHER PART.**



### WHEREAS:

#### A. DESCRIPTION OF PROPERTY:

- (i) All that piece and parcel of freehold land bearing Survey No. 48, Hissa No. 4/B, admeasuring 0H-54R-70P and Pot Kharaba 0H-05R-00P, totally admeasuring 0H-59R-70P equivalent to 5970 square meters,

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lying, being and situate at **Revenue Village Bhopar**, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as the "**SAID LAND - A**" and more particularly described in the **FIRST SCHEDULE** hereunder written.

- (ii) All that piece and parcel of freehold land bearing **Survey no. 48, Hissa No. 4/C, admeasuring 0H-39R-50P equivalent to 3950 square meters**, lying, being and situate at **Revenue Village Bhopar**, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as the "**SAID LAND - B**" and more particularly described in the **SECOND SCHEDULE** hereunder written.

- (iii) All that piece and parcel of freehold land bearing **Survey No. 235, Hissa No. 14/B, admeasuring 0H-14R-00P equivalent to 1400 square meters**, lying, being and situate at **Revenue Village Bhopar**, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as the "**SAID LAND - C**" and more particularly described in the **THIRD SCHEDULE** hereunder written.

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Said Land - A, Said Land - B, and Said Land - C more particularly described in the First, Second and Third Schedules hereunder written are hereinafter collectively called and referred to as the "**SAID PROPERTIES**".

**B. RECITALS:**

**B1 DEVOLUTION OF TITLE**

- (i) The Promoters - M/s. Venus Nirvana LLP, herein are the absolute owners of and are well and sufficiently entitled to and are also seized and possessed of all that pieces and parcels of non-agricultural lands bearing Survey nos. 48/4/B, 48/4/C and 235/1, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane being Said Land - A, Said Land - B, and Said Land - C as described in the First, Second and Third Schedules hereunder written respectively.

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(ii) By virtue of an Agreement for Sale dated 19/11/2010 executed by and between M/s. Alag Nirman Pvt. Ltd. (formerly known as M/s. Het Developers Pvt. Ltd.), therein referred to as the First Part and Shri. Atmaram Jana Patil and others, therein referred to as the Second Part, the said Party of the Second Part agreed to sell, transfer and convey the Said Land - A and Said Land - C being Survey no. 48/4/B and Survey no. 235/1 more particularly described in the First and Third Schedules hereunder written respectively and the said Party of First part therein agreed to purchase the Said Land - A and Said Land - C for the consideration and upon the terms and conditions contained therein. The said Agreement for Sale dated 20/11/2010 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 4 at serial no. 6761/2010.

(iii) Pursuant to the said Agreement for Sale dated 19/11/2010, the said original owners Shri. Atmaram Jana Patil and others also executed an Irrevocable Power of Attorney dated 19/11/2010 unto and in favour of M/s. Alag Nirman Pvt. Ltd., therein referred to as the Party of First Part, thereby granting full power and absolute authority with respect to the Said Land - A and Said Land - C including the power and authority to sign and execute Conveyance Deed and admit execution thereof before the Office of Sub Registrar of Assurances.

The said Irrevocable Power of Attorney dated 19/11/2010 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 4 at serial no. 6762/2010.

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(iv) Upon payment of entire consideration amount and upon compliance, performance and discharge of all terms, conditions and obligations of the aforementioned Agreement for Sale dated 19/11/2010, the said original owners Shri. Atmaram Jana Patil and others, represented through the Constituted Attorney M/s. Alag Nirman Pvt. Ltd., by executing a Deed of Conveyance dated 18/02/2011 in respect of the Said Land - A and Said Land - C being Survey no. 48/4/B and Survey no. 235/1 respectively, thereby sold, transferred, conveyed, granted, assigned and assured forever and absolutely all rights, title and interests in respect of the Said Land - A and Said Land - C unto and in favour of M/s. Alag Nirman Pvt. Ltd., therein referred to as the Purchasers. The said Deed of Conveyance dated



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18/02/2011 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 4 at serial no. 1131/2011 dated 21/02/2011.

- (v) By virtue of an Agreement for Sale dated 24/12/2010 executed by and between Ananta Dama Patil and others, therein referred to as the Owners and M/s. Alag Nirman Pvt. Ltd. (formerly known as M/s. Het Developers Pvt. Ltd.), therein referred to as the Purchasers, the said Owners agreed to sell, transfer and convey the Said Land - B being Survey no. 48/4/C more particularly described in the Second Schedule hereunder written and the Purchasers therein agreed to purchase the Said Land-B for the consideration and upon the terms and conditions contained therein. The said Agreement for Sale dated 24/12/2010 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 4 at serial no. 7646/2010.

- (vi) Pursuant to the said Agreement for Sale dated 24/12/2010, the said original

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owners Shri. Ananta Dama Patil and others also executed an Irrevocable Power of Attorney dated 24/12/2010 unto and in favour of M/s. Alag Nirman Pvt. Ltd., therein referred to as the Party of First Part, thereby granting full power and absolute authority with respect to the Said Land - B including the power and authority to sign and execute Conveyance Deed and admit

execution thereof before the Office of Sub Registrar of Assurances. The said Irrevocable Power of Attorney dated 24/12/2010 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 4 at serial no. 7647/2010.



(vii) Upon payment of entire consideration amount and upon compliance, performance and discharge of all terms, conditions and obligations of the aforementioned Agreement for Sale dated 24/12/2010, the said original owners Shri. Ananta Dama Patil and others, represented through their Constituted Attorney M/s. Alag Nirman Pvt. Ltd., by executing a Deed of Conveyance dated 18/02/2011 in respect of the Said Land - B being Survey no. 48/4/C, thereby sold, transferred, conveyed, granted, assigned and assured forever and absolutely all rights, title and interests in respect of the Said Land - B unto and in favour of M/s. Alag Nirman Pvt. Ltd., therein referred to as the Purchasers. The said Deed of Conveyance dated 18/02/2011 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 4 at serial no. 1090/2011 dated 18/02/2011.

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(viii) Pursuant to the above mentioned Agreements for Sale, Irrevocable Power of Attorney and Deeds of Conveyance executed between the original owners and M/s. Alag Nirman Pvt. Ltd., the said Purchasers therein have forever and absolutely acquired the Said Land - A, Said Land - B and Said Land - C and thereby became absolute owners of the Said Properties. The name of M/s. Alag Nirman Pvt. Ltd. was entered and recorded as owners in the 7/12 extracts, Mutation Entries and other Revenue Records pertaining to the Said Properties.

(ix) By and through a Deed of Conveyance dated 29<sup>th</sup> December 2020 executed by and between M/s. Alag Nirman Pvt. Ltd. represented through their Directors Mr. Mukesh Jethalal Somaiya, Mr. Pratik Mukesh Somaiya and Mr. Rakesh Dipchand Doshi, therein referred to as the Owners/Vendors and M/s. Venus Nirvana LLP, represented through its partners Mr. Sanjay Ramnarayan Singh, Mr. Bhavya Rakesh Doshi and Mr. Rakesh Dipchand Doshi, therein referred to as the Purchasers, the said Owners/Vendors forever and absolutely sold, transferred, conveyed, granted, assigned and assured the Said Properties more particularly described in the FIRST, SECOND and THIRD Schedules hereunder written along with other lands and properties described thereunder for the lumpsum consideration and upon the terms, conditions and obligations contained therein. The said Deed of Conveyance dated 29/12/2020 is duly registered in the Office of Sub Registrar of Assurances, Kalyan-2 at serial no. 394/2021 dated 06/01/2021.

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394/2021	2021
06/01/2021	

The said Deed of Conveyance dated 29/12/2020 is legal, valid, binding and enforceable under law and all its terms, conditions and obligations are binding and enforceable on the parties executing the same.



(x) Pursuant to the said Deed of Conveyance dated 29/12/2020, the name of M/s. Venus Nirvana LLP, the Promoters herein, have been entered and recorded in the 7/12 extracts, Mutation Entry and other Revenue Records pertaining to the Said Land - A, Said Land - B and Said Land - C vide Mutation Entry no. 2554 dated 14/06/2021 and thereby the Promoters herein became the absolute owners of the Said Properties.

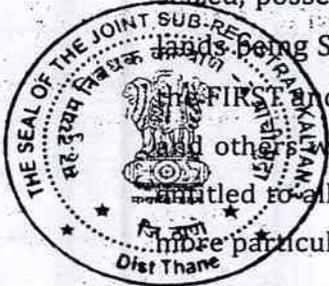
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- (xi) By virtue of the above mentioned Deed of Conveyance dated 29/12/2020 and other antecedent documents and writings, the Promoters are entitled to develop the Said Properties more particularly described in the FIRST, SECOND and THIRD SCHEDULES hereunder written. The Promoters herein are authorized and permitted to assign, sell and transfer on ownership basis, various flats, apartments, tenements and other units in the buildings and structures to be constructed by the Promoters at its own cost on the Said Properties, for such consideration and on such other terms, conditions, covenants, stipulations and provisions as may be decided and deemed fit by the Promoters and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the Purchasers/transferees of the same. The Promoters herein being the absolute owners of the Said Properties are entitled to hand over possession of various flats, apartments, tenements, units, premises constructed/provided thereon to the Purchasers/transferees/Allottees thereof subject however, upon obtaining requisite statutory permissions and sanctions.

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B2 APPROVALS AND PERMISSIONS:	
(i)	Shri. Amaram Jaha Patil and others were the owners of and were absolutely



- seized, possessed and entitled to all that pieces and parcels of agricultural lands being Said Land - A and Said Land - C more particularly described in the FIRST and THIRD Schedules hereunder written. Shri. Ananta Dama Patil and others were the owners of and were absolutely seized, possessed and entitled to all that piece and parcel of agricultural land being Said Land - B more particularly described in the SECOND Schedule hereunder written.

- (ii) Pursuant to the various Agreements for Sale and Power of Attorney executed by M/s. Alag Nirman Pvt. Ltd. with the original owners for purchase of the Said Properties, the said M/s. Alag Nirman Pvt. Ltd. applied for and obtained permission from the Office of the Tahsildar & Executive Magistrate Kalyan, Taluka Kalyan bearing no. **Mahsul/T-2/Land-1/Conversiontax/SR-419/2018 dated 10/07/2019** for application of Conversion Tax for Non-Agricultural use of the Said Land in accordance with the provisions of Maharashtra Land Revenue Code, 1966 and Maharashtra Regional Town Planning Act, 1966.

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(iii) The Promoters have obtained Search Reports dated 03/02/2021 of the Said Land for the period of 30 years from the year 1992 to 2021 from Mr. Mayur N. Surte and Advocate of to the same the Promoters Mr. Sameer S. Tondapurkar & Shri. Prabhash V. Tiwari have issued Title Certificate dated 01.02.2021 & 04.06.2021 in respect of the Said Land stating that Said Land are free from all defects and encumbrances and the title of the Said Land are clear and marketable.

(iv) The Kalyan Dombivli Municipal Corporation has already granted i) Building Construction Permission/Commencement certificate bearing No. **KDMC/TPD/BP/27-VILLAGE/2021-22/15** dated **09/09/2021** ii) Revised Building construction permission bearing No. **KDMC/TPD/BP/27-VILLAGE/2021-22/15/346** dated **11/11/2021** & iii) Revised Building Construction Permission bearing No. **KDMC/TPD/BP/27-VILLAGE/2021-22/15/154** dated **28.06.2022** by availing & consuming entire Basic F. S. I, Premium F. S. I & Ancillary F. S. I and thereby sanctioned permission and approval on Building plans for construction of building consisting of Stilt (part), Ground (part) + 1<sup>st</sup> (First) Floor to 27<sup>th</sup> (Twenty Seven) Floor + 28<sup>th</sup> (Twenty Eight) Floor (Amenities Floor) admeasuring 13981.93 Sq. Meters construction area on the Said Properties in accordance with the provisions of Unified Development Control and Promotion Regulations and upon the terms, conditions and obligations as laid down under the said Building Construction Permission. The above mentioned Building construction permission and Building Plans, drawings and designs are ~~legally~~ valid, subsisting and enforceable under law.

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(v) The Kalyan Dombivli Municipal Corporation has approved plans, drawings, designs, specifications, elevations, sections and details of the said new building and while approving and sanctioning the same the said Planning Authority has laid down certain terms, conditions, stipulations, obligations and restrictions which are to be strictly observed, performed and complied by the Promoters. Upon due observance, performance and compliance of the terms and conditions laid down by the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities, the Completion and Occupation



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Certificates shall be granted by the said Planning Authority. The Promoters have specifically reserved right to carry out necessary amendment and changes in the building plans. The Promoters have commenced construction work of the said new building in accordance with the said plans, designs, specifications and permissions and as per the rules and regulations laid down by the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities. The Promoters shall be entitled to construct additional floors by utilizing entire balance FSI / TDR as may be permissible in accordance with the revised plans and permissions sanctioned and approved by the Kalyan Dombivli Municipal Corporation.

**B3 PROJECT:**

- (i) Pursuant to the rights and authorities acquired by Promoters under relevant Deed of Conveyance and other related documents, the Promoters are entitled

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to develop the said Properties, by constructing thereon a building consisting of Stilt (part), Ground (part) + 1<sup>st</sup> (First) Floor to 27<sup>th</sup> (Twenty Seven) Floor + 28<sup>th</sup> (Twenty Eight) Floor (Amenities Floor) admeasuring 13981.93 square meters construction area consisting of flats/apartments, tenements, dwelling units, commercial premises, balconies, staircases,



passages, lobbies, ducts, open terrace, and other premises of all kinds, for residential and/or any other authorized use, together with provision of parking spaces and other necessary amenities and services thereto, building to be known as "ARISTO" in the Project Known as "VENUS SKKY CITY PHASE I" and hereinafter called and referred to as the "SAID PROJECT". The

Promoters have been developing the said Project for the purpose of selling, transferring and conveying the Residential Flats, apartments, tenements, dwelling units, commercial premises and other premises to the prospective purchasers, allottees and other transferees and also are entitled to sign and execute necessary agreements, deeds, documents and writings with the purchasers/ transferees/allottees of the said residential flats, apartments, tenements, dwelling units, commercial premises and other premises.

- (ii) The Promoters, in terms of the above Deed of Conveyance, sanctions and approvals are entitled to develop the Said Project on the Said Properties and carry out the construction of the said building on the above Said Properties

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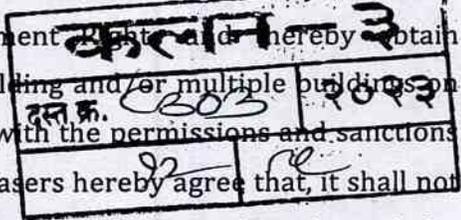
*Sthale*

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by amalgamating the Said Land - A, Said Land - B and Said Land - C with adjacent pieces and parcels of land by seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential flats, apartments, tenements, dwelling units, commercial premises and other premises constructed in the buildings on ownership basis and to enter into agreements with the prospective Purchasers/Allottees and to receive the sale price in respect thereof and upon such disposal of the residential flats, apartments, tenements, dwelling units, commercial premises and other premises to convey the Said Properties together with the building constructed thereon in favour of the Co-operative Housing Society or Federation or Association or Apex Body of all those several persons acquiring the respective residential flats, apartments, tenements, dwelling units, commercial premises and other premises as per the provisions of the said RERA act, rules and regulations made thereunder.

**B4 BUILDING PLANS/LAYOUT PLANS:**

- (i) The Promoters have specifically made it clear and also brought to the knowledge and understanding of the Purchasers/Allottees that the Promoters shall be amalgamating the Said Properties along with any other adjacent or adjoining land/s or property/s and shall be availing benefits of Basic FSI, additional FSI, Staircase FSI, Premium FSI, Ancillary FSI, Road Set back area, Transferable Development Right and thereby obtain permission of construction of single building and/or multiple buildings on such amalgamated lands in accordance with the permissions and sanctions of the Concerned Authorities. The Purchasers hereby agree that, it shall not be incumbent on the part of Promoters to seek consent of Purchaser/s for such amalgamation of lands and utilization of the same in the manner as may be permissible under UDCPR and other relevant laws.
- (ii) The Promoters have further made it clear and also brought to the knowledge and understanding of the Purchasers/Allottees that layout plans and building plans may be changed due to any directions/conditions imposed by the Municipal Corporation and/or concerned local authority/ies at any stage of the proposed development. The Purchasers hereby agree that, it shall not be incumbent on the part of Promoters to seek consent of Purchaser/s for

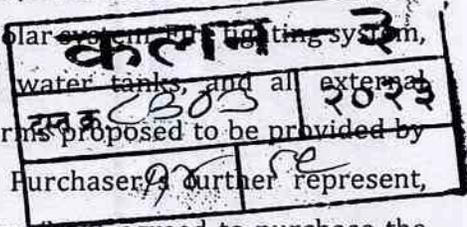


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- (ii) Relying upon and believing the representations and assurances made by the Purchaser/s under the above mentioned application for allotment, the Promoters herein have agreed to allot, sell and transfer the Said Flat for the Consideration of **Rs. 43,23,620/- (Rupees Forty Three Lakh Twenty Three Thousand Six Hundred Twenty only)** subject to charges as mentioned in the Payment Schedule and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.
- (iii) Upon request of the Purchaser/s, the Promoters have given inspection of the construction site of the Said Project and that the Purchaser/s represent, declare and assure that the Purchaser/s is/are fully satisfied with the plans, designs and drawings of the Said Project being the building Known as "ARISTO" in the Project Known as "VENUS SKKY CITY PHASE-I" to be constructed on the Said Properties and are also satisfied with the quality of building materials proposed to be used for construction work of the Said Flat such as sand, bricks, cement, cement blocks, steel, floor tiles, bathroom fittings, doors, window panels, kitchen platform, and all other fittings, fixtures and furniture and are also satisfied with quality of construction work of the Said Project and that the same have been verified by the Purchaser/s. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have verified and are satisfied with the electric connection, water supply connection, rain water harvesting system, Solar system, Fire fighting system, lift, overhead water tanks, underground water tanks, and all external amenities and facilities including safety norms proposed to be provided by the Promoters for the Said Project. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have agreed to purchase the Said Flat only upon satisfaction as to quality of construction work, amenities, facilities and safety systems as agreed to be provided herein by the Promoters and not through any visible representations or advertisements encountered by the Purchaser/s pertaining to the Said Project proposed to be constructed on the Said Properties and that the Purchaser/s has/have acknowledged the same.



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- (iv) The Promoters have clearly brought to the notice and knowledge of the Purchaser/s that all external common infrastructural and environmental facilities and amenities of the present construction scheme proposed to be constructed on the Said Properties will be used, utilized, availed and shared by the Allottees/Purchasers/Occupants of all the buildings proposed to be constructed on the amalgamated properties and that the Purchaser/s herein along with the other Allottees/Purchasers shall not raise any objection, hindrance and/or obstruction for such use of the facilities by the other Allottees/Purchasers and the Purchaser/s herein has/have granted his/her/their express, unconditional and irrevocable consent for the same and agree and assure that the Purchaser/s shall abide by the present covenant.
- (v) The Promoters are entitled to develop the Said Project being the building Known as "ARISTO" in the Project Known as "VENUS SKKY CITY PHASE-I" on Said Properties and carry out the construction of the Said Project at their own costs, charges and expenses and to dispose of the residential flats, commercial units, apartments, tenements, dwelling units, office premises and the premises constructed in the Said Project on ownership basis and to enter into agreements with the prospective Purchasers/Allottees and to receive the sale price in respect thereof and upon such disposal of the flats, shops, offices, units, premises to form and register a Co-operative Housing Society or Corporate Body or Association or Condominium as the case may be within such period and in such manner as stipulated under the said RERA Act and shall further execute and register and/or cause to be executed and register a Deed of Conveyance of the Structure of the Said Project building in favour of such Co-operative Housing Society or Association or Corporate Body, which shall further form and register an Apex Body or Federation or Holding Company as the case may be and shall further execute a Deed of Conveyance of the Stilt constructed structure of the Said Project and the Said Properties in favour of such Apex Body or Federation or Holding Company of the said entire undivided and inseparable land underneath the said buildings proposed to be constructed on the Said Properties within such period and in such manner stipulated, provided and prescribed under the provisions of

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Real Estate (Regulation and Development) Act, 2016, Maharashtra Real Estate (Regulation and Development) Rules 2017 and guidelines given by the Concerned Authority from time to time.

**B7 INSPECTION OF DOCUMENTS BY PURCHASER/S:**

- (i) The Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s, of all the revenue records such as 7/12 extracts, mutation entries, 8A extracts and other related papers, Deed of Conveyance and other documents, sanctioned plans, drawings and designs, Building Construction permission/s and documents of title relating to the Said Land - A, Said Land - B and Said Land - C described in the First, Second and Third Schedule respectively, which entitles Promoters to allot, sell and transfer the Said Flat constructed on the basis of plans, drawings, designs, permissions and specifications of the said new building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder. The Purchaser/s are satisfied with the title documents furnished by the Promoters in respect of the development of the Said Properties. The Purchaser/s has/have apprised himself/herself/themselves of the applicable laws, notifications and rules applicable to Said Properties and the Said Project and understand/s all limitations and obligations in respect of it and there will be no further investigation or objection by Purchaser/s in this regard.

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- (ii) The Promoters have annexed to this presents the authenticated copies of the following documents pertaining to the Said Project

- Certificate of Title issued by advocate of the Promoters;
- 7/12 extracts;
- Permission for Non-agricultural use and Conversion;
- Index II of Deed of Conveyance;
- Building Construction Permission/Revised Permissions;
- Sanctioned Building Plan / Revised Plans;
- Floor Plan exhibiting the Said Flat/Said Shop/Said Office.



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**B8 AUTHORITY TO SIGN:**

The Purchaser/s has/have represented and warranted to Promoters that Purchaser/s has/have the power, competence and authority to enter into and perform this Agreement and has clearly understood his/her/their rights, duties, responsibilities and obligations under this Agreement. The Parties have agreed to the terms and conditions of this Agreement as set forth hereinafter.

**B9 REGISTRATION OF PROJECT:**

MAHARERA has granted registration certificate in respect of Said Project bearing registration no. **P51700031286**.

**B10 GOVERNING ACT:**

The present transaction is governed under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Rules (Maha RERA) thereunder and also Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules made thereunder. Accordingly parties hereto are required to

execute the present Agreement for Sale and register the same under the provisions of Registration Act, 1908.

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NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTENDING TO BE LEGALLY BOUND AND AGREE AS UNDER:

**ARTICLE 1****INTERPRETATION AND DEFINITIONS**

1.1 Agreement shall mean this Agreement for Sale, which is executed by and between Promoters and Purchaser/s.

1.2 All Annexures, Schedules and documents referred in this Agreement and recitals referred herein above shall form an integral part of this Agreement and the interpretation of this Agreement shall be read and construed in its entirety.

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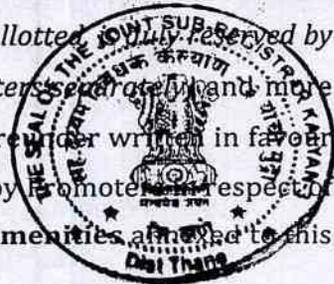
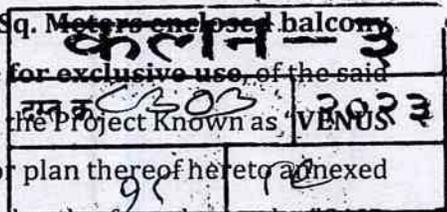
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- 1.3 'Carpet Area' shall mean the carpet area as defined under RERA which is inclusive of area covered by internal walls of the concerned premises. The carpet area is calculated for bare shell unit excluding finishes, skirting, ledge walls, wall tiles, granite & marble frames.
- 1.4 'Date of Possession' shall mean May-2026 being the date of possession as communicated to Purchaser/s in the offer letter for possession to be issued by Promoters.
- 1.5 'Instalments' shall mean the consideration to be paid as per the instalments detailed out in the Present Agreement.
- 1.6 'Maintenance Agency' shall mean the agency and/or individual/s appointed by Promoters for carrying out the day to day maintenance and upkeep of the common areas of Building and Project.
- 1.7 'Singular' shall mean and include plural and masculine gender shall mean and include female gender wherever applicable.

## ARTICLE 2

### SALE

The Promoters hereby agree to allot, sell, assign and transfer the **Residential Flat bearing No. 903 on the 9<sup>th</sup> Floor, admeasuring 37.92 Sq. Meters Carpet Area (as defined under RERA) + 8.24 Sq. Meters enclosed balcony along with \_\_\_ Sq. Meters attached terrace for exclusive use** of the said building in the building Known as "ARISTO" in the Project Known as "VENUS SKKY CITY PHASE-I" and as shown in the floor plan thereof hereto annexed along with NIL parking space (hereinafter called and referred to as the "SAID FLAT") (Present Car Parking Space, if purchased/allotted, reserved by Car Parking Allotment Letter issued by the Promoters separately and more particularly described in **FOURTH SCHEDULE** hereunder written in favour of the Purchaser/s. The amenities to be provided by Promoters in respect of the Said Flat are those that are set out in **List of Amenities** annexed to this Agreement.



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## ARTICLE 3

## CONSIDERATION AND PAYMENT TERMS

## 3.1 Consideration:

- (i) The Purchaser/s agree/s to pay to the Promoters for the purchase of the Said Flat consideration of Rs. 43,23,620/- (**Rupees Forty Three Lakh Twenty Three Thousand Six Hundred Twenty only**) (hereinafter referred to as the 'Consideration') along with payables, as per the payment schedule mentioned in the present Agreement.

PAYMENT SCHEDULE

SR. NO.	INSTALMENTS	PERCENTAGE
1.	At the time of Booking of Said Flat/Said Shop/Said Office	10%
2.	On commencement of work.	10%
3.	On Commencement of Plinth.	15%
4.	On Commencement of 1 <sup>st</sup> slab	3%
5.	One Commencement of 3 <sup>rd</sup> slab	3%
6.	On Commencement of 5 <sup>th</sup> slab	3%
7.	On Commencement of 7 <sup>th</sup> slab	3%
8.	On Commencement of 9 <sup>th</sup> slab	3%
9.	On Commencement of 11 <sup>th</sup> slab	3%
10.	On Commencement of 13 <sup>th</sup> slab	3%
11.	On Commencement of 15 <sup>th</sup> slab	3%
12.	On Commencement of 17 <sup>th</sup> slab	3%
13.	On Commencement of 19 <sup>th</sup> slab	3%
14.	On Commencement of 21 <sup>st</sup> slab	3%
15.	On Commencement of 23 <sup>rd</sup> slab	3%
16.	On Commencement of 24 <sup>th</sup> slab	3%
17.	On Commencement of 25 <sup>th</sup> slab	3%
18.	On Commencement of 28 <sup>th</sup> slab	3%
19.	On Commencement of Brick/Block work , internal plaster, flooring, doors, Windows, sanitary fittings, Staircase, lift walls,	5%

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20.	On Commencement of external plumbing, Plastering, Terrace Waterproofing	5%
21.	On Commencement of Lifts, Water pumps, electrical fittings	5%
22.	At the time of Possession	5%
<b>TOTAL</b>		<b>100%</b>

(ii) The Purchaser/s shall be required to pay applicable Goods and Service Tax (GST) along with relevant instalments. The amount of GST shall vary from time to time as per the future revisions in the rates and rules and in accordance with directions of the Government in that regard from time to time. The Purchaser/s agree/s to pay to the Promoters Goods and Service Tax (GST) and/or such other taxes, levies, cess, etc. to the Promoters along with the installments of payment of consideration as mentioned under the Payment Schedule, and/or in such manner as may be decided by the Promoters.

(iii) Consideration as mentioned hereinabove is exclusive of any taxes, which may be liveable by any appropriate authorities and would include (but not limited to), taxes like GST and any other tax, both present and future, as may be applicable from time to time, and same shall be separately charged and recovered from Purchaser/s. The Purchaser/s shall be responsible for deduction of TDS, if any applicable, for every instalment payable to the Promoters as per the applicable rules and shall also be responsible for submission of TDS Certificate issued by the competent authority within a period of fifteen days from the payment of every concerned instalment.

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### 3.2 Amount received:

The Purchaser/s has/have paid sum of **Rs. 4,32,362/- (Rupees Four Lakh Thirty Two Thousand Three Hundred Sixty Two Only)** for purchase of the Said Flat to Promoters, the receipt whereof, Promoters hereby submit and acknowledge and forever acquit, release and discharge the Purchaser/s of from and against the same. The Purchaser/s agree/s to pay the balance consideration of **Rs. 38,91,258/- (Rupees Thirty Eight Lakhs Ninety One Thousand Two Hundred Fifty Eight Only)** as per the Payment Schedule mentioned hereinbefore.



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### 3.3 Development Charges, Society Registration Charges, etc:

- (i) The Development Charges for the development of the Project which is to be paid to the Municipal Corporation, Government, Local Authority and service providers shall be collectively referred as Development Charges and the same will be reimbursed by the Purchaser/s to the Promoters on the basis of the rate charged by the Concerned Authorities and Departments and in case of any increase in these charges in future due to any reason whatsoever, the same shall be paid by Purchaser/s, as and when demanded by the Promoters and the payment shall be made by Purchaser/s on or before the date mentioned in the intimation/demand letter issued by the Promoters. In case of decrease in the charges in future due to any reason, the same shall be refunded to Purchaser/s without any interest.
- (ii) The Purchaser/s, simultaneously with the execution hereof, but in any event before taking possession of the Said Flat, shall pay the following amounts to the Promoters:

(a) Rs. NIL/-

towards share money, application and entrance fee of the Society/Organization.

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(b) Rs. NIL/-	
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towards Formation and Registration of the Society/Apartment/Organization and Legal Charges in connection there with.

towards Legal Fees.

towards development charges, MSEDCL charges, Water connection charges.

towards Club-House membership charges.



The Promoters shall utilize the amount so collected hereinabove for the purposes of meeting all deposits, costs, out of pocket costs, charges and expenses in connection with above stated activities. The Promoters shall be entitled to appropriate the amounts collected under one head for meeting expenses under another head. The Purchaser/s shall not be entitled to raise any objection or grievance in respect of the same.

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### 3.4 Advance Maintenance Charges, Maintenance Management Fee, Other Charges, etc.:

- (i) The Purchaser/s, simultaneously with the execution hereof but in any event before taking possession of the Said Flat, shall pay such amounts to the Promoters as may be decided by the Promoters towards electric meter installation and security Deposit/charges for the meter payable to MSEB and erection of transformer, cable laying etc., towards proportionate share of Development Charges and including premium payable to Local Authority, towards Water Connection Charges and Deposit, GST and other taxes and charges levied by Government and Local Authorities & proportionate Building Insurance Premium to be paid.
- (ii) The Purchaser/s shall tender the amount of difference in the event of there being any increase in the general charges as on the date of handing over the possession of the Said Flat. If, however, at any time the amounts paid or deposited by the Purchaser/s shall be found short or deficit, the Purchaser/s shall on demand by the Promoters deposit with them a further reasonable amount as may be demanded by them after adjusting any excess from other heads.
- (iii) The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units and other premises in the Said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Properties with the new building constructed thereon to the Said Co-operative Society/ Condominium/Organization/Corporate Body to be formed by the Purchaser/s of premises in the building/s in the Said Project, the Promoters shall render a consolidated account to Said Co-operative Society/ Condominium/Organization/Corporate Body and pay over to them the excess, if any, of such collections or recovered from them the deficit, if any therein. Rendering of such consolidated accounts to Said Co-operative Society/Condominium/Organization/Corporate Body and settlement of accounts with them shall discharge the Promoters of their responsibility to refund excess, if any, out of such collections to the individual Purchaser/s of flats/shops/offices/premises entitled for such refund, and the Purchasers/

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Allottees of residential flats/commercial shops/offices/premises shall make up and adjust their respective accounts amongst themselves as members of Said Co-operative Society/Condominium/Organization/Corporate Body. The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest.

- (iv) The Promoters shall engage a Maintenance Agency or deploy personnel to maintain the Said Project building and the common amenities and facilities in the Said Project. The Promoters shall levy and collect and the Purchaser/s shall duly pay to the Promoters such amounts of monthly maintenance management fee or charges calculated @ **Rs.4/-** per square feet in respect of the Said Flat and as may be levied by the Promoters. The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units and other premises in the Said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Properties with the new building constructed thereon to

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the Said Co-operative Society/Condominium/Organization/Corporate Body to be formed by the Purchaser/s of the residential flats/premises in the building/s in the Said Project, the Promoters shall render a consolidated account to Said Co-operative Society/Condominium/Organization/Corporate Body and pay over to them the excess, if any, of such collections and recover from them the deficit, if any therein. Rendering of such consolidated account to Said Co-operative Society/Condominium/Organization/Corporate Body and settlement of account with them shall discharge the Promoters of their responsibility, to refund excess, if any, out of such collections.

### 3.5 Failure/Delay in Payment:

- (i) Time is the essence of the terms and conditions mentioned herein and with respect to Purchaser/s obligations to pay the Consideration as provided in the Payment Schedule along with other payments such as, applicable stamp duty, registration fee and other charges and also Goods and Service Tax (GST) and other taxes on or before the due date or as and when demanded by Promoters, as the case may be and also to perform, observe and comply all the other terms, conditions and obligations of Purchaser/s under this

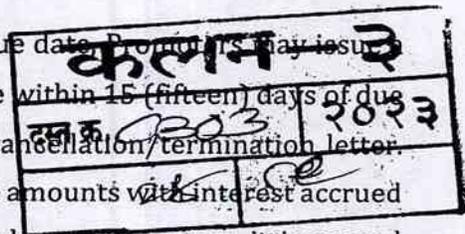
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Agreement. The Purchaser/s hereby also covenant/s to observe and perform all the terms and conditions of the booking and/or allotment and/or this Agreement, to keep Promoters and its agents and representatives, estates and effects indemnified and harmless against the said payments and observance and performance of the said terms and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance, or non-performance of the terms and conditions mentioned herein and/or the Agreement by Purchaser/s.

- (ii) Payment of instalments, and all other administrative dues shall have to be made within due dates as would be mentioned in the letter(s) issued by the Promoters from time to time requesting for such payments. Payment within time would be deemed to be essence of the terms of these presents. Part payments will not be accepted after the due dates. The Promoters may, at their sole option and discretion, waive in writing the breach by the Purchaser/s of not making payments as per the schedule of payments mentioned herein, but on condition that the Purchaser/s are liable to pay interest at 18% per annum or at such rate prescribed by Real Estate Regulatory Authority from time to time on the amount due which shall be calculated from the date on which the amount was due till the date of payment (both days inclusive).
- (iii) Upon non-receipt of the instalment within due date, Promoters may issue notice to Purchaser/s to pay the amounts due within 15 (fifteen) days of due date after which the Promoters may issue cancellation/termination letter. The Purchaser/s shall be liable to pay the due amounts with interest accrued thereon as prescribed under Clause 3.5 (ii) hereof. However, it is agreed between the parties that the Promoters shall adjust the amounts due from Purchaser/s first towards the interest due, if any, applicable and then towards the Consideration.
- (iv) However, if the instalments/payments are not received within 15 (fifteen) days from the due date or in the event of breach of any of the terms and conditions of this Agreement by Purchaser/s, the Promoters shall issue pre-cancellation letter / demand letter and the Purchaser/s shall be called upon to pay the requisite amounts within fifteen (15) days failing which the



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allotment and the Agreement shall be cancelled and terminated at the sole, absolute and unfettered discretion of the Promoters. The Promoters shall issue a cancellation/termination letter without any further notice to Purchaser/s. Upon such cancellation/termination, the Promoters shall refund the amount paid by Purchaser/s without interest subject to forfeiture of 10% (Ten per cent only) of the Consideration towards cancellation charges.

- (v) Upon such cancellation, Purchaser/s shall be left with no right or lien on the Said Flat except that of receiving refund, if any, as per the terms of the present agreement. The balance amount shall be refundable to Purchaser/s without any interest, within 60 days of such cancellation. The dispatch of said cheque by registered post/speed-post to the last available address with the Promoters as appearing in the recitals mentioned hereinabove shall be full and final discharge of all the obligations on the part of the Promoters or its employees or representatives and Purchaser/s will not raise any objection

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or claim on the Promoters in this regard. The Promoters may at their sole discretion condone the breach committed by Purchaser/s and may revoke cancellation of the allotment provided that the Said Flat has not been re-allotted to other person till such time and Purchaser/s agree/s to pay the unearned profits (difference between the booking price and prevailing



consideration) in proportion to total amount outstanding on the date of restoration and subject to such additional or revised conditions/undertaking as may be decided by the Promoters. The Promoters may at its sole discretion waive the breach by Purchaser/s for not paying the instalments as per the Payment Schedule but such waiver shall not mean any waiver in the interest amount and Purchaser/s have to pay the full amount of interest due thereon.

- (vi) Upon cancellation of booking, the Promoters shall be at a liberty to sell/assign or otherwise dispose of the Said Flat to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as the Promoters may in its sole, absolute and unfettered discretion think fit and proper and Purchaser/s shall not be entitled to raise any objection or dispute in this regard.

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- (vii) The Purchaser/s agree/s and undertake/s to execute a Deed, Document, or Writing including the Cancellation Deed to cancel the Agreement. Balance amount, if any shall be paid to Purchaser/s only upon the cancellation of the Agreement and/or receipt of the Cancellation Deed, Documents, writings as aforesaid and upon sale of the Said Flat to any prospective Purchaser/s. In the event of cancellation of the present Agreement as aforesaid, the Promoters shall be entitled to file declaration with respect to termination and cancellation of the Agreement, before the Office of Sub Registrar of Assurances.

### 3.6 Time is the Essence:

The timely payment of Instalments is the essence of this Agreement. Part payments will not be accepted after the due dates. It shall be incumbent on Purchaser/s to comply with the terms of payment and the other terms and conditions of the present Agreement. If there is any delay or default in making payment of the Instalments on time by Purchaser/s, then Purchaser/s shall, subject to the consequences as mentioned in Clause No. 3.5 of the present Agreement, at the sole discretion of Promoters, be liable to pay interest on the amount due as per the interest rate mentioned in clause No. 3.5 (b) from the date on which the amount falls due till the date of payment, both days inclusive. No payment will be accepted after due date without the payment of the applicable interest. All the payments made by Purchaser/s, shall be first adjusted towards the applicable taxes then towards the interest due, then towards other dues if any and then towards consideration along with taxes applicable.

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### 3.7 Alteration in the Layout Plans and Design:

- (i) Purchaser/s agrees/s and confirm/s that if in the event of increase/decrease in the RERA Carpet Area up to 3% of the Said Flat then the same shall be acceptable to Purchaser/s and no charges/refund of the cash may be well be made.

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- (ii) It is further agreed by the Parties that, in the event there is any change in plans, specifications or location due to change of plans, permission, consent etc. is required by statutory authorities, the same shall be binding on the Purchaser(s).

Provided that the Developers shall have to obtain prior consent in writing of the Purchasers in respect of variations or modifications which may adversely affect the Apartment of the Purchasers except any alteration or addition required by any Government authorities or due to change in law.

### 3.8 Mode of Payment:

All Demand Drafts/Pay Order/Cheques are to be made in favour of

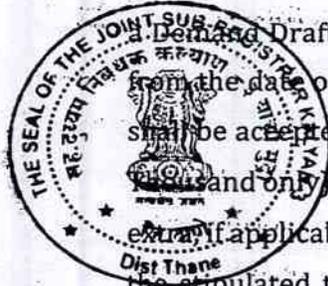
**"M/S. VENUS NIRVANA LLP VENUS SKKY CITY PHASE-1"**

**A/c No. 124405001204**

**Bank : ICICI Bank,**

**Branch : Bhakti Marg, Mumbai**

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If any of the Cheques submitted by Purchaser/s to Promoters are dishonoured for any reasons, then the Promoters shall intimate Purchaser/s of the dishonour of the cheque and Purchaser/s would be required to tender Demand Draft of the same amount to the Promoters within ten (10) days from the date of dispatch of such intimation by the Promoters and the same shall be accepted subject to 'Dishonour Charges' of Rs. 1,000/- (Rupees One thousand only) excluding service tax for each dishonour. Taxes shall be paid extra if applicable. In the event the said Demand Draft is not tendered within the stipulated time mentioned herein, then the Agreement and Allotment would be deemed to have been cancelled at the sole discretion of the Promoters.

### 3.9 Payment of Costs:

- (i) All costs, charges and expenses payable on or in respect of this Agreement and on all other expenses incurred in execution of instruments and deeds in pursuant to this Agreement, including stamp duty and registration charges and pro-rata cost and expenses including stamp duty and registration of

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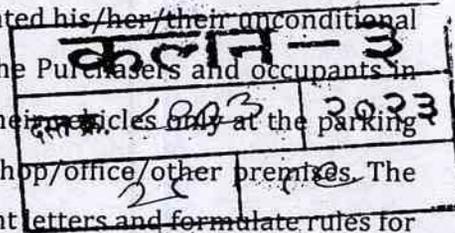
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Deed of Conveyance/ Deed of Structural Conveyance/Assignment/ Transfer in favour of the Said Society shall be borne by Purchaser/s. However, it shall be the obligation and responsibility of the Promoters to execute and register a Deed of Conveyance/Deed of Structural Conveyance/Assignment/ Transfer in favour of the Said Society at the cost and expenses of Purchaser/s, which shall be executed within the time as specified by the Promoters.

- (ii) Further, if there is any additional levy, which becomes due after the date of the Agreement, rate or charge of any kind attributable to the Said Properties or the Said Flat as a consequence of Government, Statutory or any other order of the Local Government and/or Concerned Authority, the same if applicable, shall also be paid by Purchaser/s, on the pro rata basis.
- (iii) All statutory charges, GST and other charges and levies as demanded or imposed by the Concerned Authorities shall be payable proportionately by Purchaser/s from the date of booking/ application as per demand raised by the Promoters.

### 3.10 Car Parking:

The Purchaser/s agree and confirm that the Promoters have provided for limited Car Parking Spaces in the Said Project as per the Development Control Rules of the Kalyan Dombivli Municipal Corporation and that the said Car Parking Spaces have been / shall be allotted and sold on "First come first serve basis". The Purchaser/s has/have granted his/her/their unconditional and irrevocable consent for the same. All the Purchasers and occupants in the Said Project shall be required to park their vehicles only at the parking space designated for their respective flat/shop/office/other premises. The Promoters shall be entitled to issue allotment letters and formulate rules for earmarking and use of car parks. The occupants of concerned flat/other premises shall only use the car parking spaces for the authorized purpose and such car parking shall not be enclosed or gated without prior written permission from the Promoters and the KDMC.



- 3.11 The Total consideration is escalation-free, save and except increases which the Purchaser/s hereby agree/s to pay, 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

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authority from time to time. The Promoters undertake and agree that while raising a demand on the Purchaser/s for increase in the development charges, cost/charges imposed by the competent authorities, the Promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

- 3.12 The said Project has been sanctioned as Residential and Commercial purpose. The Promoters shall have right to change floor plan of any floor by taking consent of Purchasers of Flats on the relevant floors only and other Purchasers shall not have any objection for change of floor plan of other floors and such change shall be minor alteration.

#### ARTICLE 4 POSSESSION

##### 4.1 Possession Time and Compensation:

(1) The site of the SAID PROJECT may not have few of the infrastructural facilities in place as on the date of booking or at handing over of possession as the same is to be provided by the Government/government nominated agency. Since this is beyond the control and scope of the Promoters, therefore, Purchaser/s shall not claim any compensation for delay/non-provision of

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infrastructural facilities and/or consequent delay in handing over the possession of the Said Flat in the Said Project.

- (ii) The Promoters shall endeavour to give possession of the Said Flat to Purchaser/s on or before **May-2026** and subject to force majeure circumstances and reasons beyond the control of the Promoters.

- (iii) The Promoters, on obtaining the Occupancy Certificate from the Competent Authorities, shall hand over the Said Flat to Purchaser/s for occupation and use and subject to Purchaser/s having complied with all the terms and conditions of this Agreement.



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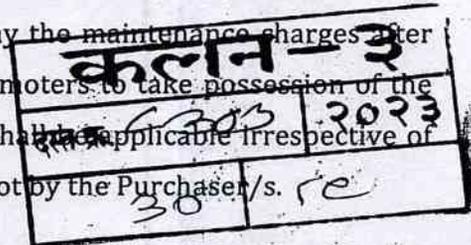
(iv) If there is delay in handing over possession of the Said Flat on the date mentioned herein (subject to Clause 4.1(ii), then, the Promoters shall be entitled to reasonable extension of time for giving possession. Thereafter Purchaser shall be entitled to either:

(a) Terminate the present Agreement and receive refund of consideration paid by the Purchaser/s to the Promoters excluding stamp duty, registration charges, GST and other taxes, brokerage and referral charges/incentives within period of 6 months from the date of cancellation. Or

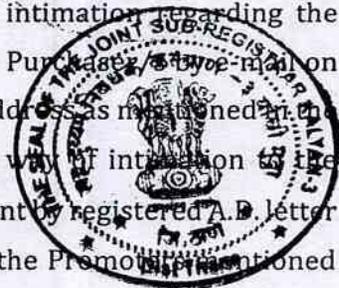
(b) Claim for the compensation @ highest cost of marginal lending rate plus 2% per annum for the amounts paid towards the Said Flat for the delay exceeding the agreed moratorium period. The adjustment of compensation shall be done at the time of delivery of possession of the Said Flat and not earlier.

However, the compensation shall not be paid if the completion of the said Project in which the Said Flat is to be situated is delayed on account of force majeure circumstances mentioned herein.

(v) In the event of Purchaser/s' failure to take over and/ or occupy and use the Said Flat allotted within the timeline as mentioned in the intimation in writing by the Promoters, then the same shall lie at his/ her/their risk and cost and Purchaser/s shall be liable to pay the maintenance charges after fifteen (15) days of intimation by the Promoters to take possession of the Said Flat. The said maintenance charges shall be applicable irrespective of physical possession being taken over or not by the Purchaser/s.



(vi) It is clarified that the Promoters shall send its intimation regarding the handing over of the possession of the Said Flat to Purchaser/s by e-mail on the official e-mail ID of the Purchaser/s or at his address as mentioned in the recitals hereinabove unless modified/alterd by way of intimation to the Promoters regarding the change of address duly sent by registered A.D. letter and/ or personal receipt of letter at the office of the Promoters mentioned herein. The Purchaser/s shall not be entitled for compensation if he has defaulted or breached any of the terms and conditions of these presents.



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#### 4.2 Conditions precedent for Delivery of Possession:

- (i) The Purchaser/s shall before taking possession of the Said Flat e clear all the dues of the Promoters towards the Said Flat.
- (ii) The Purchaser/s hereby agree/s that they shall be responsible and liable to pay GST and other taxes as may be applicable on transfer and assignment of the Said Flat by the Promoters to Purchaser/s. The Purchaser/s would also be liable to pay interest/penalty/loss incurred to the Promoters on account of Purchaser/s' failure and/or delay to pay GST and/or such other levies, statutory charges, taxes etc. within 7(seven) days of being called upon by the Promoters.
- (iii) The Purchaser/s further agree/s that they shall be liable to pay any taxes, levies, statutory charges imposed by appropriate authorities applicable to transfer and assignment of the Said Flat with retrospective effect, and if any recovery proceedings in consequence thereof are initiated.

- (iv) Maintenance charges, deposits, electrical meter deposits/connection charges, water and sewer connection charges, documentation/legal charges and any other charges/deposits as may be applicable, shall be separately charged either by the Promoters or Maintenance Agency appointed by it and the same shall be paid by Purchaser/s within the timelines as may be requested by the Promoters or Maintenance Agency from time to time.

- (v) In case of the taxes may be refunded as per the scheme applicable to the Promoters on the date of refund. The Purchaser/s do/does hereby agree to comply with all the laws of the land at all times, as may be applicable from time to time in respect of the Said Flat. The Purchaser/s shall be liable to pay the maintenance charges, taxes, statutory levies as applicable to the Said Flat from the date of possession.

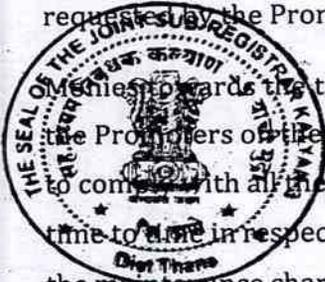
- (vi) Before receiving possession of the Said Flat, the Purchaser/s shall execute all writings and documents as may be reasonably required by the Promoters including Declarations, Applications, Indemnities, Possession receipt, Electric Meters transfer forms and other documents necessary or expedient for formation and registration of the Said Society or Condominium of Apartment.

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#### 4.3 Defect Liability:

If at the time of handing over the Said Flat to the Purchaser/s or within period of 5 years from obtaining Occupancy Certificate, if any defect (arising out of deviation from the sanctioned plan, use of substandard material, structural defect or defect arising out workmanship issues) in the Said Flat and/or the said Project is found to have existed and the same is communicated by the Purchaser/s to the Promoters, then wherever possible, such defects shall be rectified by the Promoters at their own costs, charges and expenses. The term Defect shall include only the defects specifically attributable to the defect in construction process or variance from the sanctioned plan by the Promoters. The Promoters shall not be responsible for any alteration/changes/modification carried out by Purchaser/s or any other person in the Said Flat and/or the said Project. In the event of such unauthorized alteration resulting in defect to other premises in the said Project, the Purchaser/s shall be responsible for rectifying such defect entirely at their own costs, charges and expenses. The Defect/s arising out of natural calamities, fire, war, or any other force majeure circumstances, normal wear and tear, careless use of premises and amenities therein, abstinence from regular maintenance, unauthorized use and/or alterations of premises shall not be treated as defect/s in premises.

#### ARTICLE 5 ALLOTMENT

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#### 5.1 Right of Developers:

The allotment, sale and transfer of the Said Flat is entirely at the discretion of the Promoters and the Promoters reserves their right to cancel the allotment and unilaterally terminate this Agreement in the event of the breach of the terms and conditions of this Agreement by Purchaser/s.

#### 5.2 Compliance of Rules, Regulations and By-laws:

- (i) The Purchaser/s shall observe all the rules, regulations and bye-laws applicable to the allotment of the Said Flat and agree/s that it will be used only as per the regulations and designs concerning to the said Project as approved by Planning Authority.

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- (ii) The Said Flat along with the said Project shall be subject to the provisions of Real Estate Regulatory Authority or any statutory enactment or modifications thereof and Purchaser/s agree/s and confirm/s that the Purchaser/s shall comply with the statutory obligations created there under and any such other enactment applicable governing the allotment, sale and transfer of the Said Flat.
- (iii) The Said Flat shall be used for the purpose for which it has been allotted and no obnoxious/unauthorized/illegal use will be carried out by the Purchaser/s and/or occupant/s in the Said Flat and/or the said Project. The Promoters have full authority to enter the Said Flat after giving 24 hours' notice to ascertain and to take action individually or jointly in case the Purchaser/s or his/her/their nominee/occupant is/are found violating the terms and conditions laid down by Planning Authority, and to recover from Purchaser/s as first charge upon the Said Flat, the cost of doing all or any such acts and things, all costs incurred in connection therewith or in and any way relating there to, for putting the things correctly and in order.

**ARTICLE 6**  
**FORCE MAJEURE**

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The Purchaser/s agree/s that the Agreement and possession of the Said Flat is subject to Force Majeure Conditions, which means any event or combination of events or circumstances beyond the control of a party which (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/ or alternative measures, be prevented, or used to be prevented, and which adversely affects Promoters' ability to perform obligations under this Agreement, which shall include but not limited to:

- (a) Disasters, calamities, epidemics, pandemics;
- (b) Explosions or accidents, air crashes and acts of terrorism;
- (c) Non-availability of cement, steel or other construction material, labour, ban on mining, strikes of manufacturers, suppliers,

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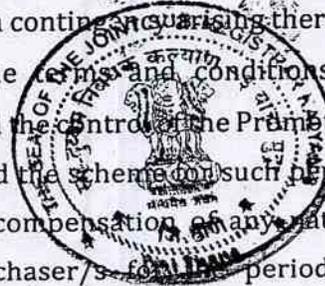
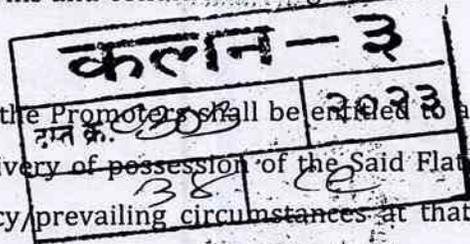
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transporters resulting in virtual stoppage of construction and development activities;

- (d) War and hostilities of war, riot, bandh or civil commotion, sabotage, plagues blockades, embargoes, insurrection, Governmental directions and intervention of defence Authorities or any other agencies of government, prolonged failure of energy;
- (e) Any legislation, order or rule or regulation made or issued by the Governmental Authority or Court, Tribunal and/quasi-judicial authority/body; if any competent authority (ies) refuses, delays, withholds, denies the grant of necessary approvals, occupation certificate, completion certificate/s for the Said Flat or the Said Project or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) becomes subject matter of any suit/writ before a competent court or; for any reason whatsoever;
- (f) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement;

- (g) In case of Force Majeure event, the Promoters shall be entitled to a proportionate extension for delivery of possession of the Said Flat depending upon the contingency/prevailing circumstances at that time. The Promoters, as a result of such a contingency arising thereto, reserves its right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the Promoters so warrants the Promoters may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever may be claimed by Purchaser/s for the period of suspension of scheme.



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**ARTICLE 7**  
**MAINTENANCE**

**7.1 Payment of Maintenance Charges:**

- (i) The Purchaser/s, in respect of the Said Flat, shall be liable to bear and pay from the date of the said Project being completed and/or during the process of completion of construction work, his/her/their share of the outgoings, maintenance charges, property taxes, non-agricultural taxes, rates, taxes, cess, assessments, insurance premium, Parking maintenance charges, costs of painting the said Project, costs, charges and expenses of cleaning and lighting the passages, landings, staircases and common areas, open spaces and other parts of the said Project, operation and maintenance and repairs of lifts, water pumps, lights, costs of water power and utility charges, equipment's and other services, salaries of all staff including manager, chowkidars, sweepers, liftmen, cost of management and maintenance of common areas, amenities and facilities of the said Project and such other expenses as are necessary or incidental for maintenance and upkeep of the said Project and other charges and levies of like nature, payable in respect of the Said Flat and the Said Project, amenities, common areas and the Said Properties, to all government, semi-government local and public and/or private bodies and authorities, including the Municipal Corporation, the Collector and the Promoters.

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- (ii) The Purchaser/s shall pay, as and when demanded, the maintenance charges including security deposit for providing, maintaining and up-keeping the SAID PROJECT and other deposits and charges for the various services therein, as may be determined by the Promoters or the Maintenance Agency appointed for this purpose, as the case may be. The appointment of the Maintenance Agency will be at the sole discretion of the Promoters and Purchaser/s shall abide by the decision of the Promoters and effect the payment in accordance with this Agreement.

**7.2 Maintenance:**

- (i) The Purchaser/s hereby give their irrevocable consent to become member of the Co-operative Housing Society or the Condominium or the Association or the Corporate Body in accordance with the applicable Acts, Rules and bye

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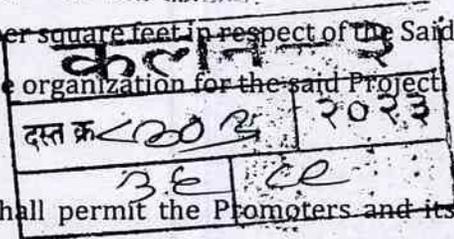
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laws and execute necessary documents as and when required. The Purchaser/s undertake/s to join the Said Organization and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Promoters in its sole discretion for this purpose. The Purchaser/s, till completion and handover of the SAID PROJECT, authorizes the Promoters to enter into a Maintenance Agreement with a Maintenance Agency or any other nominee/ agency/ association (s) or other body as may be appointed/ nominated by the Promoters from time to time at its sole discretion for the maintenance and upkeep of the said Project and/or the Said Flat and the Purchaser/s undertake/s to pay the maintenance charges as raised by the Maintenance Agency from the date of the Certificate for Occupation and use granted by the competent authority on pro-rata basis irrespective of whether the Purchaser/s is in occupation of the Said Flat or not and work is still going on in adjacent tower/buildings and infrastructure facilities are not fully completed.

- (ii) In order to secure due performance by the Purchaser/s in prompt payment of the maintenance charges and other charges/deposits raised by the Maintenance Agency, the Purchaser/s agrees to deposit, as per the schedule of payment/this Agreement and to always keep deposited with the Promoters or the Maintenance Agency, nominated by the Promoters, advance maintenance charges @ Rs. 4/- per square feet in respect of the Said Flat for 24 months till the formation of the organization for the said Project

### 7.3 Right of entry in the Said Flat:

After the possession, the Purchaser/s shall permit the Promoters and its surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Said Flat or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the Said Project and for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Said Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for



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similar purposes. In case the Purchaser/s has/have failed to effect repairs despite dispatch of notice of one week contemplated above and the Promoters are constrained to effect repairs at its cost, in that event such cost shall be recovered from the Purchaser/s. However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Purchaser/s authorize/s the Promoters to break open the doors/windows of the Said Flat and enters into the Said Flat to prevent any further damage to the other Flats/Premises/ Project.

#### 7.4 Delay/Failure in payment of Maintenance charges:

The Purchaser/s agree/s that any delay in payment of maintenance charges beyond due date shall result in penalty at the rate of 18% per annum of the due maintenance amount.

#### 7.5 Internal Maintenance:

The maintenance of Common Areas will be carried out by the Promoters/Maintenance Agency but those inside the Said Flat will be carried out by

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Purchaser/s only.

#### 7.6 Maintenance Accounts:

The Promoters/Maintenance Agency shall maintain a consolidated account of the entire amount so collected by it and expenses incurred for the maintenance of Said Flat and the said Project. The Maintenance Agency shall provide consolidated account of maintenance to the Said Society and shall simultaneously transfer excess collection or claim deficit, as the case may be.



#### 7.7 Sub-letting of the Said Flat:

The Purchaser/s shall obtain prior permission of the Promoters in case of leasing or licensing the Said Flat and shall also sign an undertaking to pay the maintenance and any such other charges to be paid pursuant to the terms and conditions of these presents. The Purchaser/s shall submit the copy of the leave and licence/lease agreement along with the police verification of the Licensee/Tenant to the Promoters immediately on sub-letting of the Said Flat. After formation of Said Society, the Purchaser/s shall be required to take prior permission from the Said Society for Sub-letting the Said Flat and that

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the sub-letting shall be in such manner as may be allowed by the said Society/Organization.

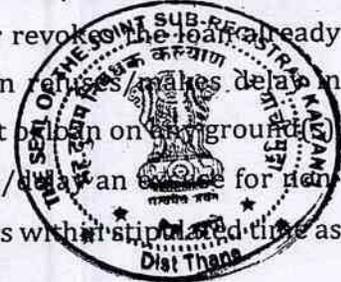
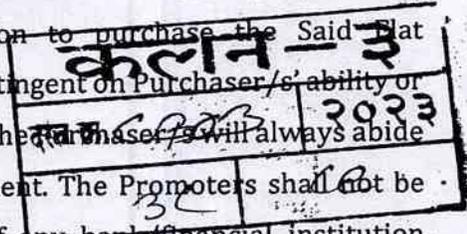
**ARTICLE 8**  
**RIGHTS AND OBLIGATIONS OF PURCHASER/S**

**8.1 Compliance of Laws:**

That the Purchaser/s shall comply with all the legal requirements as required for the purchase of immovable property, as and when applicable. The Purchaser/s has specifically agreed with the Promoters that the allotment of the Said Flat shall be subject to strict compliance of code of conduct and house rules that may be determined by the Promoters for occupation and use of the Said Flat and such other conditions as per the applicable laws. The Purchaser/s shall abide by all the laws of the land, local laws, rules, notifications etc., at all times, as may be applicable to the transfer of the Said Flat and shall be solely responsible for the consequences of non-compliance of the rules and laws of the land, penalty imposed in case of the breach of the same, shall be borne by Purchaser/s alone.

**8.2 Loans etc.:**

The Purchaser/s may obtain finance from any financial institution/bank or any other source for purchase of the Said Flat at their own cost and responsibility. The Purchaser/s' obligation to purchase the Said Flat pursuant to this Agreement shall not be contingent on Purchaser/s' ability or competencies to obtain such financing and the Purchaser/s will always abide and fulfil the terms of the present Agreement. The Promoters shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Said Flat on any ground or revokes the loan already granted. Further, if any bank/financial institution refuses/makes delay in granting financial assistance and/or disbursement of loan on any ground, then the Purchaser/s shall not make such refusal/delay an excuse for non-payment of any Instalments/dues to the Promoters within stipulated time as per the Payment Schedule.



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**8.3 Putting up Sign Board:**

The Purchaser/s undertakes that he/she/they shall not put up any name or sign board, neon-light, publicity or advertisement material, hang clothes etc. at the external facade of the Building/s, inside the glass window or, anywhere on the exterior or Common Areas or at any places of display. The Purchaser/s shall be entitled to display his name plate only at the proper place, provided for the Said Flat.

**8.4 Hazardous Chemicals / Material etc.:**

The Purchaser/s shall not keep any hazardous, explosive, inflammable chemicals/material etc., which may cause damage to the said Project. The Purchaser/s shall always keep the Promoters harmless and indemnified for any loss and damages in respect thereof.

**8.5 Commitment:**

The Purchaser/s agree/s that the Purchaser/s shall from time to time sign all applications, papers, documents, Maintenance Agreement, electricity agreement and all other relevant papers as required to signed, in pursuance to the transactions and do all the acts, deeds and things as the Promoters may require on the interest of Project and for safeguarding the interest of the Promoters and /or Purchaser/s in the Said Project. In case of Joint Purchaser/s, any document signed/accepted/ acknowledged by any one of the Purchaser/s shall be binding upon the other.

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**8.6 Inspection:**

The Purchaser/s undertake/s to permit the Promoters or its authorised Representative and/or the Maintenance Agency and their authorised representatives at all reasonable hours, to enter the Said Flat for the purpose of inspection/maintenance while performing their duty.

**8.7 Transfer:**

- (i) The Purchaser/s shall not be entitled to transfer or assign the Said Flat without prior written permission of the Promoters till the Organization is duly formed. Any such transfer shall be null and void and the Promoters shall under such circumstances, at their sole discretion entitled to terminate the present agreement. Transfer of booking may be permitted only by prior

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written confirmation/approval by the Promoters, on such terms and conditions and guidelines as it may deem fit by the Promoters, subject to clearing all the sums due and payable under the present agreement. However, the Purchaser/s agree/s and undertake/s to execute/register the deed, document, agreement or writing as may be requested by the Promoters to record the transfer as mentioned hereinabove.

- (ii) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the Purchaser/s. The Purchaser/s shall indemnify and keep indemnified the Promoters against any action, loss, damage or claim arising against the Promoters for non-payment of such stamp duty and requisite charges.
- (iii) The transfer shall be allowed only subject to clearing of all the sums that shall be due and payable to the Promoters on the date of submission of the request application. The Purchaser/s shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations/transfer.

#### 8.8 Modification in Terms of this Agreement:

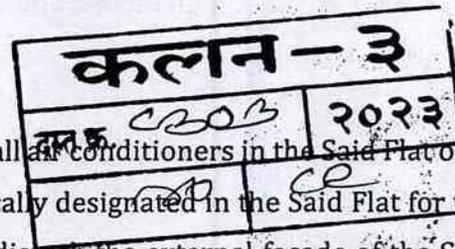
This Agreement shall supersede all previous writings, documents and arrangement between the Parties. The terms and conditions of this Agreement shall not be changed or modified, except by written amendments duly signed by the Parties.

#### 8.9 Installation of Air Conditioners:

The Purchaser/s agree/s to fix or install air conditioners in the Said Flat only at the places which have been specifically designated in the Said Flat for the installation and shall not in any way disturb the external facade of the Said Flat.

#### 8.10 Installation of Window Antenna:

The Purchaser/s agree/s not to fix or install any window antenna on the roof or terrace or external facade of the said Project except by the prior sanction of Promoters/the Said Society and only at places earmarked by the Promoters.



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**8.11 Installation of Window Grill**

The Purchaser/s agree/s to install and fix Window Grills on all the windows of the Said Flat as per the designs specified by the Promoters only and not in any other design or manner. The Purchaser/s shall bear and incur the costs and expenses in respect of such Grill.

**8.12 Uses as Per Sanctioned Building Plans:**

It is clearly understood and agreed by the Purchaser/s that the Said shall not be used for any purpose other than for residential / commercial purpose and shall not be used in any manner that may cause nuisance or annoyance to the occupants of other flats/premises. The Purchaser/s hereby agree/s to indemnify the Promoters and/or their agents against any action, damages or loss caused on account of any misuse and the same shall be at risk and responsibility of the Purchaser/s and any consequences arising there from shall be borne by the Purchaser/s alone.

**8.13 Applicability of Provisions:**

It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligation arising hereunder in respect of the Said Project shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers/assignees/nominees of the Said Flat as the said obligation go along with the said Flat for all intents and purposes.

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The Purchaser shall not create any mischief and shall not do any act or omission which could disturb the peace, serenity, tranquillity of the Said Flat or of other occupants.

**ARTICLE 9****RIGHTS AND OBLIGATIONS OF PROMOTERS****9.1 Title of Said Flat**

The Promoters shall ensure that the title of the Said Properties and the Said Flat is clean, clear and marketable and free from all encumbrances, and that any defect or deficiency in the title shall be resolved by the Promoters at their

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own costs, charges and expenses and shall make available the Said Flat to the Purchaser/s free from any defects or deficiency.

**9.2 Formation of Society:**

The Promoters may form and register Co-operative Housing Society / Corporate Body/Condominium of the Purchaser/s of the Flats/Premises in the Said Project.

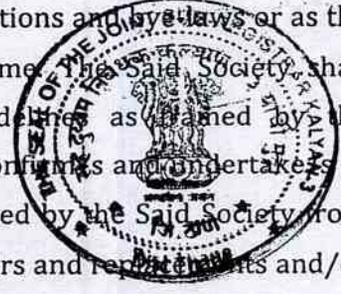
**9.3 Right of Way:**

The Promoters shall have full and unfettered right to grant to any of Society and/or to the occupants of any other building/s standing on any plot/s adjacent to and/or in the vicinity of the Said Properties "Right of Way" inter alia on the Said Properties and/or any part thereof even after formation of Said Society as is hereby envisaged and/or after execution of a Conveyance of the Said Properties and/or any part thereof as is hereby envisaged and the Purchaser/s either individually or collectively as a member of Said Society shall not object to any such arrangement on any ground whatsoever.

**9.4 Rules, Regulations and By-Laws of Said Society:**

The Said Society shall be entitled to frame such rules, regulations and by-laws for the effective maintenance/management of the infrastructure as the governing body and the same shall be binding and shall have full effect and full force against the Said Society to be formed of the Purchaser/s of building constructed on the Said Properties including members and others as aforesaid. Any contravention/violation of the said rules, regulations or by-laws as framed by the Said Society by their members or others shall be liable to such action as stated in the said rules, regulations and by-laws or as the Said Society may determine from time to time. The Said Society shall unconditionally accept and adopt such guidelines as framed by the Promoters. The Purchaser/s hereby agree/s, confirm/s and undertake/s to pay such monthly charges as may be determined by the Said Society from time to time for the maintenance, upkeep, repairs and replacements and/or renovation of such infrastructure facilities as mentioned hereinabove. The Purchaser/s has/have entered into this Agreement after having understood the above arrangement and the Purchaser/s shall not be permitted to

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question or in any way dispute the said arrangement as stated hereinabove or with regard to the constitution and formation of the Said Society and the said arrangement shall be final and binding on the Purchaser/s. It is further agreed, accepted and confirmed by the Purchaser/s that until the Said Society is formed and constituted for the maintenance and management of the infrastructure as mentioned hereinabove, the Promoters shall manage and maintain the said infrastructure facilities as mentioned hereinabove in the manner they may deem fit and for that purpose the Promoters shall be entitled to lay down such terms and conditions as regards payment by the Purchaser/s of the Said Flat in the Said Project regarding monthly maintenance charges or otherwise to enable the said Maintenance Agency to effectively maintain the said infrastructure facilities. In the event the Purchaser/s fail/s to abide by the terms and conditions as laid down by the Promoters, the same shall be deemed as a breach of the terms of this agreement and thereupon the Promoters shall have the right to avail the remedies under the law and as per the terms of this Agreement, even though the Purchaser/s shall have taken possession of the Said Flat and the Purchaser/s shall have paid the consideration amount and all other dues

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१.५	Conveyance

under the said Agreement.

The ownership rights of Said Properties viz. Said Land - A, Said Land - B and C more particularly described in the First, Second and Third Schedules hereunder written, along with the said Project shall be transferred and conveyed to the Co-operative Housing Society Condominium/ Organization, Corporate Body registered for the said Project. Unless all the Purchaser/s of, residential, commercial and other premises etc. have paid all their dues including their contribution for Stamp Duty and Registration Charges payable on such Conveyance Deed or Transfer Deed as the case may be, to the Promoters, the Promoters with the confirmation of Municipal Corporation shall not be bound to execute or cause the Deed of Conveyance/ Transfer to be executed in favour of the Purchasers/Allotees.



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### 9.6 Raising of funds:

- (i) The Promoters hereby declare/s and confirm/s that Promoters have prior to the execution hereof, specifically informed Purchaser(s) that the Promoters may enter into an arrangement with certain Banks and Financial Institutions (hereinafter collectively referred to "the said Banks"), under which the said Bank would grant a line of credit to Promoters to facilitate development of said project undertaken and carried on by it, and as security for repayment of loans which may be advanced to the Promoters by the said Bank, the Promoters create or cause to be created mortgages/charge on the unsold constructed flats/shops/offices/premises thereon in favour of Said Banks, and the securities created in favour of the said Banks may be substituted from time to time;
- (ii) The Promoters specifically reserve the right to offer and to create charge on the Said Project (except the Said Flat/Said Shop/Said Office) for obtaining development, construction and other finance from credit/financial institution, bank or other person/body that has already or may hereafter advance credit, finance or loans to the Promoters and the Purchaser/s shall give his/her/ their/its consent and permission to the Promoters for doing the same. The Purchaser/s shall, whenever required by the Promoters, give and grant to the Promoters, his/her/their/its specific, full, free and unqualified consent and permission for doing the same,

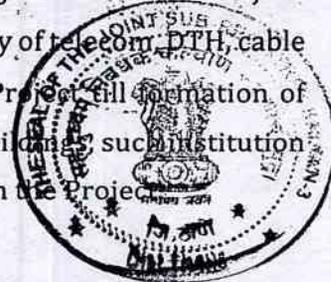
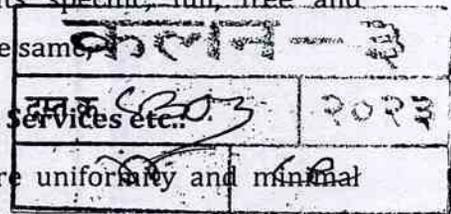
### 9.7 Telecommunication, DTH, cable and Internet Services etc.

It is agreed between the Parties that to ensure uniformity and minimal interference with structures, ducting, internal cabling etc. in the Said Project.

It is agreed that the Promoters shall regulate the entry of telecom, DTH, cable and Internet Services agency/services in the Said Project till formation of Said Society. After formation of Said Society for all buildings, such institution shall regulate the entry of telecom agency/services in the Project.

### 9.8 Others:

- (i) In case during the course of construction and/or after the completion of the Project, further construction on any portion of vacant land or building or terrace becomes possible, the Promoters shall have the exclusive right to



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take up or complete such further construction. In such a situation, the proportionate share of contribution towards dues and liabilities of the Purchaser/s in Said Plot and/or in the Common Areas and facilities shall stand varied accordingly. The Purchaser/s has/have no objection and they have given their irrevocable and unconditional consent to such construction by the Promoters.

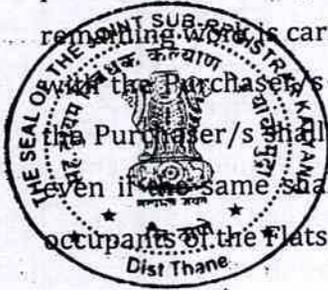
- (ii) In the event of paucity or non-availability of any material the Promoters may use alternative materials/article but of similar good quality. Decision of the Promoters on such changes shall be final.
- (iii) The Promoters shall be entitled to allot any portion of the Said Properties or portion of common area or amenities to the utility supplier for the purpose of setting up electric transformer, communication or data antenna, or for any other utility services.

#### 9.9 Part Occupancy Certificate:

The Promoters shall be at liberty and entitled to complete any part/portion/floor of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser/s of the Said Flat therein and the Purchaser/s herein shall not object to the same. In such event, however, if the Purchaser/s take/s possession of his/her/their premises in such part completed portion of the Said Project and the remaining work is carried on by the Promoters or their agent or contractors

with the Purchaser/s occupying his/her/their Flat/Shop/ Office/Premises, the Purchaser/s shall not obstruct or object to the execution of such work, even if the same shall cause any nuisance or annoyance to him or other occupants of the Flats/Shops/Offices/Premises.

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#### ARTICLE 10 USES

##### 10.1 Alteration/Demolition/Destruction of Structure:

- (i) The Purchaser/s undertake/s that he/she/they will not alter/ demolish/ destroy or cause to alter/demolish/destroy any structure of the Said Flat or any addition/s or alteration/s of any nature in the same or in any part thereof. The Purchaser/s shall not harm or cause to harm any damage to the

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peripheral walls, front, side and rear elevations of the Said Flat in any form. The Purchaser/s shall also not change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/hedging/grills without the prior permission of the Promoters. The Purchaser/s shall not partly/fully remove any walls of the Said Flat, which shall remain common between the Purchaser/s and the owners/purchasers of adjacent premises.

(ii) The Purchaser/s shall keep the portion, sewers, drains and pipes in the Said Flat and appurtenances thereto in good and tenantable condition, and in particular, so as to support, shelter and protect the other parts of the said Project in which the Said Flat is situated, and shall not chisel or in any other manner cause any damage to the columns, beams, walls, slabs or RCC part or other structural changes in the Said Flat, without the prior written permission of the Promoters, and upon conveyance or transfer of the Said Plot in favour of the Society/Organization, without the prior written permission of the concerned government, local and public bodies and authorities; and/or licensed structural engineer.

(iii) No request for modification or change in the exterior facades and no internal structural changes of the Said Flat will be permitted. No reimbursement or deduction in the value of the Said Flat shall be considered by the Promoters, in case the Purchaser/s desire/s (with prior written approval/consent of Promoters) to do some works/install some different fittings/floorings etc. on their own within the Said Flat and request Promoters not to do such work/install fittings/floorings etc. within the Said Flat.

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#### 10.2 Blockade or Hindrance to Common Passages, Veranda or Terraces:

The Purchaser/s shall not use the Said Flat in the manner, so as to cause blockade or hindrance to common passages, veranda or terraces. No common parts of the said Project will be used by Purchaser(s) for keeping/Chaining Pets/Animals, Birds or storage of cycles/motorcycles, waste/refuse, Shoe rack; nor the common passages shall be blocked in any manner.

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**10.3 Nuisance:**

The Purchaser/s shall not be allowed to do any activity, which may be objected by the other residents, such as playing of high volume music, loudspeaker or any activity which spoils the decorum or decency or beauty of the Project including defacing of common walls, lifts or throwing or dumping of refuse/garbage, which could be subject to fine or penalties as per the laws of the land, as applicable from time to time.

**10.4 Possession of Common Areas:**

The Purchaser/s shall have no right to claim partition of the Said Properties and/or Common Areas/facilities and the Said Flat is not divisible. The possession of Common Areas will always remain with the Promoters and the same is not intended to be given to the Purchaser/s except a limited right to user subject to payment of all charges. After formation of Said Society/Organization, the common areas and amenities shall vest in the Said Society.

**ARTICLE 11****INDEMNITY**

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11.1 Special, Consequential or Indirect Loss:	
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8/10/23	

**11.1 Special, Consequential or Indirect Loss:**

The Purchaser/s acknowledge/s that the Promoters shall not be liable to the Purchaser/s for any special, consequential or indirect loss arising out of this Agreement. The Purchaser/s further indemnifies / indemnify the Promoters any damage caused to the Said Flat and/or the said Project, while performing the alteration by him/her/them or his deputed personnel.

**11.2 Abidance by Terms and Conditions:**

The Purchaser/s hereby agree/s that he/she/they shall abide by the terms and conditions of this Agreement and the applicable laws and should there be any contravention or non-compliance of any of the provisions of this Agreement, the Purchaser/s shall be liable for such act, and if any loss is occasioned to the Promoters, the Purchaser/s shall indemnify the Promoters for such loss.

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**11.3 Furniture and Interior Decoration:**

The Purchaser/s shall be required to seek specific permission from the Promoters for pre possession or post possession furniture and interior decoration activities, and such permission request shall contain plan of such furniture and Interior decoration activities and all the concerned technical specifications thereof along with name of contractor/s and their contact details. The Purchaser/s shall not be entitled to carry out any structural alterations or any other modifications of civil nature in the Said Flat without prior written permission of the Promoters. The Project Engineer of the Promoters shall verify the furniture and Interior decoration work. After formation of the Said Society, the Purchaser/s shall be required to obtain previous permission for furniture activities from the Said Society/ Organization. The Purchaser/s shall be required to pay reimbursement of expenses incurred by the Promoters or Said Society/Organization, as case may be, for rectifying the unauthorized construction/alterations, damage to the structure, other defects arising out of negligence or poor workmanship.

**11.4 Further Covenants:**

The Purchaser/s hereby covenant/s with the Promoters to pay from time to time and at all times, the amounts which the Purchaser/s is liable to pay as agreed herein and to observe and perform all the covenants and conditions of booking and assignment. The Purchaser/s hereby covenant/s to keep the Promoters and its agents and representatives, estate agents, architects, engineers and harmless against the said payments and observance and performances of the said covenants and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance or non-performances of the said covenants and conditions by the Purchaser/s.

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**ARTICLE 12  
INSPECTION**

After handing over possession of the Said Flat by the Promoters in favour of the Purchaser/s, the Promoters or its Authorised Representative shall have the right from time to time during the business hours and otherwise on any working day or on a holiday, with prior notice in writing to the Purchaser/s,



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 [Signature]      W. Thasale

to enter upon the Said Flat for the purpose of inspecting the services in the Said Flat and for carrying out maintenance work in the Said Flat.

**ARTICLE 13  
AGREEMENT**

**13.1 Stamp Duty and Registration Charges:**

The stamp duty, registration fee/charges and other expenses paid on the execution of this Agreement shall be borne by Purchaser/s.

**13.2 Prior Permission:**

The Purchaser/s shall not assign, transfer, lease or part with possession of the Said Flat without prior written permission of the Promoters. The Purchaser/s undertake/s that he/she/they shall not divide/sub-divide/amalgamate the Said Flat without the prior consent of the Promoters.

**ARTICLE 14  
SETTLEMENT OF DISPUTES**

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All or any disputes arising out or touching upon or in relation to the terms of the application of this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion.

14.2 Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.



**ARTICLE 15  
NOTICE**

**15.1 No Obligation:**

It is clearly agreed and understood by the Purchaser/s that it shall not be obligatory on the part of the Promoters to send reminders regarding the payments to be made by the Purchaser/s as per the Payment Schedule or obligations to be performed by the Purchaser/s under the terms and conditions of this Agreement or any further document signed by the Purchaser/s with the Promoters.

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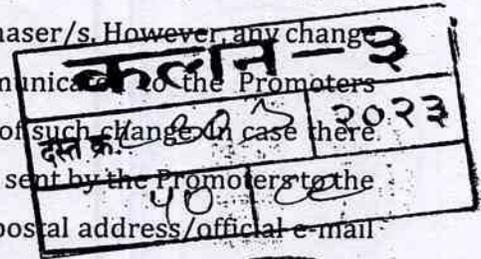
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**15.2 Communication Address:**

The Purchaser/s shall get registered his/her/their communication address and email address with the Promoters and it shall be the sole responsibility of the Purchaser/s to inform the Promoters about all subsequent changes, if any, in his/her/their e-mail address, postal address, by registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered address/postal address will be deemed to have been received by the Purchaser/s at the time, when those should ordinarily reach such address and he/she shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the Said Flat must be mentioned clearly.

**15.3 Communication Mode:**

The Promoters will communicate with the Purchaser/s mainly through official e-mail address. The Purchaser/s may communicate with the Promoters using officially notified e-mail id. All Notices/Letters of communication to be served on Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if sent to Purchaser/s or to the Second Purchaser in case of more than one Purchaser/s at the postal address or official e-mail address given by Purchaser/s. However, any change in the address of Purchaser/s shall be communicated to the Promoters through registered post within 7 (Seven) days of such change. In case there are joint Purchasers all communication shall be sent by the Promoters to the Purchaser/s whose name appears first, at the postal address/official e-mail address given by him/her for mailing and which shall for all purposes be considered as served to all Purchasers and no separate communication shall be necessary to the other named Purchaser/s.



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**THE SCHEDULES HEREIN ABOVE REFERRED TO:****FIRST SCHEDULE****(SAID LAND - A)**

All that piece and parcel of freehold land bearing Survey no. 48, Hissa No. 4/B, admeasuring 0H-54R-70P and Pot Kharaba 0H-05R-00P, totally admeasuring 0H-59R-70P equivalent to 5970 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan, and the said land is butted and bounded in the manner following.

That is to say:

On the North :  
 On the East :  
 On the West :  
 On the South :

OR HOWSOEVER OTHERWISE the same may be butted and bounded, known,

कलयाण, numbered, called, described and/or distinguished.

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**SECOND SCHEDULE****(SAID LAND - B)**

All that piece and parcel of freehold land bearing Survey no. 48, Hissa No. 4/B, admeasuring 0H-39R-50P equivalent to 3950 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan, and the said land is butted and bounded in the manner following.

That is to say:

On the North :  
 On the East :  
 On the West :  
 On the South :

OR HOWSOEVER OTHERWISE the same may be butted and bounded, known, numbered, called, described and/or distinguished.

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**THIRD SCHEDULE****(SAID LAND - C)**

All that piece and parcel of freehold land bearing Survey no. 235, Hissa No. 1, admeasuring 0H-14R-00P equivalent to 1400 square meters, lying, being and situate at Revenue Village Bhopar, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane and Sub Registration District Kalyan, and the said land is butted and bounded in the manner following.

That is to say:

On the North :  
 On the East :  
 On the West :  
 On the South :

OR HOWSOEVER OTHERWISE the same may be butted and bounded, known, numbered, called, described and/or distinguished.

**FOURTH SCHEDULE****(SAID FLAT)**

All that piece and parcel of Residential Flat bearing No. 903 on the 9<sup>th</sup> Floor, admeasuring 37.92 Sq. Meters Carpet Area (as defined under 0H-14R-00P) + 8.24 Sq. Meters enclosed balcony along with 42 Sq. Meters attached terrace for exclusive use, in the building Known as "ARISTO" in the Project Known as "VENUS SKKY CITY PHASE-I" and as shown in the floor plan thereof hereto annexed along with NIL parking space proposed to be constructed on the Said Properties viz. Said Land - A, Said Land - B and Said Land - C described in the First, Second and Third Schedules above.

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IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:

SIGNED, SEALED AND DELIVERED

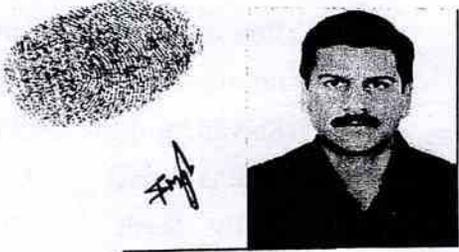
by the within named "PROMOTERS"

M/S. VENUS NIRVANA LLP

(PAN - AATFV1280A)

Through its Designated Partner

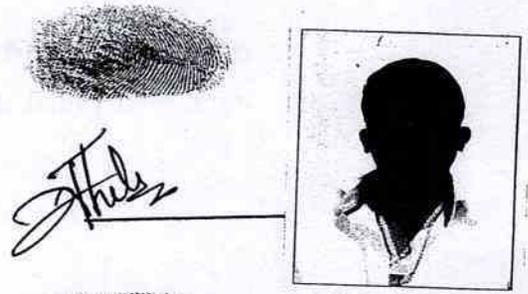
MR. SANJAY RAMNARAYAN SINGH



AND

**कलम 13**  
SIGNED AND DELIVERED  
By the within named PURCHASERS  
दस्तावेज क्र. 2007/2019  
1) MR. VINOD DHONDU THASALE  
43/1e  
(PAN- ADVPT9431A)

THE SEAL OF THE JOINT SUB-REGISTRAR MALYANMANGALURU  
जि. उणे  
2) MRS. MEENA VINOD THASALE  
(PAN- AIWPK6446Q)



In the presence of....

1) Mrs. Vinita Sandip Tatkare Vinita

2) Mrs. Latika Satish Mirgal Latika

**RECEIPT**

RECEIVED with thanks the sum of **Rs. 4,32,362/- (Rupees Four Lakhs Thirty Two Thousand Three Hundred Sixty Two Only)** towards part of consideration of the said flat agreed to be purchased under this agreement & **Rs. 4,324/- (Rupees Four Thousand Three Hundred Twenty Four Only)** towards part amount of G.S.T. as applicable under this agreement (**total amount received Rs. 4,36,686/-**) from the within named Purchaser in the following manner:

Sr. No	Transaction ID/ Cheque No.	Date	Drawn On	Amount (Rs.)
1	Online Transaction ID : 312101489883	01.05.2023	Karur Vysya Bank	31,000/-
2	Online Transaction ID : 312925212678	09.05.2023	Karur Vysya Bank	23,000/-
3	Cheque No. 000276	15.05.2023	Karur Vysya Bank	3,82,686/-
			<b>TOTAL</b>	<b>4,36,686/-</b>

We say RECEIVED Rs. 4,36,686/-

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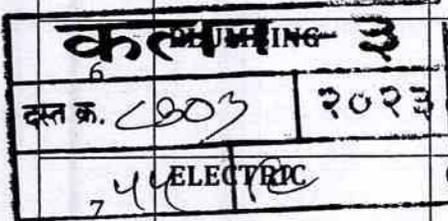
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Promoter



## LIST OF AMENITIES

Sr. No.	Particulars	Nature of Amenity
1	<b>STRUCTURE</b>	R.C.C. Structure with external and internal brick walls with Neeru plaster from inside and double coat plaster with cement paints from outside.
2	<b>FLOORING</b>	Vitrified Tiles in living and passage, bedroom and kitchen
3	<b>KITCHEN PLATFORM</b>	Black granite top cooking platform with steel sink
4	<b>TOILET TILES</b>	Full tiles on walls in Toilets
5	<b>KITCHEN TILES</b>	Glazed tiles Dado up to beam level in Kitchen above Platform.
6	<b>PLUMBING</b>	Concealed type plumbing, W. C., Wash Basin and C. P. Taps etc.
7	<b>ELECTRIC</b>	Concealed electric wiring with adequate electric points for lights, fans and bell.
8	<b>WIRING</b>	Under Ground and overhead tanks with electric water pump.
9	<b>WATER TANK</b>	Factory made Flush doors.
10	<b>MAIN DOORS</b>	Powder Coated alluminium sliding windows
11	<b>WINDOWS</b>	Distemper colour on internal walls and Cement Paint on external walls.
12	<b>COLOUR PAINTS</b>	K. D. M. C. connection.
13	<b>WATER</b>	Lift from any standard company
13	<b>LIFT</b>	



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अहवाल दिनांक : 08/07/2021



**महाराष्ट्र शासन**

गाव नमुना बाबत

अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २,५,६ आणि ७।

गाव :- भोपल तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 2554 व दिनांक : 07/07/2021

भूमापन क्रमांक व उपविभाग 48A/क	भू. धारणा पध्दती भूविज्ञानद्वाराचे नाव	क्षेत्र	आकार	पो.सू.	फे.जा.	जमीन क्रमांक
सोलाचे स्थानिक नाव :-						
हून एकक	४.आर.चौ.मी	।.मै. अखिल विनोदराव गा. वि.क.क. संयुक्तक.सी. नारोबा दिपचंद टोपरी	0.39.50	4.00	( 2554 )	4381/10320 कुकाचे गाव इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) १९५७.०० चौ.मी क्षेत्र अकृषिक प्रयोजनकरिता 2448)
निरासत	0.39.50					
बागायत	-					
रती	-					
वरकस	-	मै.वि.नूत निर्वाना एस.एस.पी मुक भगीदार संजय रामनाथराव सिंग, भव्य सुकेच दोषी, राकेच दिपचंद दोषी	0.39.50	4.00	( 2554 )	
इतर	-					
एकूण क्षेत्र	0.39.50					
पोस्ट-खराब (सांगवडीस अखंड)	-					
अ (अ)	-					
अ (ब)	-					
एकूण चौ.सू.	0.00.00					
आकाराची	4.00					
जुडी किंवा विशेष आकाराची	-					

नवे फेरफार क्र. (317)(244)(1118)(1256)(1352)(1649)(1685)(1870)(1889)(1890)(1926)(1928)(2539) सोमा आणि भूमापन किंवा :-

**महाराष्ट्र शासन**

गाव नमुना बाबत

अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९।

गाव :- भोपल तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 2554 व दिनांक : 07/07/2021

वर्ष	हंगाम	पिकारक्षारीत क्षेत्राचा तपशील						सांगवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	धरा			
		मिळण्याचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित			अजल सिंचित	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
2019-20	खरीप	४.आर. चौ.मी	४.आर. चौ.मी	४.आर. चौ.मी	४.आर. चौ.मी	४.आर. चौ.मी	भारत	भारत	४.आर. चौ.मी	४.आर. चौ.मी	0.3950			

"शासकीय कामासाठी निवृत्त प्रत." दिनांक :- 08/07/2021 सांकेतिक क्रमांक :- 272100124213300050720211539

( नाव :- गणेश भाग्ये पाटील ) सहाठी साक्षात :- भोपल तालुका :- कल्याण जिल्हा :- ठाणे तलाठी सजा, भोपल, ता. कल्याण, जि. ठाणे

अहवाल दिनांक : 08/07/2021



**महाराष्ट्र शासन**

गाव नमुना बाबत

अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २,५,६ आणि ७।

गाव :- भोपल तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 2554 व दिनांक : 07/07/2021

भूमापन क्रमांक व उपविभाग 48A/क	भू. धारणा पध्दती भूविज्ञानद्वाराचे नाव	क्षेत्र	आकार	पो.सू.	फे.जा.	जमीन क्रमांक
सोलाचे स्थानिक नाव :-						
हून एकक	४.आर.चौ.मी	।.मै. अखिल विनोदराव गा. वि.क.क. संयुक्तक.सी. नारोबा दिपचंद टोपरी	0.54.70	8.62	0.0600	( 2554 )
निरासत	0.54.70					
बागायत	-					
रती	-					
वरकस	-	मै.वि.नूत निर्वाना एस.एस.पी मुक भगीदार संजय रामनाथराव सिंग, भव्य सुकेच दोषी, राकेच दिपचंद दोषी	0.54.70	8.62	0.05.00	( 2554 )
इतर	-					
एकूण क्षेत्र	0.54.70					
पोस्ट-खराब (सांगवडीस अखंड)	-					
अ (अ)	0.05.00					
अ (ब)	-					
एकूण चौ.सू.	0.03.00					
आकाराची	8.62					
जुडी किंवा विशेष आकाराची	-					

नवे फेरफार क्र. (240)(284)(444)(518)(1084)(1118)(1644)(1840)(1841)(1842)(1926)(1929)(2539) सोमा आणि भूमापन किंवा :-

**कल्याण - ३**

दस्तावेज क्र. 46

2023

46

CE

जि. ठाणे Dist Thane

"शासकीय कामासाठी निवृत्त प्रत." दिनांक :- 08/07/2021 सांकेतिक क्रमांक :- 272100124213300050720211540

( नाव :- गणेश भाग्ये पाटील ) सहाठी साक्षात :- भोपल तालुका :- कल्याण जिल्हा :- ठाणे तलाठी सजा, भोपल, ता. कल्याण, जि. ठाणे



महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम ३,५,६ आणि ७ ।  
महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम ३,५,६ आणि ७ ।  
महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम ३,५,६ आणि ७ ।

Table with columns: भूमापन क्रमांक व उपविभाग, भूमापनाचे पत्रक, भौगोलिक स्थान, क्षेत्र, आकार, चौक, फीचा, स्यात क्रमांक. Includes details for land measurement and valuation.

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम २१ ।  
महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम २१ ।  
महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम २१ ।

Table with columns: वर्ष, इंगाम, मिनटपत्राचा संकेत, जल स्थिति, अजल स्थिति, पिकाचे नाव, जल स्थिति, अजल स्थिति, पिकाचे नाव, जल स्थिति, अजल स्थिति, सांगवडीसाठी उपलब्ध असलेली जमीन, जल स्थिति, शहर. Includes details for crop and water status.

"शासकीय कामासाठी निवृत्त प्रत." दिनांक :- 08/07/2021 सांकेतिक क्रमांक :- 272100134213300050720211530

( नाव :- गणेश भागे पाटील ) तलाठी साह्या :- भोपरता :- कल्याण जि :-ठाणे

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम १० ।  
महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम १० ।  
महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ चातील नियम १० ।

कल्याण नोंदवहा ( संपार करणे व सुस्थितीत ठेवणे ) अधिनियम, १९७१ चातील नियम १० व ११ अन्वयेत तलाठी साह्याच्या कार्यावलीचा अहवाल. Includes a large circular seal of the Joint District Office, Kalyan, and detailed text regarding land measurement and valuation.

"शासकीय कामासाठी निवृत्त प्रत." दिनांक :- 08/07/2021 सांकेतिक क्रमांक :- 272100134213300050720213519

( नाव :- गणेश भागे पाटील ) तलाठी साह्या :- भोपरता :- कल्याण जि :-ठाणे



SAMEER S. TONDAPURKAR

ADVOCATE

OFFICE ADDRESS :- Shop No. 247, C-1 Building, 3rd Floor, Kamari Plaza, Above Kamari Xerox, Mangada Road, Donkivil East, Pin No. 421291, Tal.- Kalyan, Dist.- Thane, Call - 924183450/ 108677264. E-mail- [tondapurkaradvocate@gmail.com](mailto:tondapurkaradvocate@gmail.com), [ssoffice21@gmail.com](mailto:ssoffice21@gmail.com).

Date: - 01/02/2021

To,

M/S. VENUS NIRVAAN L.L.P.

Through MR. SANJAY SINGH & OTHERS

**TITLE CERTIFICATE**

Description of Property - Land bearing Survey No. 50, area admeasuring 3670 sq. mtrs., Survey No. 233/1B, area admeasuring 7200 sq. mtrs., Survey No. 48/4B, area admeasuring 5970 sq. mtrs., Survey No. 48/4K, area admeasuring 3950 sq. mtrs., Survey No. 49/2, area admeasuring 3710 sq. mtrs., Survey No. 51/2B, area admeasuring 2530 sq. mtrs., Survey No. 36/2, area admeasuring 3140 sq. mtrs., Survey No. 233/1K, area admeasuring 3360 sq. mtrs., Survey No. 233/1E, area admeasuring 5200 sq. mtrs., Survey No. 239/7, area admeasuring 9600 sq. mtrs., Survey No. 239/6, area admeasuring 4500 sq. mtrs., Survey No. 239/8, area admeasuring 3300 sq. mtrs., Survey No. 239/11, area admeasuring 4700 sq. mtrs., Survey No. 48/8, area admeasuring 1290 sq. mtrs., Survey No. 42/4A, area admeasuring 5980 sq. mtrs., Survey No. 48/1, area admeasuring 600sq. mtrs., Survey No. 48/2, area admeasuring 1670 sq. mtrs., Survey No. 235/1, area admeasuring 1400 sq. mtrs., Survey No. 51/5, area admeasuring 200 sq. mtrs., Survey No. 51/6, area admeasuring 180 sq. mtrs., Survey No. 51/3D, area admeasuring 330 sq. mtrs., Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

Following documents are submitted to me for verification of title:

- 1) Xerox copy of 7/12 extract of land bearing Survey No. 50 & others, Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.
- 2) Xerox copy of Mutation Entry No. 1929, 1980, 1926, 1987, 1928, 2448 of land bearing Survey No. 50 & others, Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.



The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 5673/2010.

By Conveyance Deed dated 21/02/2011, Smt. Janabai Gopal Patil and others have sold land bearing Survey No.48/8 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1134/2011.

By Conveyance Deed dated 13/04/2012, Smt. Janabai Gopal Patil and others have sold land bearing Survey No.48/8 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2885/2012.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1987 and 2025.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Shri. Dattu Chahu Desale and others were the original owners of land bearing Survey No.239/6 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 30/10/2010, Shri. Dattu Chahu Desale and others had agreed to sale land bearing Survey No.239/6 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 6336/2010.

By Conveyance Deed dated 18/02/2011, Shri. Dattu Chahu Desale and others have sold land bearing Survey No 239/6 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1089/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1923.



3) Xerox copy of Sale Deed dated 06/01/2021 executed between M/S. ALAG NIRMAAN PVT. LTD. (HET DEVELOPERS PVT. LTD.) and M/S. VENUS NIRVAAN PVT. LTD. registered with the office of Sub-registrar Kalyan -2 at Sr. No. 394/2021.

Upon perusal of the above documents I am of the opinion that:

Mr. Prabhakar Shantaram Patil and others were the original owners of land bearing Survey No. 50, Survey No. 233/1/B and Survey No. 239/7 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 06/08/2010, Mr. Prabhakar Shantaram Patil and others had agreed to sale land bearing Survey No. 50, Survey No. 233/1/B and Survey No. 239/7 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 4610/2010.

By Conveyance Deed dated 21/02/2011, Mr. Prabhakar Shantaram Patil and others have sold land bearing Survey No. 50, Survey No. 233/1/B and Survey No. 239/7 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1130/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1929.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Smt. Janabai Gopal Patil and others were the original owners of land bearing Survey No.48/8 and Survey No. 49/2 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 01/10/2010, Smt. Janabai Gopal Patil and others had agreed to sale land bearing Survey No.48/8 and Survey No. 49/2 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)



From perusal of the Mutation Entry No. 1785 it is observed that the land is exempted from ULC by order of Deputy Collector, Thane.

Shri. Bahram Mahadu Patil and others were the original owners of land bearing Survey No.233/1/C situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 08/11/2010, Shri. Bahram Mahadu Patil and others had agreed to sale land bearing Survey No. 233/1/C and Survey No. 48/4/A situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 10365/2010.

By Conveyance Deed dated 19/02/2011, Shri. Bahram Mahadu Patil and others have sold land bearing Survey No-233/1/C situated at Village - Bhopar, Tal. Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1133/2011.

By Conveyance Deed dated 18/02/2011 and 01/07/2011, Shri. Bahram Mahadu Patil and others have sold land bearing Survey No. 48/4/A situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

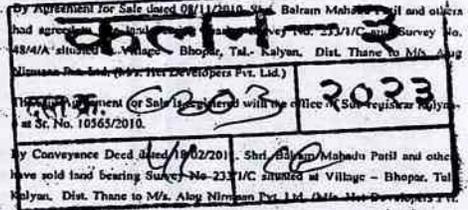
The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2134/2011 and 1837/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1930.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Shri. Atmaram Jans Patil and others were the original owners of land bearing Survey No. 48/4/B and Survey No. 235/1 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 20/11/2010, Shri. Atmaram Jans Patil and others had agreed to sale land bearing Survey No. 48/4/B and Survey No. 235/1 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)



The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 6761/2011.

By Conveyance Deed dated 21/02/2011 Shri. Anantaram Jans Patil and others have sold land bearing Survey No. 48/4/B and Survey No. 233/1 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1131/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1929.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Shri. Ananta Dama Patil and others were the original owners of land bearing Survey No. 48/1, 48/2, 48/4/C, 51/5, 51/6 and 233/1/E, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 24/12/2010, Shri. Ananta Dama Patil and others had agreed to sale land bearing Survey No. 48/1, 48/2, 48/4/C, 51/5, 51/6 and 233/1/E, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 7646/2010.

By Conveyance Deed dated 18/02/2011 Shri. Ananta Dama Patil and others have sold land bearing Survey No. 48/1, 48/2, 48/4/C, 51/5, 51/6 and 233/1/E, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1090/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1928.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.



<b>कलान - ३</b>	
दस्तावेज क्र. २३०५	२०२३
By Conveyance Deed dated 04/02/2012 Shri. Danyam Vitariya and others have sold land bearing Survey No. 239/11, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)	

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2190/2012.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 2029.

By Conveyance Deed dated 04/02/2012 M/S. ALAG NIRMAAN PVT. LTD. (M/s. Het Developers Pvt. Ltd.) have sold land bearing Survey No. 50, area admeasuring 3670 sq. mtrs., Survey No. 233/1/B, area admeasuring 7200 sq. mtrs., Survey No. 48/4/B, area admeasuring 5970 sq. mtrs., Survey No. 48/4/C, area admeasuring 3950 sq. mtrs., Survey No. 49/2, area admeasuring 3710 sq. mtrs., Survey No. 51/3/B, area admeasuring 2530 sq. mtrs., Survey No. 36/2, area admeasuring 9600 sq. mtrs., Survey No. 239/6, area admeasuring 4500 sq. mtrs., Survey No. 239/8, area admeasuring 3300 sq. mtrs., Survey No. 239/11, area admeasuring 4700 sq. mtrs., Survey No. 48/8, area admeasuring 1290 sq. mtrs., Survey No. 48/4/A, area admeasuring 5980 sq. mtrs., Survey No. 48/1, area admeasuring 600sq. mtrs., Survey No. 48/2, area admeasuring 1670 sq. mtrs., Survey No. 235/1, area admeasuring 1400 sq. mtrs., Survey No. 51/5, area admeasuring 200 sq. mtrs., Survey No. 51/6, area admeasuring 180 sq. mtrs., Survey No. 51/3/D, area admeasuring 330 sq. mtrs., Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/S. VENUS NIRVAAN L.L.P.

The said Sale Deed is registered with the office of Sub-registrar Kalyan-2 at Sr. No. 394/2021.

From the above discussion I am of the opinion of that Title of M/s. Venus Nirvaan LLP in respect of land bearing Survey No. 50, area admeasuring 3670 sq. mtrs., Survey No. 233/1/B, area admeasuring 7200 sq. mtrs., Survey No. 48/4/B, area admeasuring 5970 sq. mtrs., Survey No. 48/4/C, area admeasuring 3950 sq. mtrs.,



Shri. Tukaram Shantaram Patil and others were the original owners of land bearing Survey No. 239/8, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 10/03/2011, Shri. Ananta Dama Patil and others had agreed to sale land bearing Survey No. 239/8, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2504/2011.

By Conveyance Deed dated 13/04/2012 Shri. Ananta Dama Patil and others have sold land bearing Survey No. 239/8, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2866/2012.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 2024.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Smt. Parvatibai Shankar Desale and others were the original owners of land bearing Survey No. 36/2, 51/3/B, 51/3/D situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Conveyance Deed dated 18/04/2011 Smt. Parvatibai Shankar Desale and others have sold land bearing Survey No. 36/2, 51/3/B, 51/3/D, situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2136/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1926.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.



Survey No. 49/2, area admeasuring 3710 sq. mtrs., Survey No. 51/3/B, area admeasuring 2530 sq. mtrs., Survey No. 36/2, area admeasuring 9600 sq. mtrs., Survey No. 233/1/C area admeasuring 3360 sq. mtrs., Survey No. 233/1/E, area admeasuring 5200 sq. mtrs., Survey No. 239/7, area admeasuring 9600 sq. mtrs., Survey No. 239/6, area admeasuring 4500 sq. mtrs., Survey No. 239/8, area admeasuring 3300 sq. mtrs., Survey No. 239/11, area admeasuring 4700 sq. mtrs., Survey No. 48/8, area admeasuring 1290 sq. mtrs., Survey No. 48/4/A, area admeasuring 5980 sq. mtrs., Survey No. 48/1, area admeasuring 600sq. mtrs., Survey No. 48/2, area admeasuring 1670 sq. mtrs., Survey No. 235/1, area admeasuring 1400 sq. mtrs., Survey No. 51/5, area admeasuring 200 sq. mtrs., Survey No. 51/6, area admeasuring 180 sq. mtrs., Survey No. 51/3/D, area admeasuring 330 sq. mtrs., Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane is clear, marketable and free from all encumbrances.

#### FIRST SCHEDULE

All that piece and parcel of Plot of Land bearing Survey No. 50, area admeasuring 3670 sq. mtrs., Survey No. 233/1/B, area admeasuring 7200 sq. mtrs., Survey No. 48/4/B, area admeasuring 5970 sq. mtrs., Survey No. 48/4/C, area admeasuring 3950 sq. mtrs., Survey No. 49/2, area admeasuring 3710 sq. mtrs., Survey No. 51/3/B, area admeasuring 2530 sq. mtrs., Survey No. 36/2, area admeasuring 9600 sq. mtrs., Survey No. 239/6, area admeasuring 4500 sq. mtrs., Survey No. 239/8, area admeasuring 3300 sq. mtrs., Survey No. 239/11, area admeasuring 4700 sq. mtrs., Survey No. 48/8, area admeasuring 1290 sq. mtrs., Survey No. 48/4/A, area admeasuring 5980 sq. mtrs., Survey No. 48/1, area admeasuring 600sq. mtrs., Survey No. 48/2, area admeasuring 1670 sq. mtrs., Survey No. 235/1, area admeasuring 1400 sq. mtrs., Survey No. 51/5, area admeasuring 200 sq. mtrs., Survey No. 51/6, area admeasuring 180 sq. mtrs., Survey No. 51/3/D, area admeasuring 330 sq. mtrs., Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.



Advocate  
SAMEER S. TONDAPURKAR  
Advocate



**ADVOCATE PRABHASH VIJAY TIWARI**  
(B.Com., L.L.B., D.C.L.)

Office : Shop No. 2 Karan C. H. S. Ltd., Sishash Road, Navapada, Dombivli (West)

Office : HaySwastik Park C. H. S. Ltd., Thakurli-Kalyan Road, Opp. Visarjan Talao  
Near State Bank of India, Thakurli (East) Mobile # 9920181968, 9819842147  
Email : rajivreeconsultant@gmail.com, prabhash.1994@gmail.com

**TITLE CERTIFICATE**

Ref No. : Title/Venus Hirvana/2021/01

Date : 04-06-2021

**Description of Property :**

Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra.

**Documents examined :**

1. 7/32 extract of the land bearing survey number 235/1.
2. Copy of registered Deed of Conveyance of land bearing survey number 235/1, executed on 29<sup>th</sup> of December 2020 and registered on 06<sup>th</sup> of January 2021 in the Office of the Sub-Registrar of Assurances, Kalyan-2 bearing registration number 394/2021.
3. Revenue records of Mutation entries 518 dated 18-03-1956, 1840 dated 20-05-2010, 1841 dated 20-05-2010, 1842 dated 20-05-2010 of land bearing survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra.



4. GangabalDashrathPatil,
5. RakhmabaiVamanMhatre,
6. VasanjiGajananPatil,
7. VitthalRajaramPatil,
8. VimalDashrathGalkar,
9. HirabaiRajaramPatil,
10. Mrs.ShabhanantaPatil,
11. Mr.AbhimanyuDashrathPatil,
12. Mr.Amaram Jana Patil,
13. Mr.NakoolanPatil,
14. Mr.PrabhakarShantaramPatil,
15. Mr.BhagwanShantaramPatil,
16. Mr. Ramesh RajaramPatil,
17. Shri RamakantRajaramPatil,
18. Shri Vilas DashrathPatil,
19. Mr. Suresh DashrathPatil,
20. Mrs.SakubaiGopalkene.

10M/S. ALAG NIRMAN PRIVATE LIMITED (Formerly known as "Met Developers Private Limited"), a Company registered & incorporated under the provisions of Indian Companies Act, 1956, (Registration No. U45200MH2006PTC158874 dated 13.01.2006 at the Office of the Registrar of Companies, Mumbai) (PAN:AA8CH7351F) having its registered Office at 5, BPS Plaza, Devidayal Road, Mulund (West), Mumbai-400 080, through its DIRECTOR SHRI. PRATHE MUKESH SOMAIYA by executing and registering an Agreement for Sale executed on date 19-11-2010 and registered on date 20-11-2010 at Office of Sub-Registrar of Assurances, Kalyan-4 bearing registration number 6763/2010. In pursuance thereof the said parties under same title executed a Conveyance Deed on date 18-02-2021 and registered on date 21-02-2021 at the Sub-Registrar of Assurances, Kalyan-4 bearing registration number 1131/2021.

Thereafter, the title of the Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra was transferred by M/S. ALAG NIRMAN PRIVATE LIMITED (Formerly known as "Met Developers Private Limited"), a Company registered & incorporated under the provisions of Indian Companies Act, 1956, (Registration No.



**History of Title :**

The original owners of Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra were

1. AkhavinashMhatre,
2. AnjutanAlimkar,
3. AnandibaiBalkam Dare,
4. GangabalDashrathPatil,
5. RakhmabaiVamanMhatre,
6. VasanjiGajananPatil,
7. VitthalRajaramPatil,
8. VimalDashrathGalkar,
9. HirabaiRajaramPatil,
10. Mrs.ShabhanantaPatil,
11. Mr.AbhimanyuDashrathPatil,
12. Mr.Amaram Jana Patil,
13. Mr.NakoolanPatil,
14. Mr.PrabhakarShantaramPatil,
15. Mr.BhagwanShantaramPatil,
16. Mr. Ramesh RajaramPatil,
17. Shri RamakantRajaramPatil,
18. Shri Vilas DashrathPatil,
19. Mr. Suresh DashrathPatil,
20. Mrs.SakubaiGopalkene.

derived by the virtue of Mutation entries 518 dated 18-03-1956, 1840 dated 20-05-2010, 1841 dated 20-05-2010, 1842 dated 20-05-2010 recorded in the revenue records.

Thereafter, the title of the Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra was transferred by

1. AkhavinashMhatre,
2. AnjutanAlimkar,
3. AnandibaiBalkam Dare,



U45200MH2006PTC158874 dated 13.01.2006 at the Office of the Registrar of Companies, Mumbai) having its registered Office at 5, BPS Plaza, Devidayal Road, Mulund (West), Mumbai-400 080, through its DIRECTORS 1) SHRI. MUKESH JETHALAL SOMAIYA, 2) SHRI. PRATHE MUKESH SOMAIYA, 3) SHRI. RAKESH DIPCHAND DOSHI to M/S. VENUS NIRVANA L. L. P.'s Partnership Firm registered & incorporated under the provisions of Limited Liability Partnership Act, 2008 (Registration No. AAT-2554 dated 07.08.2020 at the Office of the Registrar of Companies, Mumbai) having its registered Office at 606, Runwal B Square, L.B.S. Marg, Mulund (West), Mumbai - 400 080 through its PARTNERS 1) SHRI. SANJAY RAMNARAYAN DOSHI(2) SHRI. BHAVYA RAKESH DOSHI 3) SHRI. RAKESH DIPCHAND DOSHI executing and registering Deed of Conveyance of land bearing survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan-2 bearing registration number 394/2021.

**कलना**

**CERTIFICATE OF TITLE**

दस्तावेज क्र. 303 2023

After the examination, analysis and perusal of the documents submitted to me related to the Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra in my opinion, it can be legally declared that the present and absolute owner of the property described is M/S. VENUS NIRVANA L. L. P.'s Partnership Firm registered & incorporated under the provision of Limited Liability Partnership Act, 2008 (Registration No. AAT-2554 dated 07.08.2020 at the Office of the Registrar of Companies, Mumbai) (PAN: AATPV12804) having its registered Office at 606, Runwal B Square, L.B.S. Marg, Mulund (West), Mumbai - 400 080 through its PARTNERS 1) SHRI. SANJAY RAMNARAYAN DOSHI(2) SHRI. BHAVYA RAKESH DOSHI(3) SHRI. RAKESH DIPCHAND DOSHI.

The Owner have clear and marketable title.

DATE : 04-06-2021





**तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण**  
**ता. कल्याण यांचे कार्यालय**

क्र/महसूल/टे/उ/जमीनदाख-१/रुफ्तारगक/एतमात २३९/२०२८

दिनांक: १०-१०-२०२९

प्रति,

मे. जलय निरसांध प्रॉ. लि. तर्फे संचालक  
श्री राकेश विपचंद दोगरी व इतर

विषय:- रपातरलित कर (CONVERSION TAX) भरतन घणेबाबा.

पत्रे, भोकर ता. कल्याण जि. ठाणे

स.नं.	एकूणकोस (स.नं.अभावे चौ.मी.)	रपातरलित कर भरणा करावघावेकोस(चौ.मी.)
२३३/१/६	५२००.००	५२००.००
२३३/१/क	७५२०.००	७५२०.००
२३३/१/ख	७२००.००	७२००.००
२३३/१/०	१६००.००	१६००.००
२३३/१/८	३३००.००	३३००.००
२३३/१/९	१४००.००	१४००.००
५३/३/अ	२५३०.००	२५३०.००
५३/३/ब	३३०.००	३३०.००
५३/५	२००.००	२००.००
५३/६	१८०.००	१८०.००
५०	३६७०.००	३६७०.००
४९/२	३७१०.००	३७१०.००
४८/१	६००.००	६००.००
४८/२	१६७०.००	१६७०.००
४८/३/अ	५९६०.००	५९६०.००
४८/३/ब	५९७०.००	५९७०.००
४८/३/क	३९५०.००	३९५०.००
४८/४	१२९०.००	१२९०.००
४३/१	३१४०.००	३१४०.००
एकूण	६८९४०	६८९४०

२३९/६

संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मन्दासकाम मार्ग, हुतात्मा चौक, मुंबई  
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७  
२. मा. निररुधधिकारोद्याग यांचेकडील पत्र क्र. महसूल/क-१/८९/२/रु.का/  
अ.आकरणा/परिपत्रक-०१/१७, दिनांक- २६/०३/२०१७

<b>कलन-३</b>	
दस्ता क्र. ५३०७	२०२३
६९ ८८	



कार्यालय पत्ता :- दिवाणी न्यायालयासमोर, देवळे स्टेशन जवळ, ता. कल्याण, जि. ठाणे. पिन कोड - ४२१ ३०१.  
संपर्क क्र. ०२५१ - २३१५१२४ • ई-मेल : tanhayan@gmail.com

३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये कोणीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अर्जावक आकारणी आणि लागू असले तथे, नजराणा किंवा अधिमूल्य, किंवा इतर शासकीय दंणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशान वा स्वरुपात दर्शविलेल्या वापराल रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुने आहे. व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापरध्या आधारे अशा जमिनीची अर्जावक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी टाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकांन्वये दिलेल्या सूचनाप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध खगदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनघावतचे पत्र, त्यामध्ये नमुब असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर जमिनीचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जाबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर आपण विनंती केलेल्या संपूर्ण क्षेत्रासाठी रईवॉस दराने भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर पंजूर नकाशानुसार अतिरिक्त रुपांतरित कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बांधकाम कर असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील पंजूर नकाशानुसार बांधकाम करणे आपणावर बांधकाम कर असेल. सदर रुपांतरित कराची रक्कम राखून जमा केलेचे नंतर भविष्यात उक्त जमीन मिळकतीचे मालकीसंघर्षात कोणताही याद किंवा कोणतीही न्यायालयीन याद उद्भवल्यास त्यांची सर्वस्वी जाबाबदारी आपली असेल.

अ.क्र.	गावाचे नांव	स.नं.	क्षेत्र (चौ.मी.)	रुपांतरित कराची रक्कम
१.	पोपर	२३३/१३ व इतर	६७४४०.००	रु. २३२७८४
				एकूण

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे भासतजमा कराची सदर रक्कम आपण शासनास भरणे केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त झाल्यावर ही जमिनीचे अद्यावत गाव नमुना नं.७/२२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रती आपण किंवा आपली टाणे यांचे कार्यालयात सन्मः मिळणेकामी अर्ज करावा.





Index-2( सूची - २ )

(8) वस्तुऐवज करून देणा-या पत्रकाराचे व किंवा विवाही न्यायालयाचा हुकुमनामा किंवा अदेश असल्यान,प्रतिवादिचे नाव व पत्ता

1): नाव:-जे व्हिनस निर्वाण एन.एन.पी हॉटेल बागीचर संजय रामनारायण सिंग -- बक:-49; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: 606, कमनाल आर स्केजर, एन.बी.एन मार्ग, मुंबई पश्चिम, रोड नं: - , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-  
 2): नाव:-जे व्हिनस निर्वाण एन.एन.पी हॉटेल बागीचर संजय राकेस सोपी -- बक:-20; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: 606, कमनाल आर स्केजर, एन.बी.एन मार्ग, मुंबई पश्चिम, रोड नं: - , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-  
 3): नाव:-जे व्हिनस निर्वाण एन.एन.पी हॉटेल बागीचर राकेस विपिन सोपी -- बक:-47; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: 606, कमनाल आर स्केजर, एन.बी.एन मार्ग, मुंबई पश्चिम, रोड नं: - , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-

(9) वस्तुऐवज करून देण्याचा दिनांक	29/12/2020
(10) वस्तु मॉदणी केल्याचा दिनांक	06/01/2021
(11) मनुकनांक, खंड व पृष्ठ	394/2021
(12) बाब्यारभावाप्रमाणे मुद्रांक शुल्क	25639200
(13) आकारभावाप्रमाणे नोंदणी शुल्क	30000
(14) मेटा	

मुम्बईकरनासाठी विचारारव घेतलेला उपपत्ती:-

मुद्रांक शुल्क आकारणाना निघडभेला अनुषंग :-

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



(अभि)   
 सिव्हेक निर्वाहक वर्ग-२  
 कार्यालय क्र. २

<b>कलान - २</b>	
दस्ता क्र. ८०३	२०२३
२०	८२



**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

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

To,  
M/s. Venus Nirvana L.L.P. through partner Mr. Sanjay R. Singh.  
Architect – Mr. Shirish G. Nachane (M/s. Sthapatya Nirmaan)  
Structural Engineer – Mr. Arvind Patel, Dombivall.

With reference to your application dated 03/07/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 235/1, Survey No. 48/4B, & Survey No. 48/4C Village Bhopar, situated at Dombivall (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until a Commencement Certificate is granted.

दस्त क्र. 0303/2021  
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.

4. This permission does not entitle you to develop the land which does not vest in you.



Yours faithfully,

Assistant Director of Town Planning  
Kalyan Dombivall Municipal Corporation, Kalyan.



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

KDMC/TDP/BP/27-VIII/2021-22/15 DT:- 09/09/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. २३५/१, स.नं. ४८/४ब व स.नं. ४८/४क, मौजे भोपर, डोंबिवली (पूर्व) मध्ये ७/१२ उतान्यानुसार एकूण ११२३०.०० चौ.मी. क्षेत्रावरील किमान हद्दीनुसार प्राप्त होणाऱ्या १०६८२.९९ चौ.मी. क्षेत्रामधील प्लॉट A च्या निव्वळ भूखंडाच्या २६०४.०० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच विषयांकित भूखंडामधून जाणाऱ्या २४.०० मी. रुंद रस्त्याने बांधीत २०१३.५० चौ.मी. क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच प्लॉट A चे २६०४.०० चौ.मी. क्षेत्र व २४.०० मी. रुंद रस्त्याचे २०१३.५० चौ.मी. क्षेत्र असे एकूण ४६१७.५० चौ.मी. क्षेत्रावर ५०% Premium FSI प्लॉट A मध्ये विचारात घेऊन १३९३२.९७ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करण्यास बांधकाम करण्यासाठी केलेल्या दि. ०३/०७/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन गृहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत - सिव्ल्ड (पै), तळ (पै) + पहिला मजला ते तेवीस मजले (रहिवास + वाणिज्य)

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित्त व भोल्याचे बांधकाम चाल्यांतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात येईल व त्यानंतरच भूखंड बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व पाठविल्याशिवाय करू नये, वसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुविधितोषी (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय खुले नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिचरा विभागाकडे म.पा. यांचे परवानगीशिवाय वळवू अथवा बंद करू नये.

नगरपालिका  
2023



- १) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखचनि वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १५) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १६) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे आपणांवर बंधनकारक राहिल.

**कारलिन** रस्त्याकडे दुरुस्त्या आपल्यावर बंधनकारक राहतील.

१७) इमारतीचे बांधकाम ना सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या भूटीप्रमाणे करणे आपणांवर बंधनकारक राहिल.

१८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेल्या ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

१९) बांधकाम पूर्णत्वाचा दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर

- २०) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणे आपणांवर बंधनकारक राहिल.
- २१) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यामध्ये २४.०० मी. रुंद क्षेत्रात क्षेत्र विकसित करून त्याची ताबा पावती व महसूल दफ्तरी नकाशा तयार करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करणे याची नोंद घ्यावी.
- २२) प्रकरणाच्या टप्प्यातील रुपये ८०,७३,६५०/- व तिसऱ्या टप्प्यातील रुपये ७४,१६,३७५/- चा भरणा मुदतीत करणे आपणावर बंधनकारक राहिल. याबाबत आपण फेडरल बँक, मुलूंड शाखा, गुंबई यांचे घनादेश क्र. १५४२६६, १५४२६८, १५४२७२, १५४२७०, दि. ०६/०८/२०२२ व घनादेश क्र. १५४२६७, १५४२७४, १५४२७५, १५४२७१, दि. ०६/०८/२०१३ चंमीचे Post Dated Cheque सादर केलेले आहेत.



टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतुदी नुसार दखलपात्र गुन्ह्यास पात्र राहिल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल :-

अ. क.	लेखाशिर्ष	रक्कम (पहिला टप्पा)	पावती क्र.	दिनांक	यापूर्वीचा एकूण भरणा तपशिल	शेरा
१	ARI 020101	24,89,344/-	FI04/27792	24/08/2021		
२	ARI 020102					
३	ARI 020103	95,730/-	FI04/27792	24/08/2021		
४	ARI 020104	1,09,26,240/-	FI04/27792	24/08/2021		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110	25,00,000/-	FI04/27792	24/08/2021		
११	ASI 010304	41,91,400/-	FI04/27792	24/08/2021		
१२	ASID10513	14,84,118/-	FI04/27792	24/08/2021		
१३	ASID10518	62,23,360/-	FI04/27805	24/08/2021		
१४	ASID20519	25,00,000/-	FI04/27792	24/08/2021		
	Total	3,04,00,192/-				



प्रत :-

- १) कनिष्ठ अधिकारी व संकलक, क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र-अधिकारी १० ई. प्रभाग क्षेत्र.

सहाय्यक सहायक नगररचना,  
कल्याण डोंबिवली महानगरपालिका, कल्याण.

कलम - ३	
दस्त क्र. ७३०३	२०२३
६८८८	



**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

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

To,  
M/s. Venus Nirvana L.L.P. through partner Mr. Sanjay R. Singh,  
Architect – Mr. Shirish G. Nachane (M/s. Sthapatya Nirmaan)  
Structural Engineer – Mr. Arvind Patel, Dombivali.

With reference to your application dated 08/10/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 235/1, Survey No. 48/4B, & Survey No. 48/4C, Village Bhopat, situated at Dombivali (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

कलन - 3  
दस्त क्र. 030/2021  
ee



Office No. KDMCATED/BP/27 Village/2021-22/15/346

Yours faithfully,

for Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

सुधारित बांधकाम परवानगी क्र. KDMC/TPD/BP/27/Village/2021-22/15/346  
Date 11/11/2021.  
संदर्भ :- KDMC/NRV/BP/27/Village/2021-22/15, Dt. 09/09/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. २३५/१, स.नं. ४८/४ब व स.नं. ४८/४क, मोजे भोपर, डोंबिवली (पूर्व) मध्ये ७/१२ उतान्यानुसार एकूण ११२३०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या १०६८२.९९ चौ.मी. क्षेत्रामधील प्लॉट A च्या निव्वळ भूखंडाच्या २६०४.०० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच विव्याहित भूखंडामधून जाणाऱ्या २९०० चौ.मी. रुंद रस्त्याने बांधित २०१३.५० चौ.मी. क्षेत्र विकास हक्कां स्वरूपात विचारात घेऊन तसेच प्लॉट A चे २६०४.०० चौ.मी. क्षेत्र व २९०० चौ.मी. रुंद रस्त्याचे २०१३.५० चौ.मी. क्षेत्र असे एकूण ४६१७.५० चौ.मी. क्षेत्रावर ५०% Preliminary FSI प्लॉट A मध्ये विचारात घेऊन १३९३७.५७ चौ.मी. क्षेत्रास बांधकाम परवानगी प्रदान करण्यात आली होती.

सध्यासुद्धीत इमारतीच्या संरचनेत अतंर्गत बदल करून १३६८१.९३ चौ.मी. बांधकाम क्षेत्रास भूखंडाचा विकास करण्यास बांधकाम करणाऱ्यासाठी कोरलेल्या दि. ०६/१०/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नगरावर विविध स्थाने दुस्ती दाखविल्याप्रमाणे वाडे-भित्तीच्या बांधकामासह सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत - स्टिफ्ट (पै), तळ (पै) + पहिला मजला ते बावीस मजले (सहवास + बाणिज्य)

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्येक जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा अर्जास लागू आणणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नोंद घ्यावी व सध्यास लागू होणाऱ्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आणणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयस येथे जाऊन घेण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित्ती व ज्येष्ठाने बांधकाम घाल्यानुंतर वास्तुशािल्पकारांचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व घाल्यानुंतर बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये व केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या सुधारित बांधकामासाठी (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशािल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय नये.

दस्त क्र. ८३०३ २०२३



Handwritten signature and initials.

- ८) सदर जागेतून पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) यांचे परवानगीशिवाय बळवू अथवा बंद करू नये.
- ९) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (रुंद झाल्यास त्यासह रक्कम) भगवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निरक्षण विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकारासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निरकरण करण्याची जबाबदारी आपली राहिल.
- १३) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण हॉबिबली महानगरपालिकेच्या निर्देशप्रमाणे इमारतीत सौरदर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क. १३.२ नुसार भूखंडावरील इमारतीत रेन वॉटर ड्राईस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- १५) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- १६) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून

<b>कलने-३</b>	
दस्त क्र.	८९
२०२३	



- १७) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शिफारस जमा केल्याशिवाय ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- १९) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २०) भूखंडाच्या विषयाकित भूखंडाच्या पोहच रस्त्याबाबत पविष्णात कोणाचीही तक्रार आल्यास त्याचे निरकरण घेणेची संपूर्ण जबाबदारी आपली राहिल.
- २१) कोल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करून याबाबत घनकचरा व्यवस्थाने विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) भूखंडाच्या पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यांमध्ये २४.०० मी. रुंद विकास योजना रस्त्याने बांधीत क्षेत्र विकसित करून त्याची ताबा प्राप्त व महसूल दफतरी महापालिकेच्या प्रावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर बटईशेराचे बांधकाम करू नये याची नोंद घ्यावी.
- २३) प्रकरणी आपत्काळीन व्यवस्थेसाठी बांधकाम नकाशांमध्ये दर्शविलेल्या रिपयुज परियाची विक्री करता येणार नाही.

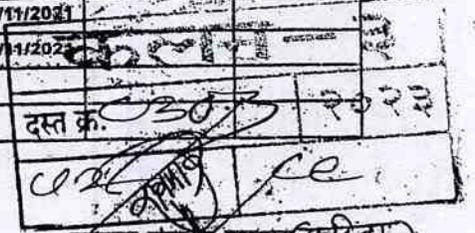
२४) दि.०६/०८/२०२१ रोजीच्या फी पत्रातील दुसऱ्या टप्प्यातील रुपये ८०,७३,६५०/- व तिसऱ्या टप्प्यातील रुपये ७४,१६,३७५/- चा भरणा मुदतीत करणे आपणावर बंधनकारक राहिल. याबाबत आपण फेडरल बँक, मुलूंड शाखा, मुंबई यांचे घनादेश क्र. १५४२६६, १५४२६८, १५४२७२, १५४२७०, दि. ०६/०८/२०२२ व घनादेश क्र. १५४२६७, १५४२७४, १५४२७५, १५४२७९ दि. ०६/०८/२०२३ रोजीचे Post Dated Cheque सादर केलेले आहेत. याबाबत आपण हमीपत्र सादर केले आहे, याची नोंद घ्यावी.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशास:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अतिरिक्त फेरबदलाबाबत आपण महापौर प्रादेशिक नियोजन व नगरचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतुदी नुसार दखलपत्र गुन्हेयास पात्र राहिले.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल :-

अ.क्र.	लेखाशिर्षक	रकम	पावती क्र.	दिनांक	यापुर्वीचा एकूण भरणा तपशिल	रोज
१	ARI 020101	84,032/-	FID4/43047	02/11/2021		
२	ARI 020102					
३	ARI 020103	220/-	FID4/43047	02/11/2021		
४	ARI 020104	58,240/-	FID4/43047	02/11/2021		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110					
११	ASI 010364	13,200/-	FID4/43047	02/11/2021		
१२	ASI 010513	11,713/-	FID4/43047	02/11/2021		
१३	ASI 010518	84,032/-	FID4/43051	02/11/2021		
१४	ASI 020515					
	Total	2,51,437/-				



सहाय्यक संचालक, नगरपालिका, कल्याण  
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-

- १) कार्यालयिक व संकलक फ.ओ.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी १० ई' प्रभाग क्षेत्र.

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**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

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

To,  
M/s. Venus Nirvana L.L.P. through partner Mr. Sanjay R. Singh.  
Architect – Mr. Shirish G. Nachane (M/s. Sthapatya Nirmaan)  
Structural Engineer – Mr. Arvind Patel, Dombivali.

With reference to your application dated 27/05/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 235/1, Survey No. 48/4B, & Survey No. 48/4C, Village Bhopar, situated at Dombivali (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.

<b>कलन - ३</b>	
दस्त क्र. ८३०३ <sup>३</sup>	The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue
०३	and the work is not commenced within the valid period.

3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue and the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



KDMC/TPD/BP/27Village/2021-22/15/154  
Date: 06/2022.

Yours faithfully,

for Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

सुधारित बांधकाम परवानगी क्र. KDMC/TPD/BP/27 Village/2021-22/15/154  
Dt 28/06/2022

संदर्भ :- १) KDMC/NRV/BP/27Village/2021-22/15/346, Dt. 11/11/2021

२) जा.क्र.कडोमपा/नरवि/हविह/१०९२, दि. २६/०५/२०२२

३) आपला दि. २७/०५/२०२२ रोजीचा अर्ज क्र. १०४३२.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. २३५/१, स.नं. ४८/४ब व स.नं. ४८/४क, मौजे भोपर, डोंबिवली (पूर्व) मध्ये ७/१२ उतान्यानुसार एकूण ११३२०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या १०८८८.७५ चौ.मी. क्षेत्रामधील प्लॉट A च्या निव्वळ भूखंडाच्या २६०४.०० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच विषयांकित भूखंडामधून जाणाऱ्या २४.०० मी. रुंद रस्त्याने बांधित २०१३.५० चौ.मी. क्षेत्र विकास हक्क स्वरूपात विचारत घेऊन तसेच प्लॉट A चे २६०४.०० चौ.मी. क्षेत्र व २४.०० मी. रुंद रस्त्याचे २०१३.५० चौ.मी. क्षेत्र असे एकूण ४६१७.५० चौ.मी. क्षेत्रावर ५०% Premium FSI प्लॉट A मध्ये विचारात घेऊन १३९८१.९३ चौ.मी. क्षेत्रास संदर्भ क्र. १ अन्वये सुधारीत बांधकाम परवानगी प्रदान करण्यात आली होती.

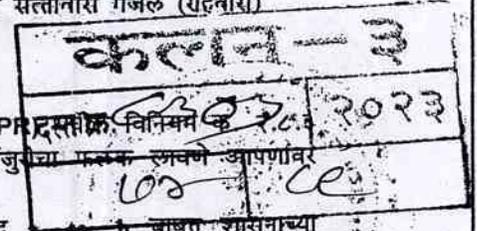
सद्यस्थितीत सुधारीत बांधकाम परवानगीचे अनुषंगाने नव्याने केलेल्या सर्वेक्षण अहवालानुसार किमान हद्दीनुसार प्राप्त होणाऱ्या १०८८८.७५ चौ.मी. क्षेत्राच्या भूखंडावर उर्वरित Premium FSI तसेच संदर्भ क्र. २ अन्वये मा. आयुक्त महोदय यांनी मंजूर केलेल्या ९९७.२७ चौ.मी. ह.वि.ह. क्षेत्र व त्याअनुषंगाने अनुज्ञेय होणारा Ancillary FSI चा विचार करून एकूण १७२८८.०९ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करवयास बांधकाम करण्यासाठी केलेल्या दि. २७/०५/२०२३ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावरील हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत - स्टिक्ट (गै), तळ (गै) (वाणिज्य) + पहिला मजला ते सल्लागारा गजले (पहिल्या)  
+ अटविसवा मजला (Amenities Floor)

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीच्या प्रत्येक लवणे आपणावर बांधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बांधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय कोणत्याही प्रकारचा फेरफार न करता बांधकाम करण्यात यावे. केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.



- ६) UDCPR मधील विनियम क. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.) यांचे परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क. १३.३ नुसार भूखंडावरील इमारतीत रेन वाटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.

<b>कल्याण</b>	
क्र. २०१३	२०१३
स्त क्र.	२०१३



- १५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून आपणावर बंधनकारक राहिल.
- १६) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मर्यादित पिणागारकडून गौणरक्षित (नागित्त्व) घनकम घासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १७) बांधकाम पूर्णत्वाचा दाखलापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणे आपणावर बंधनकारक राहिल.
- १९) प्रत्येक विषयाकित भूखंडाच्या पोहच रस्त्याबाबत भविष्यात कोणाचीही तक्रार आल्यास त्याचे निराकरण करणेची संपूर्ण जबाबदारी आपली राहिल.
- २०) अग्निशमन सुव्यवस्था घेण्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करून याबाबत घनकचरा व्यवस्थापन विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) इमारतीची उंची पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यामध्ये २४.०० मी. रुंद विकास योजना रस्त्याने बाधीत क्षेत्र विकसित करून त्याची ताबा पावती व महसूल दफ्तरी ७/१२ महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करू नये याची नोंद घ्यावी.
- २२) प्रकरणी आपत्कालीन व्यवस्थेसाठी बांधकाम नकाशांमध्ये दर्शविलेल्या रिफ्युज एरियाची विक्री करता येणार नाही.



२४) दि.०६/०८/२०२१ रोजीच्या फी पत्रातील दुसऱ्या टप्प्यातील रुपये ८०,७३,६५०/- व तिसऱ्या टप्प्यातील रुपये ७४,१६,३७५/- चा भरणा मुदतीत करणे आपणावर बंधनकारक राहिल. याबाबत आपण फेडरल बँक, मुलूंड शाखा, मुंबई यांचे घनादेश क्र. १५४२६६, १५४२६८, १५४२७२, १५४२७०, दि. ०६/०८/२०२२ व घनादेश क्र. १५४२६७, १५४२७४, १५४२७५, १५४२७१, दि. ०६/०८/२०२३ रोजीचे Post Dated Cheque सादर केलेले आहेत. याबाबत आपण हमीपत्र सादर केले आहे, याची नोंद घ्यावी.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:-मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपत्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल :-

अ.क्र.	लेखाशिर्ष	रकम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	15,94,608/-	AC3003	20/06/2022		
२	ARI 020102					
३	ARI 020103	17,695/-	AC3003	20/06/2022		
४	ARI 020104	29,68,380/-	AC3003	20/06/2022		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110	23,00,375/-	AC3003	20/06/2022		
		5,73,003/-	AC5008	27/06/2022		
११	ASI 010304	9,92,100/-	AC2981	20/06/2022		
१२	ASI 010513	8,80,324/-	AC3003	20/06/2022		
१३	ASI 010518	15,94,608/-	AC2982	20/06/2022		
		23,00,375/-	AC3003	20/06/2022		
१४	ASI 020519	5,73,003/-	AC5008	27/06/2022		
		Total	1,37,94,471/-			



प्रत :-

- करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- प्रभाग क्षेत्र अधिकारी १०'ई' प्रभाग क्षेत्र.





## 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 :  
**P51700031285**

Project: **VENUS SKKY CITY- PHASE I**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 235/1, 48/4B, 48/4C** at **Bhopar, Kalyan, Thane, 421204**;

1. **Venus Nirvana Llp** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

The Registration shall be valid for a period commencing from 15/10/2021 and ending with 31/05/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

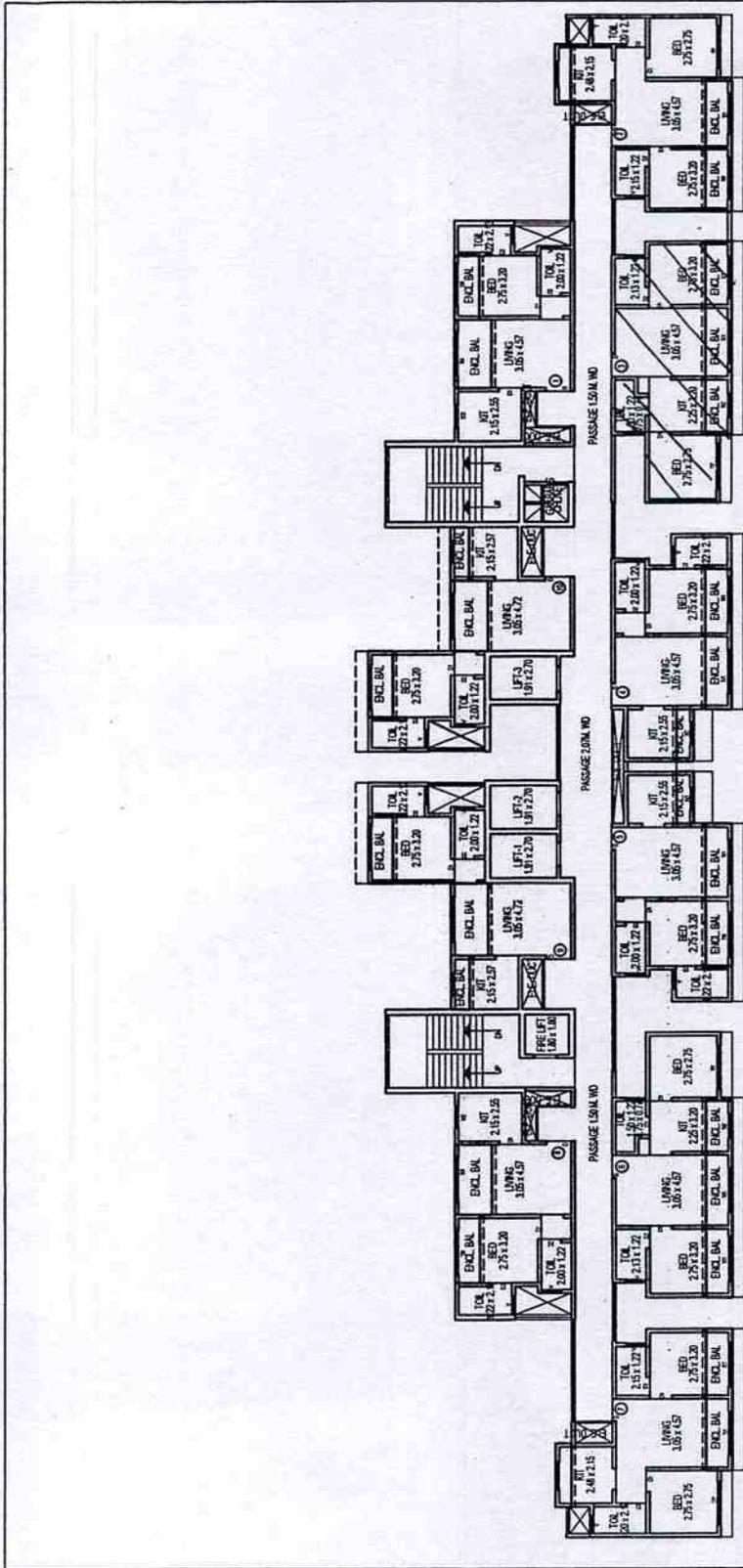
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasantrao Premchand Prabh  
(Secretary, MahaRERA)  
Date: 15-10-2021 15:20:12

Dated: 15/10/2021  
Place: Mumbai

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



2nd to 27th floor Plan

कलना  
 दस्ता क्र. 030  
 02



BUILDERS & DEVELOPERS	DESCRIPTION OF PROPOSAL	SIGNATURE OF ARCHITECT
M/S VENUS NIRVANA LLP	PROPOSED BUILDING ON PLOT BEARING S.NO. 48, H.NO. 4(B) & 4 (C) S.NO. 235 H.NO-1 MOULJE-BHOPAR-TAL-KALYAN DIST.-THANE.	SHR/SMT. [Signature] REG. NO. [Blank] FLOOR ON [Blank] FLOOR CARPET AREA - [Blank] SFT

**DESCRIPTION OF PROPOSAL & PROPERTY** 3/1

PROPOSED COMM. CUM RESI. BUILDING ON PLOT BEARING S.NO. 45, H.No. 4(B) & 4 (C) S.NO. 235 H.NO-1 MOULJE-BHOPAR, TAL-KALYAN DIST.-THANE

FOR : M/S.VENUS NIRVANA L.L.P  
SHRI SANKHAR R. SINGH & OTHERS

**STAMP OF APPROVAL OF PLAN**

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.: EDMC/TPD/EP/27 Village/2021-22/15/154  
Date: 28/06/2022

SANCTIONED



ASSISTANT DIRECTOR OF TOWN PLANNING  
Kalyan Dombivli Municipal Corporation

AREA STATEMENT	SQ.MT
1. AREA OF PLOT	
(A) MAXIMUM AREA OF A, B, C TO BE CONSIDERED	
(A) AS PER DIMENSION DOCUMENT (W11, C13 EXTRACT)	11000.00
(B) AS PER MEASUREMENT SHEET (T12A-B) - 41.25 (NOT IN POSSESSION)	1000.75
(C) AS PER SITE	1000.75
2. REDUCTIONS FOR	
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA SERVICE ROAD / HIGHWAY WIDENING	2711.25
(B) ANY D.P. RESERVATION AREA	458.25
(C) ANY D.P. RESERVATION AREA	458.25
(D) ROAD (A-B)	4777.51
3. BALANCE AREA OF PLOT (A-B)	4111.24
4. AREA OF SPACE (IF APPLICABLE)	
(A) OPEN SPACE	
(B) BALANCE AREA OF 5% IF ANY	
5. BALANCE AREA PROPOSED	
(A) NET PLOT AREA (A-B)	4111.24
(B) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(C) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(D) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(E) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(F) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(G) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(H) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(I) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(J) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(K) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(L) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(M) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(N) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(O) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(P) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(Q) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(R) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(S) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(T) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(U) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(V) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(W) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(X) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(Y) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
(Z) BALANCE AREA OF 5% (IF APPLICABLE)	205.56
6. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	1802.78
(A) FSI (1) OR (2) WHICHEVER IS APPLICABLE	1802.78
(B) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(C) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(D) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(E) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(F) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(G) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(H) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(I) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(J) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(K) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(L) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(M) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(N) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(O) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(P) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(Q) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(R) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(S) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(T) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(U) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(V) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(W) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(X) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(Y) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
(Z) BALANCE AREA FOR UP TO 8% OR 5% WHICHEVER IS APPLICABLE	327.42
7. TOTAL (A+B)	1774.28
8. MAXIMUM UTILIZATION LIMIT OF F.S.I. BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH GAS PER REGULATION NO. 4.1 OR 4.2 OR 4.3 OR 4.4 AS APPLICABLE (A OR B)	1774.28
9. TOTAL BUILT UP AREA IN PROPOSAL EXCLUDING AREA AT BRIDGE (B)	1774.28
(A) EXISTING BUILT UP AREA	1774.28
(B) PROPOSED BUILT UP AREA (AT PER FLOOR)	1774.28
(C) TOTAL (A+B)	1774.28
10. P.S.I. CONSUMED (TOTAL) (SHOULD NOT BE MORE THAN 80% AS ABOVE)	1.00
11. AREA FOR INCLUDING HOLDING, IF ANY	1774.28
(A) REQUIRED (AREA OF HOLDING)	1774.28
(B) PROPOSED	1774.28

कलन - ३  
वस्त क्र. ८००३ / २०२३  
वे/से



**STRUCTURAL CERTIFICATE**  
The plans prepared by me are in accordance with the norms as specified by Indian standard Institute & I will be held responsible for any harm caused in workable due to negligence of the standards.  
SHANTI CONSULTANTS  
Structural Engineers Arvind S. Patel  
License No. - S.M.C.-STR/P/07  
T.M.C.-1086/SE/2015, K.D.M.C.-478  
ENGINEER'S SIGNATURE

**CERTIFICATE OF AREA**  
Certified that the plot under reference was surveyed by me on 13-01-2021 and the dimensions of the plot as stated on plan are as mentioned in the site and the area as worked out within which the area within the dimensions of 'Area' 1.3. Sectioned according to Land Revenue Department's Survey records.  
Signature  
(Name of Architect/ Licensed Engineer/ Supervisor)

**OWNER'S DECLARATION**  
I/We undertake hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.  
For VENUS NIRVANA LLP  
SHRI SANKHAR R. SINGH  
FOR: M/S VENUS NIRVANA LLP  
OFF: 808, NEARBY, R. SQUARE, I.I.S. WARD, MALLAD, (P)

Receipt (ISARIT)

338/2485

पावती

Friday, February 25, 2022  
12:57 PM

Original/Duplicate

गोंदणी क्र. 39म  
Regn. 39M

गोंदणी क्र.: 2655 दिनांक: 25/02/2022

पावतीचे नाव: सविंद्र  
समोरपत्राचा अनुक्रमांक: कल4-2485-2022  
समोरपत्राचा प्रकार: इमारत/वास्तव्य  
कारर कारणा-पावतीचे नाव: अन्नक बांधकाम विभागी

गोंदणी मी ₹. 100.00  
रमन प्रस्तावणी मी ₹. 360.00  
गुणवत्ती नं. 18  
एकूण: ₹. 460.00

आपलाच मुल ठरव, संशयाने सिद्ध, गुची. > अन्वये  
1:17 PM या वेळाने मिळव.

मातार रकम: ₹. 1/-  
संशयना ₹. 0/-  
अन्वयेन वसूल अन्वय: ₹. 500/-

- 1) उपरोक्त प्रकार: DHC रकम: ₹. 360/-  
गोंदणी/समोरपत्राचे अर्ज क्रमांक: 2502202202968 दिनांक: 25/02/2022  
दिनांक सादर व घेता.
- 2) वेपदनाचा प्रकार: eChallan रकम: ₹. 100/-  
गोंदणी/समोरपत्राचे अर्ज क्रमांक: MH013860690202122E दिनांक: 25/02/2022  
दिनांक सादर व घेता.

Joint Sub Registrar Kalyan 4  
ह. दुर्गाबाई निबंधक कार्यालय - 4

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2502202202868	Date 25/02/2022
Received from JOINT SUB REGISTRAR KALYAN, Mobile number 7387327473, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 25/02/2022
Bank CIN 10004152022022502798	REF No. 206610688060
This is computer generated receipt, hence no signature is required.	

कलन - ४  
दस्ता क्र. २४४/२०२२  
११९८

कलन - ४  
दस्ता क्र. २४४/२०२२  
२/१९८



CHALLAN  
MTR Form Number-8

GRN MH013860690202122E	BANCODE 10004152022022502798	REGISTRATION NO. 2502202202968	REGISTRATION DATE 25/02/2022	REGISTRATION TIME 12:57
Department Inspector General Of Registration	TAX ID (Taxation Dept)	REGISTRATION NO. 2502202202968	REGISTRATION DATE 25/02/2022	REGISTRATION TIME 12:57
Type of Payment Stamp Duty	PAN No. of Applicant	REGISTRATION NO. 2502202202968	REGISTRATION DATE 25/02/2022	REGISTRATION TIME 12:57
Office Name KLM_KALYAN 4 JOINT SUB REGISTRAR OFFICE	REGISTRATION NO. 2502202202968	REGISTRATION NO. 2502202202968	REGISTRATION DATE 25/02/2022	REGISTRATION TIME 12:57
Location THANE	REGISTRATION NO. 2502202202968	REGISTRATION NO. 2502202202968	REGISTRATION DATE 25/02/2022	REGISTRATION TIME 12:57
Year 2021-2022 One Time	REGISTRATION NO. 2502202202968	REGISTRATION NO. 2502202202968	REGISTRATION DATE 25/02/2022	REGISTRATION TIME 12:57

Amount Head Details	Amount in Rs.	Remarks
0030048401 Stamp Duty	600.00	Stamp Duty
0020083201 Registration Fee	100.00	Registration Fee
Total	700.00	Words

Payment Details: IDDI BANK

Cheque/DD Details	Bank Ltn	Acc. No.	Branch	City	Amount	Date	Signature
0030048401	0010033022022502798	123456789	THANE	THANE	700.00	25/02/2022	[Signature]

Stamp: THE SEAL OF THE JOINT SUB REGISTRAR KALYAN 4, THANE



कलम - ४  
दस्त क्र. २०२५/२०२३  
५/१९

कलम - ४  
दस्त क्र. २०२५/२०२३  
५/१९

### SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Dombivli, Taluka Kalyan, District Thane on 15<sup>th</sup> this day of February 2022.

TO ALL TO WHOME THESE PRESENT SHALL COME WE.

M/S. VENUS NIRVANA LLP (hereinafter the "SAID FIRM"), a Limited Liability Partnership Firm duly incorporated and registered under the provisions of Limited Liability Partnership Act, 2008, vide Certificate of Incorporation dated 7<sup>th</sup> August 2020 bearing LLP Identification number - AAT-2554 issued by the Registrar of Companies, also bearing PAN - AATFV1280A, having its registered office at "606, Runwal R-Square, LBS Marg, Mulund West, Mumbai - 400 080", through its PARTNERS

- 1) MR. SANJAY RAMNARAYAN SINGH, Age 50 years, occupation business.
- 2) MR. RAKESH DIPCHAND DOSHI, Age 48 years, occupation business.
- 3) MRS. FUNALI RAKESH DOSHI, Age 30 years, occupation business.

DO HEREBY SEND GREETINGS:

WHEREAS.

a) we are doing business activities involving property development and we are the owners, occupiers & possessors of the several adjacent pieces of land in the revenue village Bhopar, Taluka Kalyan, District Thane in respect of the land property bearing i) Survey No. 51, admeasuring 3670 Sq. Meters, ii) Survey No. 233, Hissa No. 1B, admeasuring 7200 Sq. Meters, iii) Survey No. 239, Hissa No. 7, admeasuring 9600 Sq. Meters, iv) Survey No. 48, Hissa No. 8, admeasuring 1290 Sq. Meters, v) Survey No. 49, Hissa No. 2, admeasuring 3710 Sq. Meters, vi) Survey No. 239, Hissa No. 6, admeasuring 4500 Sq. Meters, vii) Survey No. 233, Hissa No. 1C, admeasuring 3360 Sq. Meters, out of 7410 Sq. Meters, viii) Survey No. 48, Hissa No. 4A, admeasuring 5980 Sq. Meters, ix) Survey No. 48, Hissa No. 4B, admeasuring 3970 Sq. Meters & i) Survey No. 235, HISSA No. 1, admeasuring 1400 Sq. Meters, x) Survey No. 48, Hissa No. 2, admeasuring 600 Sq. Meters, xi) Survey No. 48, Hissa No. 2, admeasuring 170 Sq. Meters, xii) Survey No. 48, Hissa No. 4C, admeasuring 3950 Sq. Meters, xiii) Survey No. 51, Hissa No. 5, admeasuring 200 Sq. Meters, xiv) Survey No. 51, Hissa No. 6, admeasuring 180 Sq. Meters, xv) Survey No. 233, Hissa No. 1E, admeasuring 600 Sq. Meters, xvi) Survey No. 239, Hissa No. 8, admeasuring 3300 Sq. Meters, xvii) Survey No. 36, Hissa No. 2,

कलम - ३  
दस्त क्र. ८०५ २०२३  
५/१६

addressing 3140 Sq. Meters & viii) Survey No. 51, Hissa No. 3B, admeasuring 2570 Sq. Meters, xix) Survey No. 239, Hissa No. 9, admeasuring 7200 Sq. Meters, totally admeasuring 72480 Sq. Meters, all of which are situated in the revenue village Bhopar, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District of Thane, Registration Office District Kalyan, hereinafter called and referred to as the "SAID PROPERTIES".

b) We have commenced and are doing the development project on the portion of the Said Properties known as "VENUS SKKY CITY" consisting of several buildings & also the sale of residential flats, commercial shops/offices and other units in the said Complex of the Buildings called "VENUS SKKY CITY" being constructed on the Said Properties. Any one of the us (as any one of the Partners of the said firm) shall sign and execute Agreements for Sale of the Residential Flats, Commercial Shops/Offices and other units, Deeds of Rectifications/Confirmation, etc. with the purchasers of flats/shops/other units in the said Complex of the Buildings called "VENUS SKKY CITY" being constructed on the Said Properties and all the other and further documents incidental and ancillary thereto (herein after called and referred to for the sake of brevity as the "SAID DOCUMENTS")

c) Due to site supervision and being pre-occupied in other business activities, we are not in the position to personally attend the office of Concerned Sub-Registrar of Assurances, Kalyan for registering of said documents related to sale of residential flats, commercial shops/office and other units in the said Complex of the Building called "VENUS SKKY CITY" being constructed on the Said Properties and/or any other acts, deeds, matters, declarations, bonds, agreements etc. to K. D. M. C. and other authorities of any of the abovementioned firm/s which are executed by us.

We, therefore, propose to appoint OUR OFFICE BEARERS 1) MR. AJAY BRMHADEV TIWARI, Age 34 years, 2) MR. SIDDHESH ANIL BHOIR, Age 29 & MR. HARSHAD BHOGLIL SHAM, Age 70 years, having Office address at 606, Runwal R-Square, LBS Marg, Mulund West, Mumbai - 400 080, as our Constituted Attorney to attend the office of the concerned Sub-Registrar of Assurances, Kalyan and to admit execution of the Said Documents executed/to be executed either of us, which they have agreed to do.

AND THIS SPECIFIC POWER OF ATTORNEY is given only for limited purpose of registering any of the agreement, deeds and documents that are signed and executed by any one of us on behalf of the said firm with the concerned Sub-Registrar of Assurances, Kalyan only and the said Attorneys shall not have any other power of Authority whatsoever under this Power of Attorney or otherwise.

*Rakesh Doshi*  
*Sanjay Singh*  
*Funali Doshi*

कलम - ४  
दस्त क्र. २०२५/२०२३  
५/१९

d) NOW THIS SPECIAL POWER OF ATTORNEY WITNESSES THAT WE DO AND EACH OF US DO THIS HEREBY APPOINT, NOMINATE AND CONSTITUTE OUR OFFICE BEARERS 1) MR. AJAY BRMHADEV TIWARI, Age 34 years, 2) MR. SIDDHESH ANIL BHOIR, Age 29 & MR. HARSHAD BHOGLIL SHAM, Age 70 years, having Office address at "606, Runwal R-Square, LBS Marg, Mulund West, Mumbai - 400 080", AS OUR ATTORNEY for us on our behalf and in our names TO DO AND PERFORM ALL THOSE ACTS DEEDS MATTERS AND THINGS either JOINTLY OR SEVERLY (Hereinafter referred to as the "ATTORNEY") as mentioned hereinafter, viz. -

1. To lodge in the office of the concerned Sub Registrar of Assurances, Kalyan the Said Documents or any other deeds, agreements or documents that are signed and executed by any one of us on behalf of abovementioned Firm M/s. Venus Nirvana L L P (hereinafter "the said Firm") and to admit execution thereof, to appear before the Sub Registrar of Assurances, Kalyan and to get the Said Documents registered on behalf of our said firm, in respect of sell, rectification, confirmation, and / or cancellation in respect of residential flats, commercial shops/offices and other units in the said Complex of the Buildings called "VENUS SKKY CITY" being constructed on the Said Properties.
2. To sign and execute all the papers, documents at the office of the Sub- Registrar of Assurances, Kalyan for registration of the said documents executed by any one of us on behalf of the said firm.
3. To collect original agreement, document, original receipt and any other related documents/papers from the office of the Sub- Registrar of Assurances, Kalyan in respect of the registration of the Said Documents executed by any one of us on behalf of the said Firm.

AND We, hereby agree and undertake to ratify and confirm all lawful acts and things done by us said Attorney in pursuance of the power conferred upon him.

*Rakesh Doshi*  
*Sanjay Singh*  
*Funali Doshi*

*Rakesh Doshi*  
*Sanjay Singh*  
*Funali Doshi*

कलन - 8  
दस्ता क्र. 2724 / 2022  
90

IN WITNESS WHEREOF the parties hereto have set their respective hands and seal

hereof the day and the year first here before written.  
SIGNED AND DELIVERED By within named  
M/S. VENUS NIRVANA L L P  
THROUGH ITS PARTNERS

1) MR. SANJAY RAMNARAYAN SINGH

*[Signature]*  
*[Stamp]*  


2) MR. RAKESH DIPCHAND DOSHI

*[Signature]*  
*[Stamp]*  


3) MRS. FUNALI RAKESH DOSHI

*[Signature]*  
*[Stamp]*  


We accept this Special Power of Attorney

SIGNED AND ACCEPTED By within named

1) MR. AJAY BRAMHADEV TIWARI

*[Signature]*  
*[Stamp]*  


2) MR. SIDHESH ANIL BHOIR

*[Signature]*  
*[Stamp]*  


3) MR. HARSHAD BHOGILAL SHAH

*[Signature]*  
*[Stamp]*  


In the Presence of:

1. *[Signature]*

2. *[Signature]*



कलन - 8  
दस्ता क्र. 2724 / 2022  
90

(1) दस्तावेज बनाने का प्रकार...  
(2) दस्तावेज बनाने का प्रकार...  
(3) दस्तावेज बनाने का प्रकार...  
(4) दस्तावेज बनाने का प्रकार...



*[Signature]*



DA -

कलन - 8  
दस्ता क्र. 2724 / 2022  
90

Table with columns for names and addresses. Includes names like Mr. Sanjay Ramnarayan Singh, Mr. Rakesh Dipchand Doshi, etc.



कलन - 8  
दस्ता क्र. 2724 / 2022  
90



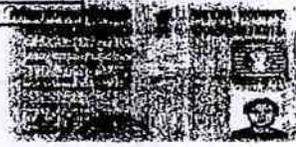
कलन - 8  
दस्ता क्र. 2724 / 2022  
90



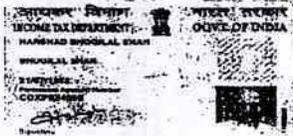
कलन - ४  
दस्ता क्र. २४५ / २०२२  
२३ / १८



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*Handwritten initials*



*Handwritten initials*



*Handwritten initials*



*Handwritten initials*

कलन - ४  
दस्ता क्र. २४५ / २०२२  
२३ / १८



कलन - ४  
दस्ता क्र. २४५ / २०२२  
२३ / १८

Sl. No.	Particulars	Amount
1	Document Handling Charges	360
2	Stamp Duty	0
3	Registration Fee	0
4	Other Charges	0
5	Total	360

कलन - ३  
दस्ता क्र. २४३ / २०२३  
२३ / १८  
दस्ता क्र. २४३ / २०२३  
२३ / १८



कलन - ४  
दस्ता क्र. २४५ / २०२२  
२५ / १८

**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN: 2502202202966      Receipt Date: 25/02/2022

Received from JOINT SUB REGISTRAR KALYAN, Mobile number 7387327473, an amount of Rs.360/- towards Document Handling Charges for the Document to be registered on Document No. 2485 dated 25/02/2022 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED  
₹ 360  
DEFACED

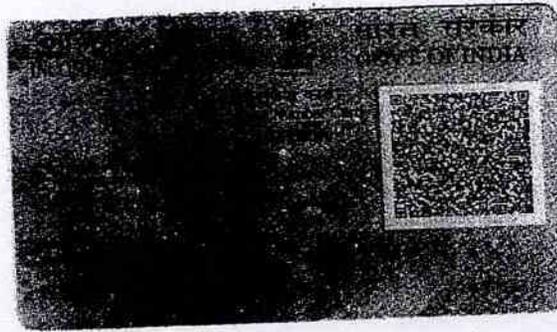
**Payment Details**

Bank Name	SBIN	Payment Date	25/02/2022
Bank CIN	10004152022022502766	REF No.	205610688069
Deface No	2502202202066D	Deface Date	25/02/2022

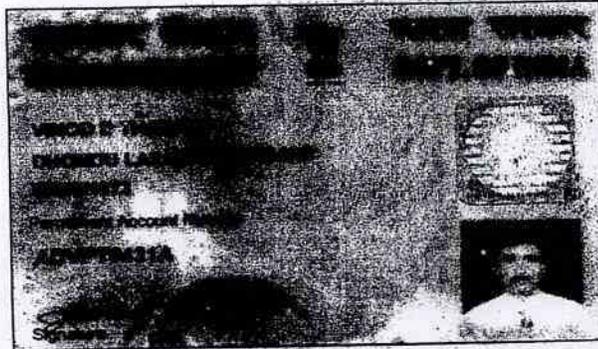
This is computer generated receipt. Hence no signature is required.



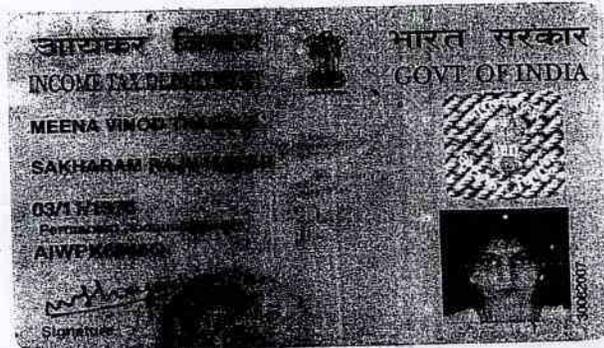




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*Handwritten signature*



*Handwritten signature: N. Thasale*



कलन - ३	
वैत क्र. ८३०३	२०२३
५॥५	

*Handwritten signature: Latika*



Issue Date: 25/09/2011



लतिका सतीश मिरगल  
Latika Satish Mirgal  
जन्म तारीख/DOB: 03/12/1969  
महिला/ FEMALE



*Handwritten signature: Latika*

3234 1533 1855

VID : 9168 3757 1992 5373

माझे आधार, माझी ओळख



**CHALLAN**  
**MTR Form Number-6**

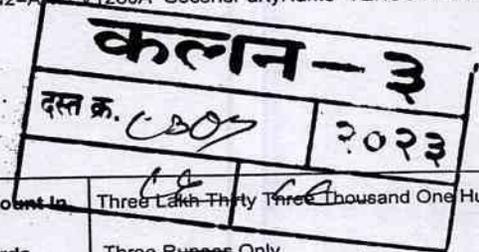


GRN	MH002778653202324E	BARCODE		Date	30/05/2023-11:50:47	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	ADVPT9431A				
Location	THANE	Full Name	VINOD DHONDU THASALE				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 903, 9TH FLOOR, VENUS SKKY CITY				
		Premises/Building	PHASE-I ARISTO				

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	303153.00	Road/Street	VILLAGE BHOPAR, DOMBIVLI EAST						
0030063301 Registration Fee	30000.00	Area/Locality	DISTRICT THANE						
		Town/City/District							
		PIN		4	2	1	2	0	4

Remarks (If Any)		PAN2=AATEV1280A--SecondPartyName=VENUS NIRVANA LLP~					
Total		Amount In	Three Lakh Thirty Three Thousand One Hundred Fifty				
		Words	Three Rupees Only				



Payment Details		IDBI BANK					
Cheque-DD Details		Bank City	MUMBAI				
Cheque/DD No.		Bank Date	30/05/2023				
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID : Mobile No. : 7387327473  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-72-8303	0001491438202324	30/05/2023-19:10:32	IGR126	30000.00

<b>कलन-३</b>	
दस्ता क्र. 1303	२०२३
U C	



72/8303

मंगळवार, 30 मे 2023 7:11 म.नं.

दस्त गोषवारा भाग-1

कलन3

दस्त क्रमांक: 8303/2023

दस्त क्रमांक: कलन3 /8303/2023

वाजार मुल्य: रु. 29,81,000/-

मोबदला: रु. 43,23,620/-

भरलेले मुद्रांक शुल्क: रु.3,03,153/-

दु. नि. सह. दु. नि. कलन3 यांचे कार्यालयात

अ. क्र. 8303 वर दि.30-05-2023

रोजी 7:07 म.नं. वा. हजर केला.

पावती:9114

पावती दिनांक: 30/05/2023

सादरकरणाचे नाव: विनोद धोंडू ठसाळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1780.00

पृष्ठांची संख्या: 89

एकुण: 31780.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 30 / 05 / 2023 07 : 07 : 21 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 05 / 2023 07 : 08 : 03 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ व म.नों.का. नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे वस्त्याची सत्यता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही

*[Signature]*  
लिहून घेणार सही

*[Signature]*  
Mthasale

*[Signature]*  
लिहून देणार सही



दस्त गोपवारा भाग-2

कलन3

दस्त क्रमांक:8303/2023

30/05/2023 7 19:28 PM

दस्त क्रमांक :कलन3/8303/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे व्हिनस निर्वाणा एल. एल. पी तर्फे भागीदार संजय रामनारायण मिंग यांचे कु मु धारक म्हणून हर्षद भोगीलाल शाह पत्ता:प्लॉट नं: 606, माळा नं: -, इमारतीचे नाव: रुणवाल आर-स्केअर, ब्लॉक नं: -, रोड नं: एलबीएस मार्ग, मुलुंड पश्चिम,, महाराष्ट्र, MUMBAI. पॅन नंबर:AATFV1280A	लिहून देणार वय :-70 स्वाक्षरी:- <i>ashel</i>		
2	नाव:विनोद धोंडू ठसाळे पत्ता:प्लॉट नं: 6वी/203, माळा नं: -, इमारतीचे नाव: रत्नसिंधू को ऑप हौमिंग मोसायटी, ब्लॉक नं: -, रोड नं: काळाचौकी वॉम्बे वेटरनरी कॉलेज मुंबई काळाचौकी, महाराष्ट्र, मुम्बई. पॅन नंबर:ADVPT9431A	लिहून घेणार वय :-50 स्वाक्षरी:- <i>Shul</i>		
3	नाव:मीना विनोद ठसाळे पत्ता:प्लॉट नं: 6वी/203, माळा नं: -, इमारतीचे नाव: रत्नसिंधू को ऑप हौमिंग मोसायटी, ब्लॉक नं: -, रोड नं: काळाचौकी वॉम्बे वेटरनरी कॉलेज मुंबई काळाचौकी, महाराष्ट्र, मुम्बई. पॅन नंबर:AIWPK6446Q	लिहून घेणार वय :-47 स्वाक्षरी:- <i>mjhasale</i>		

वरील दस्तऐवज करून देणार तयाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:30 / 05 / 2023 07 : 16 : 03 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विनीता संदीप तटकरे - वय:48 पत्ता:डोंबिवली पश्चिम पिन कोड:421202	<i>Blatter</i> स्वाक्षरी	
2	नाव:लतीका सतीश मिरगळ - वय:54 पत्ता:डोंबिवली प पिन कोड:421202	स्वाक्षरी <i>latika</i>	

शिक्षा क्र.4 ची वेळ:30 / 05 / 2023 07 : 17 : 01 PM

*Ahad*  
Joint Sub Registrar Kalyan 3

Payment Details.

sr.	Purchaser	Type	Verification no/ Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINOD DHONDU THASALE	eChallan	69103352923053014334	MP002778653202324E	303153.00	SD	0001491438202324	30/05/2023
2		DHC		3005202311867	1780	RF	3005202311867D	30/05/2023
3	VINOD DHONDU THASALE	eChallan		MP002778653202324E	300000	RF	0001491438202324	30/05/2023

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

प्रमाणित करण्यात येते की सदर दस्त  
क्र. 303 मध्ये फ्लॉट नं. 606 वॉम्बे पिन 421202  
पुस्तक क्रमांक 8303/2023 वर नोंदला  
दिनांक 30/05/2023

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कल्याण 3

30/05/2023

दस्त क्रमांक : 8303/2023

नोदंणी :

Regn:63m

गावाचे नाव : भोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4323620
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2981000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे भोपर येथील सर्व्हे नं 48, हिस्सा नं 4/ ब, सर्व्हे नं 48, हिस्सा नं 4/क, सर्व्हे नं 235, हिस्सा नं 1 या जमीन मिळकतीवरील व्हिनम स्काय मिटी फेज 1 या परियोजनेमधील एरिस्टो या इमारतीमधील निवासी सदनिका क्र 903, नववा मजला, क्षेत्र 37.92 चौ मी. कारपेट + 8.24 चौ मी. बाल्कनी(रेरा नं-पी51700031286)( ( Survey Number : survey no. 48; hlssa no. 4/b & 4/c, survey no. 235, hissa no. 1 ; ) )
(5) क्षेत्रफळ	1) 37.92 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे व्हिनस निवाडिंग एल. एल. पी तर्फे भागीदार संजय रामनारायण सिंग यांचे कु मु धारक म्हणून हर्षद भोगीलाल शाह वय:-70; पत्ता:- प्लॉट नं: 606, माळा नं: -, इमारतीचे नाव: रुणवाल आर-स्केअर, ब्लॉक नं: -, रोड नं: एलबीएस मार्ग, मुलुंड पश्चिम,, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AATFV1280A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विनोद धोंडू ठसाळे वय:-50; पत्ता:- प्लॉट नं: 6वी/203, माळा नं: -, इमारतीचे नाव: रत्नसिंधू को ऑप ह्रीसिंग सोसायटी, ब्लॉक नं: -, रोड नं: काळाचौकी बॉम्बे वेटरनरी कॉलेज मुंबई काळाचौकी, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-ADVPT9431A 2): नाव:- मीना विनोद ठसाळे वय:-47; पत्ता:- प्लॉट नं: 6वी/203, माळा नं: -, इमारतीचे नाव: रत्नसिंधू को ऑप ह्रीसिंग सोसायटी, ब्लॉक नं: -, रोड नं: काळाचौकी बॉम्बे वेटरनरी कॉलेज मुंबई काळाचौकी, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AIWPK6446Q
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	30/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8303/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	303153
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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.





A Project By



Site Office : Survey No. 235/1, 48/4B, 48/4C, Bhopar, Near Vasantdeep  
Vatika Jain Temple, Next To Lodha Panacea, Dombivli East  
Corporate Office : 606, Runwal R-square, LBS Marg, Mulund West,  
Mumbai. Call : +91 22419 49131  
Email : [info@venuskkycity.com](mailto:info@venuskkycity.com) / [sales@venuskkycity.com](mailto:sales@venuskkycity.com)  
Web : [www.venuskkycity.com](http://www.venuskkycity.com)



MahaRERA Registration No.:  
**P51700031286**  
URL - [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

Design Architect :

**4TH  
DIMENSION**

Liasoning Architect :

**STHAPATYA  
NIRVANA**

RCC Consultant :

**SHANTI**

Advocate :

**RAY**



Venus Skky City - Cost Sheet	
Particulars	Regular Scheme
Tower Name	Aristo
Type Of Flat	2BHK
Carpet Area(sq.ft)(as per RERA Act)	497
Floor	9
Unit No.	903
One Time Club House Membership	154000
Development Charges	211750
Car Parking if any	NA
<b>Total Agreement Value</b>	<b>4323620</b>
Payment Schedule	Percentage
Earnest Money	54000
On Booking (within 30 days of Applications) less Token Amount	10%
On Commencement of Work	10%
On Commencement of Plinth	15%
On Commencement of 1st Slab	3%
On Commencement of 3rd Slab	3%
On Commencement of 5th Slab	3%
On Commencement of 7th Slab	3%
On Commencement of 9th Slab	3%
On Commencement of 11th Slab	3%
On Commencement of 13th Slab	3%
On Commencement of 15th Slab	3%
On Commencement of 17th Slab	3%
On Commencement of 19th Slab	3%
On Commencement of 21st Slab	3%
On Commencement of 23rd Slab	3%
On Commencement of 24th Slab	3%
On Commencement of 25th Slab	3%
On Commencement of 28th slab	3%
On Commencement of Brickwork, Internal Plastering, Flooring, Doors,	5%
On Commencement of External Plumbing, Plastering, Elevation, Terrace	5%
On Commencement of Lifts, water pumps, electrical fittings, Electro,	5%
On Possession	5%
<b>Grand Total</b>	<b>100%</b>
Stamp Duty @ 7% Approx (as applicable in law with metro cess 1%)	302653
Registration Charges (as applicable in law)	30,500
1% GST	43,236
<b>Total Registration Charges</b>	<b>376390</b>
<b>TOTAL COST TO CUSTOMER</b>	<b>4,700,010</b>
* Earnest Money &/ Booking Amount Is NON REFUNDABLE	
* Cheque(s) to be Issued In favour Of VENUS NIRVANA LLP	
* GST is applicable @1% on Agreement Value & @18% on Possession Charges & is subject to changes as per government policies	
* Any Other Taxes / Government charges will be as applicable / or on actuals	
* Society Charges , property tax , maintainance charges as applicable at the time of possession	
* 5% - 10% Area - Subject to change in line with new Government policy if any.	
* Price offered is valid for next 3 days subject to booking	
* It is mandatory to register the Agreement for sale within 30 days of payment of Earnest Money	
* Out of Pocket Expenses of Rs.10000/- will be applicable at the time of Registration	
* On Cancellation, your refund (if applicable) shall be processed past 6 months	
* Management reserves the right to change the price	

Sales Office : Survey No. 235/1, 48/4B, 48/4C, Bhopar,  
Near Vasantdeep Vatika Jain Temple, Next to Lodha Panacea, Dombivli East,  
Thane - 421201 . Mob.: +91-74000 07549

Email : info@venusskkycity.com | Web : www.venusskkycity.com



Vishakha R. Inamdar



## 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 :  
**P51700031286**

Project: **VENUS SKKY CITY- PHASE I**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 235/1, 48/4B, 48/4C at Bhopar, Kalyan, Thane, 421204;**

1. **Venus Nirvana Llp** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **15/10/2021** and ending with **31/05/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:15-10-2021 15:20:12

Dated: **15/10/2021**  
Place: **Mumbai**

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

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE

To,  
M/s. Venus Nirvana L.L.P. through partner Mr. Sanjay R. Singh.  
Architect – Mr. Shirish G. Nachane (M/s. Sthapatya Nirmaan)  
Structural Engineer – Mr. Arvind Patel, Dombivli.

With reference to your application dated 03/07/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 235/1, Survey No. 48/4B, & Survey No. 48/4C Village Bhopar, situated at Dombivli (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BP/27-vill/2021-22/15

Office Stamp

Date : 09/09/2021

Yours faithfully,

Assistant Director of Town Planning  
Kalyan Dombivli Municipal Corporation, Kalyan.



*[Handwritten signature]*



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

बांधकाम परवानगी क्र. KPMCH/TPD/BP/27-VII/2021-22/15 Dt:- 09/09/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. २३५/१, स.नं. ४८/४ब व स.नं. ४८/४क, मौजे भोपर, डोंबिवली (पूर्व) मध्ये ७/१२ उतान्यानुसार एकूण ११२३०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या १०६८२.९९ चौ.मी. क्षेत्रामधील प्लॉट A च्या निव्वळ भूखंडाच्या २६०४.०० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच विषयांकित भूखंडामधून जाणाऱ्या २४.०० मी. रुंद रस्त्याने बांधित २०१३.५० चौ.मी. क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच प्लॉट A चे २६०४.०० चौ.मी. क्षेत्र व २४.०० मी. रुंद रस्त्याचे २०१३.५० चौ.मी. क्षेत्र असे एकूण ४६१७.५० चौ.मी. क्षेत्रावर ५०% Premium FSI प्लॉट A मध्ये विचारात घेऊन १३९३२.९७ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दि. ०३/०७/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत - स्टिक्ट (पै), तळ (पै) + पहिला मजला ते तेवीस मजले (रहिवास + वाणिज्य)

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to b बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग,(क.डों.म.पा.) यांचे परवानगीशिवाय वळवू अथवा बंद करू नये.

✓

- १) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १५) UDCPR मधील विनियम क. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १६) UDCPR मधील विनियम क. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- १७) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- १९) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २०) बांधकाम पूर्णत्वाचा दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २१) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २२) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यामध्ये २४.०० मी. रुंद विकास योजना रस्त्याने बाधित क्षेत्र विकसित करून त्याची ताबा पावती व महसूल दफ्तरी ७/१२ महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करू नये याची नोंद घ्यावी.
- २३) प्रकरणी दुसऱ्या टप्प्यातील रुपये ८०,७३,६५०/- व तिसऱ्या टप्प्यातील रुपये ७४,१६,३७५/- चा भरणा मुदतीत करणे आपणावर बंधनकारक राहिल. याबाबत आपण फेडरल बँक, मुलूंड शाखा, मुंबई यांचे धनादेश क्र. १५४२६६, १५४२६८, १५४२७२, १५४२७०, दि. ०६/०८/२०२२ व धनादेश क्र. १५४२६७, १५४२७४, १५४२७५, १५४२७९, दि. ०६/०८/२०२३ चेजीथ Post Dated Cheque सादर केलेले आहेत.



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टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:-मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल :-

अ. क्र.	लेखाशिर्ष	रक्कम (पहिला टप्पा)	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	24,89,344/-	FI04/27792	24/08/2021		
२	ARI 020102					
३	ARI 020103	95,730/-	FI04/27792	24/08/2021		
४	ARI 020104	1,09,26,240/-	FI04/27792	24/08/2021		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110	25,00,000/-	FI04/27792	24/08/2021		
११	ASI 010304	41,81,400/-	FI04/27792	24/08/2021		
१२	ASI 010513	14,84,118/-	FI04/27792	24/08/2021		
१३	ASI 010513	62,23,360/-	FI04/27805	24/08/2021		
१४	ASI 020519	25,00,000/-	FI04/27792	24/08/2021		
	Total	3,04,00,192/-				



प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी १० 'ई' प्रभाग क्षेत्र.

सहाय्यक संचालक नगररचना,  
कल्याण डोंबिवली महानगरपालिका, कल्याण.

*(Handwritten signature)*



## ADVOCATE PRABHASH VIJAY TIWARI

(B.Com., L.L.B., D.C.L.)

Office : Shop No. 2 Karan C. H. S. Ltd., Subhash Road, Navapada, Dombivli (West)

Office : NavSwastik Park C. H. S. Ltd., Thakurli-Kalyan Road, Opp. Visarjan Talao &  
Near State Bank of India, Thakurli (East) Mobile # 9920181968, 9819842147

Email : [rajshreeconsultant2@gmail.com](mailto:rajshreeconsultant2@gmail.com), [praghash.1996@gmail.com](mailto:praghash.1996@gmail.com)

### TITLE CERTIFICATE

Ref No. : Title/Venus Nirvana/2021/01

Date : 04-06-2021

#### Description of Property :

Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar,  
Taluka : Kalyan, District : Thane, Maharashtra.

#### Documents examined :

1. 7/12 extract of the land bearing survey number 235/1.
2. Copy of registered Deed of Conveyance of land bearing survey number 235/1, executed on 29<sup>th</sup> of December 2020 and registered on 06<sup>th</sup> of January 2021 in the Office of the Sub-Registrar of Assurances, Kalyan-2 bearing registration number 394/2021.
3. Revenue records of Mutation entries 518 dated 19-03-1956, 1840 dated 20-05-2010, 1841 dated 20-05-2010, 1842 dated 20-05-2010 of land bearing survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra.



**History of Title :**

The original owners of Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra were

1. AlkaAvinashMhatre,
2. AnjuRatanAlimkar,
3. AnandibaiBaliram Dare,
4. GangabaiDashrathPatil,
5. RakhmabaiVamanMhatre,
6. VasantiGajananPatil,
7. VithabaiRajaramPatil,
8. VimalDashrathGaikar,
9. HirabaiRajaramPatil,
10. Mrs.ShailaAnantaPatil,
11. Mr.AbhimanyuDashrathPatil,
12. Mr.Atmaram Jana Patil,
13. Mr.NakoolJanuPatil,
14. Mr.PrabhakarShantaramPatil,
15. Mr.BhagwanShantaramPatil,
16. Mr. Ramesh RajaramPatil,
17. Shri RamakantRajaramPatil,
18. Shri Vilas DashrathPatil
19. Mr. Suresh DashrathPatil,
20. Mrs.SakubaiGopalKene.

derived by the virtue of Mutation entries 518 dated 19-03-1956, 1840 dated 20-05-2010, 1841 dated 20-05-2010, 1842 dated 20-05-2010 recorded in the revenue records.

Thereafter, the title of the Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka :Kalyan, District : Thane, Maharashtra was transferred by

1. AlkaAvinashMhatre,
2. AnjuRatanAlimkar,
3. AnandibaiBaliram Dare,



4. GangabaiDashrathPatil,
5. RakhmabaiVamanMhatre,
6. VasantiGajananPatil,
7. VithabaiRajaramPatil,
8. VimalDashrathGaikar,
9. HirabaiRajaramPatil,
10. Mrs.ShailaAnantaPatil,
11. Mr.AbhimanyuDashrathPatil,
12. Mr.Atmaram Jana Patil,
13. Mr.NakoolJanuPatil,
14. Mr.PrabhakarShantaramPatil,
15. Mr.BhagwanShantaramPatil,
16. Mr. Ramesh RajaramPatil,
17. Shri RamakantRajaramPatil,
18. Shri Vilas DashrathPatil
19. Mr. Suresh DashrathPatil,
20. Mrs.SakubaiGopalKene.

toM/S. ALAG NIRMAN PRIVATE LIMITED (Formerly known as "Het Developers Private Limited"), a Company registered & incorporated under the provisions of Indian Companies Act, 1956, (Registration No. U45200MH2006PTC158874 dated 13.01.2006 at the Office of the Registrar of Companies, Mumbai) (PAN:AABCH7951F) having its registered Office at 5, BPS Plaza, Devidayal Road, Mulund (West), Mumbai-400 080, through its DIRECTOR SHRI. PRATIK MUKESH SOMAIYA by executing and registering an Agreement for Sale executed on date 19-11-2010 and registered on date 20-11-2010 at Office of Sub-Registrar of Assurances, Kalyan-4 bearing registration number 6761/2010& in pursuance thereof the said parties under same title executed a Conveyance Deed on date 18-02-2011 and registered on date 21-02-2011 at the Sub-Registrar of Assurances, Kalyan-4 bearing registration number 1131/2011.

Thereafter, the title of the Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra was transferred byM/S. ALAG NIRMAN PRIVATE LIMITED (Formerly known as "Het Developers Private Limited"), a Company registered & incorporated under the provisions of Indian Companies Act, 1956, (Registration No.



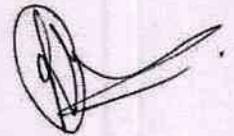
U45200MH2006PTC158874 dated 13.01.2006 at the Office of the Registrar of Companies, Mumbai) having its registered Office at 5, BPS Plaza, Devidayal Road, Mulund (West), Mumbai-400 080, through its DIRECTORS 1) SHRI. MUKESH JETHALAL SOMAIYA, 2) SHRI. PRATIK MUKESH SOMAIYA, 3) SHRI. RAKESH DIPCHAND DOSHI to M/S. VENUS NIRVANA L. L. P., a Partnership Firm registered & incorporated under the provisions of Limited Liability Partnership Act, 2008 (Registration No. AAT-2554 dated 07.08.2020 at the Office of the Registrar of Companies, Mumbai) having its registered Office at 606, Runwal R Square, L.B.S. Marg, Mulund (West), Mumbai – 400 080 through its PARTNERS 1) SHRI. SANJAY RAMNARAYAN SINGH, 2) SHRI. BHAVYA RAKESH DOSHI, 3) SHRI. RAKESH DIPCHAND DOSHI by executing and registering a Deed of Conveyance executed on date 29-12-2020 and registered on date 06-01-2021 at Sub-Registrar of Assurances, Kalyan-2 bearing registration number 394/2021.

### CERTIFICATE OF TITLE

After the examination, analysis and perusal of the documents submitted to me related to the Land bearing Survey number 235, Hissa number 1, admeasuring 1400 square meters, Village Bhopar, Taluka : Kalyan, District : Thane, Maharashtra in my opinion it can be legally derived that the present and absolute owner of the property described is M/S. VENUS NIRVANA L. L. P., a Partnership Firm registered & incorporated under the provisions of Limited Liability Partnership Act, 2008 (Registration No. AAT-2554 dated 07.08.2020 at the Office of the Registrar of Companies, Mumbai) (PAN- AATFV1280A) having its registered Office at 606, Runwal R Square, L.B.S. Marg, Mulund (West), Mumbai – 400 080 through its PARTNERS 1) SHRI. SANJAY RAMNARAYAN SINGH, 2) SHRI. BHAVYA RAKESH DOSHI, 3) SHRI. RAKESH DIPCHAND DOSHI. Hereinafter referred to as "The Owner".

The Owner have clear and marketable title.

DATE : 04-06-2021



PRABHASH VIJAY TIWARI  
Advocate





# SAMEER S. TONDAPURKAR

B.COM. LL.B.  
ADVOCATE

OFFICE ADDRESS :-Flat No. 03 , B- Wing, Ground Floor, Chitrakut CHS Ltd, Ram Ganesb Gadkari Path,  
behind Karawa Hospital, Nr. CKP Hall, Dombivli (E), DIST-THANE. PHONE / CELL -  
8080727264/9224883450, EMAIL- [tondapurkarsameer@gmail.com](mailto:tondapurkarsameer@gmail.com).

Date: - 07/10/2021

To  
MahaRERA  
Mumbai

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing Survey No. 50, area admeasuring 3670 sq. mtrs., Survey No. 233/1B, area admeasuring 7200 sq. mtrs., Survey No. 48/4B, area admeasuring 5970 sq. mtrs., Survey No. 48/4K, area admeasuring 3950 sq. mtrs., Survey No. 49/2, area admeasuring 3710 sq. mtrs., Survey No. 51/3B, area admeasuring 2530 sq. mtrs., Surevey No. 36/2, area admeasuring 3140 sq. mtrs., Survey No. 233/1K, area admeasuring 3360 sq. mtrs., Survey No. 233/1E, area admeasuring 5200 sq. mtrs., Survey No. 239/7, area admeasuring 9600 sq. mtrs., Survey No. 239/6, area admeasuring 4500 sq. mtrs., Survey No. 239/8, area admeasuring 3300 sq. mtrs., Survey No. 239/11, area admeasuring 4700 sq. mtrs., Survey No. 48/8, area admeasuring 1290 sq. mtrs., Survey No. 48/4A, area admeasuring 5980 sq. mtrs., Survey No. 48/1, area admeasuring 600sq. mtrs., Survey No. 48/2, area admeasuring 1670 sq. mtrs., Survey No. 235/1, area admeasuring 1400 sq. mtrs., Survey No. 51/5, area admeasuring 200 sq. mtrs., Survey No. 51/6, area admeasuring 180 sq. mtrs., Survey No. 51/3D, area admeasuring 330 sq. mtrs., Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane hereinafter referred as the said plot " ")

I have investigated the title of the said plot on the request of M/S. VENUS NIRVAAN L.L.P. and following documents i.e. :-

### 1) Description of the property-

Land bearing Survey No. 50, area admeasuring 3670 sq. mtrs., Survey No. 233/1B, area admeasuring 7200 sq. mtrs., Survey No. 48/4B, area admeasuring 5970 sq. mtrs., Survey No. 48/4K, area admeasuring 3950 sq. mtrs., Survey No. 49/2, area admeasuring 3710 sq. mtrs., Survey No. 51/3B, area admeasuring 2530 sq. mtrs., Surevey No. 36/2, area admeasuring 3140 sq. mtrs., Survey No. 233/1K, area admeasuring 3360 sq. mtrs., Survey No. 233/1E, area admeasuring



5200 sq. mtrs., Survey No. 239/7, area admeasuring 9600 sq. mtrs., Survey No. 239/6, area admeasuring 4500 sq. mtrs., Survey No. 239/8, area admeasuring 3300 sq. mtrs., Survey No. 239/11, area admeasuring 4700 sq. mtrs., Survey No. 48/8, area admeasuring 1290 sq. mtrs., Survey No. 48/4A, area admeasuring 5980 sq. mtrs., Survey No. 48/1, area admeasuring 600sq. mtrs., Survey No. 48/2, area admeasuring 1670 sq. mtrs., Survey No. 235/1, area admeasuring 1400 sq. mtrs., Survey No. 51/5, area admeasuring 200 sq. mtrs., Survey No. 51/6, area admeasuring 180 sq. mtrs., Survey No. 51/3D, area admeasuring 330 sq. mtrs., Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

**2) The documents of allotment of plot.**

i. Xerox copy of Sale Deed dated 06/01/2021 executed between M/S. ALAG NIRMAAN PVT. LTD. (HET DEVELOPERS PVT. LTD.) and M/S. VENUS NIRVAAN PVT. LTD. registered with the office of Sub-registrar Kalyan -2 at Sr. No. 394/2021.

**3) 7/12 extract or property card & mutation entry nos :-**

i) Xerox copy of 7/12 extract of land bearing Survey No. 50 & others, Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

ii) Xerox copy of Mutation Entry No. 1929, 1980, 1926, 1987, 1928, 2448 of land bearing Survey No. 50 & others, Total area admeasuring 72480 sq. mtrs., situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

**4) Search report for 30 years from 1992 till 2021.**

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S. VENUS NIRVAAN L.L. is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

**Owners of the land**

M/S. ALAG NIRMAAN PVT. LTD. (HET DEVELOPERS PVT. LTD.)

Qualifying comments/remarks if any .....

The report reflecting the flow of the title of the M/S. VENUS NIRVAAN L.L. on the said land is enclosed herewith as annexure.

Encl : Annexure.



  
Advocate.

**SAMEER S. TONDAPURKAR**  
Advocate



# **SAMEER S. TONDAPURKAR**

**B.COM. LL.B.  
ADVOCATE**

OFFICE ADDRESS :-Flat No. 03 , B- Wing, Ground Floor, Chitrukut CHS Ltd, Ram Ganesh Gadkari Path, behind Karwa Hospital, Nr. CKP Hall, Dombivli (E), DIST-THANE. PHONE / CELL - 8080727264/9224883450. EMAIL- tondapurkarsameer@gmail.com.

Date: - 07/10/2021

## **FLOW OF THE TITLE OF THE SAID LAND.**

Mr. Prabhakar Shantaram Patil and others were the original owners of land bearing Survey No. 50, Survey No. 233/1/B and Survey No. 239/7 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 06/08/2010, Mr. Prabhakar Shantaram Patil and others had agreed to sale land bearing Survey No. 50, Survey No. 233/1/B and Survey No. 239/7 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 4610/2010.

By Conveyance Deed dated 21/02/2011, Mr. Prabhakar Shantaram Patil and others have sold land bearing Survey No. 50, Survey No. 233/1/B and Survey No. 239/7 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1130/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1929.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Smt. Janabai Gopal Patil and others were the original owners of land bearing Survey No.48/8 and Survey No. 49/2 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 01/10/2010, Smt. Janabai Gopal Patil and others had agreed to sale land bearing bearing Survey No.48/8 and Survey No. 49/2 situated at Village - Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)



The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 5673/2010.

By Conveyance Deed dated 21/02/2011, Smt. Janabai Gopal Patil and others have sold land bearing Survey No 49/2 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1134/2011.

By Conveyance Deed dated 13/04/2012, Smt. Janabai Gopal Patil and others have sold land bearing Survey No.48/8 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2885/2012.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1987 and 2025.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Shri. Dattu Chahu Desale and others were the original owners of land bearing Survey No.239/6 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 30/10/2010, Shri. Dattu Chahu Desale and others had agreed to sale land bearing Survey No.239/6 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 6336/2010.

By Conveyance Deed dated 18/02/2011, Shri. Dattu Chahu Desale and others have sold land bearing Survey No 239/6 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1089/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1925.



From perusal of the Mutation Entry No. 1785 it is observed that the land is exempted from ULC by order of Deputy Collector, Thane.

Shri. Balram Mahadu Patil and others were the original owners of land bearing Survey No.233/1/C situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 08/11/2010, Shri. Balram Mahadu Patil and others had agreed to sale land bearing bearing Survey No. 233/1/C and Survey No. 48/4/A situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 10565/2010.

By Conveyance Deed dated 18/02/2011, Shri. Balram Mahadu Patil and others have sold land bearing Survey No 233/1/C situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1133/2011.

By Conveyance Deed dated 18/04/2011 and 03/09/2013, Shri. Balram Mahadu Patil and others have sold land bearing Survey No. 48/4/A situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2134/2011 and 4827/2013 respectively.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1930.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Shri. Atmaram Jana Patil and others were the original owners of land bearing Survey No. 48/4/B and Survey No. 235/1 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 20/11/2010, Shri. Atmaram Jana Patil and others had agreed to sale land bearing bearing Survey No. 48/4/B and Survey No. 235/1 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)



The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 6761/2011.

By Conveyance Deed dated 21/02/2011 Shri. Atmaram Jana Patil and others have sold land bearing Survey No. 48/4/B and Survey No. 235/1 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1131/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1929.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Shri. Ananta Dama Patil and others were the original owners of land bearing Survey No. 48/1, 48/2, 48/4/C, 51/5, 51/6 and 233/1/E, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 24/12/2010, Shri. Ananta Dama Patil and others had agreed to sale land bearing Survey No. 48/1, 48/2, 48/4/C, 51/5, 51/6 and 233/1/E, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 7646/2010.

By Conveyance Deed dated 18/02/2011 Shri. Ananta Dama Patil and others have sold land bearing Survey No. 48/1, 48/2, 48/4/C, 51/5, 51/6 and 233/1/E, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 1090/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1928.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.



Shri. Tukaram Shantaram Patil and others were the original owners of land bearing Survey No. 239/8, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane.

By Agreement for Sale dated 10/03/2011, Shri. Ananta Dama Patil and others had agreed to sale land bearing Survey No. 239/8, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Agreement for Sale is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2504/2011.

By Conveyance Deed dated 13/04/2012 Shri. Ananta Dama Patil and others have sold land bearing Survey No. 239/8, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2886/2012.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No.2024.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.

Smt. Parvatibai Shankar Desale and others were the original owners of land bearing Survey No. 36/2, 51/3/B, 51/3/D situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane.

By Conveyance Deed dated 18/04/2011 Smt. Parvatibai Shankar Desale and others have sold land bearing Survey No. 36/2, 51/3/B, 51/3/D, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 2136/2011.

The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 1926.

From perusal of the Mutation Entry No. 2448 it is observed that the land is converted for Non-Agricultural Purpose.



Smt. Damyanti Kantilal Visariya and others were the original owners of land bearing Survey No. 239/11 situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane.

By Conveyance Deed dated 04/05/2012 Smt. Damyanti Kantilal Visariya and others have sold land bearing Survey No. 239/11, situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.)

The said Conveyance Deed is registered with the office of Sub-registrar Kalyan-4 at Sr. No. 3216/2012.

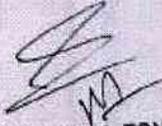
The name of M/s. Alag Nirmaan Pvt. Ltd. (M/s. Het Developers Pvt. Ltd.) is recorded in the revenue record by Mutation Entry No. 2029.

By Sale Deed dated 06/01/2021, M/S. ALAG NIRMAAN PVT. LTD. (M/s. Het Developers Pvt. Ltd.) have sold Land bearing Survey No. 50, area admeasuring 3670 sq. mtrs., Survey No. 233/1/B, area admeasuring 7200 sq. mtrs., Survey No. 48/4/B, area admeasuring 5970 sq. mtrs., Survey No. 48/4/C, area admeasuring 3950 sq. mtrs., Survey No. 49/2, area admeasuring 3710 sq. mtrs., Survey No. 51/3/B, area admeasuring 2530 sq. mtrs., Survey No. 36/2, area admeasuring 3140 sq. mtrs., Survey No. 233/1/C area admeasuring 3360 sq. mtrs., Survey No. 233/1/E, area admeasuring 5200 sq. mtrs., Survey No. 239/7, area admeasuring 9600 sq. mtrs., Survey No. 239/6, area admeasuring 4500 sq. mtrs., Survey No. 239/8, area admeasuring 3300 sq. mtrs., Survey No. 239/11, area admeasuring 4700 sq. mtrs., Survey No. 48/8, area admeasuring 1290 sq. mtrs., Survey No. 48/4/A, area admeasuring 5980 sq. mtrs., Survey No. 48/1, area admeasuring 600sq. mtrs., Survey No. 48/2, area admeasuring 1670 sq. mtrs., Survey No. 235/1, area admeasuring 1400 sq. mtrs., Survey No. 51/5, area admeasuring 200 sq. mtrs., Survey No. 51/6, area admeasuring 180 sq. mtrs., Survey No. 51/3/D, area admeasuring 330 sq. mtrs., Total area admeasuring 72480 sq. mtrs., situated at Village – Bhopar, Tal.- Kalyan, Dist. Thane to M/S. VENUS NIRVAAN L.L.P.

The said Sale Deed is registered with the office of Sub-registrar Kalyan-2 at Sr. No. 394/2021.

Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar' office at Kalyan



  
SAMEER S. TONDAPURKAR  
Advocate

**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

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

To,  
M/s. Venus Nirvana L.L.P. through partner Mr. Sanjay R. Singh.  
Architect – Mr. Shirish G. Nachane (M/s. Sthapatya Nirmaan)  
Structural Engineer – Mr. Arvind Patel, Dombivali.

With reference to your application dated 27/05/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 235/1, Survey No. 48/4B, & Survey No. 48/4C, Village Bhopar, situated at Dombivali (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BP/27Village/2021-22/15/154.

Office Stamp

Date : 28/06/2022.

Yours faithfully,

*for* Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.





कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

सुधारित बांधकाम परवानगी क्र. KDMC/TPD/BP/27 Village/2021-22/15/154.

Dt 28/06/2022.

संदर्भ :- १) KDMC/NRV/BP/27Village/2021-22/15/346, Dt. 11/11/2021

२) जा.क्र.कडोंमपा/नरवि/हविह/१०९२, दि. २६/०५/२०२२

३) आपला दि. २७/०५/२०२२ रोजीचा अर्ज क्र. १०४३२.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. २३५/१, स.नं. ४८/४ब व स.नं. ४८/४क, मौजे भोपर, डोंबिवली (पूर्व) मध्ये ७/१२ उतान्यानुसार एकूण ११३२०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या १०८८८.७५ चौ.मी. क्षेत्रामधील प्लॉट A च्या निव्वळ भूखंडाच्या २६०४.०० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच विषयांकित भूखंडामधून जाणाऱ्या २४.०० मी. रुंद रस्त्याने बांधित २०१३.५० चौ.मी. क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच प्लॉट A चे २६०४.०० चौ.मी. क्षेत्र व २४.०० मी. रुंद रस्त्याचे २०१३.५० चौ.मी. क्षेत्र असे एकूण ४६१७.५० चौ.मी. क्षेत्रावर ५०% Premium FSI प्लॉट A मध्ये विचारात घेऊन १३९८१.९३ चौ.मी. क्षेत्रास संदर्भ क्र. १ अन्वये सुधारित बांधकाम परवानगी प्रदान करण्यात आली होती.

सद्यस्थितीत सुधारित बांधकाम परवानगीचे अनुषंगाने नव्याने केलेल्या सर्व्हेक्षण अहवालानुसार किमान हद्दीनुसार प्राप्त होणाऱ्या १०८८८.७५ चौ.मी. क्षेत्राच्या भूखंडावर उर्वरित Premium FSI तसेच संदर्भ क्र. २ अन्वये मा. आयुक्त महोदय यांनी मंजूर केलेल्या ९९७.२७ चौ.मी. ह.वि.ह. क्षेत्र व त्याअनुषंगाने अनुज्ञेय होणारा Ancillary FSI चा विचार करून एकूण १७२८८.०९ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दि. २७/०५/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत - स्टिल्ड (पी), तळ (पी) (वाणिज्य) + पहिला मजला ते सत्तानास मजले (संहेतारा)  
+ अर्थावीसवा मजला (Amenities Floor)

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.

- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.) यांचे परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- १५) नकाशात टि्रलगा रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- १६) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटींप्रमाणे करणे आपणावर बंधनकारक राहिल.
- १७) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज रसायन विभाग शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- १९) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २०) प्रकरणी विषयांकित भूखंडाच्या पोहच रस्त्याबाबत भविष्यात कोणाचीही तक्रार आल्यास त्याचे निराकरण करणेची संपूर्ण जबाबदारी आपली राहिल.
- २१) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करून याबाबत घनकचरा व्यवस्थापन विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यामध्ये २४.०० मी. रुंद विकास योजना रस्त्याने बांधित क्षेत्र विकसित करून त्याची ताबा पावती व महसूल दफ्तरी ७/१२ महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करू नये याची नोंद घ्यावी.
- २३) प्रकरणी आपत्कालीन व्यवस्थेसाठी बांधकाम नकाशांमध्ये दर्शविलेल्या रिफ्युज एरियाची विक्री करता येणार नाही.



२४) दि.०६/०८/२०२१ रोजीच्या फी पत्रातील दुसऱ्या टप्प्यातील रुपये ८०,७३,६५०/- व तिसऱ्या टप्प्यातील रुपये ७४,१६,३७५/- चा भरणा मुदतीत करणे आपणावर बंधनकारक राहिल. याबाबत आपण फेडरल बँक, मुलूंड शाखा, मुंबई यांचे घनादेश क्र. १५४२६६, १५४२६८, १५४२७२, १५४२७०, दि. ०६/०८/२०२२ व घनादेश क्र. १५४२६७, १५४२७४, १५४२७५, १५४२७९, दि. ०६/०८/२०२३ रोजीचे Post Dated Cheque सादर केलेले आहेत. याबाबत आपण हमीपत्र सादर केले आहे, याची नोंद घ्यावी.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपत्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल :-

अ.क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	15,94,608/-	AC3003	20/06/2022		
२	ARI 020102					
३	ARI 020103	17,695/-	AC3003	20/06/2022		
४	ARI 020104	29,68,380/-	AC3003	20/06/2022		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110	23,00,375/-	AC3003	20/06/2022		
		5,73,003/-	AC5008	27/06/2022		
११	ASI 010304	9,92,100/-	AC2981	20/06/2022		
१२	ASI 010513	8,80,324/-	AC3003	20/06/2022		
१३	ASI 010518	15,94,608/-	AC2992	20/06/2022		
१४	ASI 020519	23,00,375/-	AC3003	20/06/2022		
		5,73,003/-	AC5008	27/06/2022		
	Total	1,37,94,471/-				



सहाय्यक संचालक नगररचना, (पुरित)  
कल्याण डॉ.बिबली महानगरपालिका, कल्याण.

प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी १०'ई' प्रभाग क्षेत्र.