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Village : Belavali.
Ward No : 7/16 @ Rs. 43,900/- per Sq. Mtrs.
Flat Area : 29.30 Sq. Mtrs. Carpet.
Market Value : Rs. 16,21,000/-
Consideration Value: Rs. 30,70,000/-
Stamp Duty Paid : Rs. 1,84,200/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made, entered, and executed on this 11th day of January, 2022 at Badlapur, Taluka Ambarnath, Dist- Thane

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BY AND BETWEEN

M/s. VAKRATUND ENTERPRISES, A Partnership Firm, holding **P.A.N.: AAHFV4136D**. formed under the provisions of the Indian Partnership Act, 1932, and doing its business as Builders, Developers and having its office address at : Shop No 5, Vasundhara Complex, Near Ganesh Ghat, Belavali, Badlapur (East) - 421503, through it's Authorised Partner **Mr. Samir Chandrakant Shete**, Age 45 years, hereinafter called and referred to as '**THE DEVELOPERS/BUILDERS/PROMOTERS**' (which expression shall unless repugnant to the context or meaning thereof means and includes the directors and all its members, executors, administrators and assigns) **OF THE FIRST PART.**

AND

1) Mr. Santosh Bhau Powar, Age 33 years, Indian, Inhabitant, Occupation: Service, holding **P.A.N.: BNWPP8992E**, and **2) Mrs. Vijaya Santosh Powar**, Age 33 years, Indian, Inhabitant, Occupation: Service, holding **P.A.N.: BDMPM3864Q**, both residing at : House No. 113, At Chitale, Post Watangi, Taluka Ajara, District Kolhapur, Maharashtra - 416 504, hereinafter called the "**Allottee/s/Purchaser/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees). **OF THE SECOND PART.**

The Promoter/Developer and Allottee/Purchaser shall hereinafter collectively referred to as the "**Parties**" and individually as "**Party**".

WHEREAS:-



The developers have acquired by registered Agreement for Sale the lands mentioned below and therefore **M/s. Vakratund Enterprises** have requisite Construction Permission & all the other permissions for construction upon the said land from the Kulgaon Badlapur Municipal Council and Concern Authority for land bearing the Kulgaon Badlapur Municipal Council and Concern Authority for land bearing (1) Survey No. 41, Hissa No. 7, Area Admeasuring 0H-32R-40P, P.K. 0H-04R-00P, Total 0H-36R-40P out of the area admeasuring 0H-32R-60P, (2) Survey No.41, Hissa No.6/1/2, Plot No. 1, area admeasuring 366.00 Sq. Mtrs. (3) Survey No.41, Hissa No.6/2, Plot No.2, area admeasuring 272 Sq. Mtrs. (4) Survey No.41, Hissa No.6/E, area admeasuring 365 Sq. Mtrs. (5) Survey No.41, Hissa No.6/CH, area admeasuring 273 Sq. Mtrs. (6) Survey No.41, Hissa No.6/5, Plot No.5, area admeasuring 344 Sq. Mtrs. (7) Survey No.41, Hissa No.6/A/6, Plot No.6, area admeasuring 292 Sq. Mtrs. and (8) Survey No.41, Hissa No.6/G, area admeasuring 463 Sq. Mtrs., Situated at Village **BELVALI**, Tal.-Ambarnath, Dist.-Thane. (the above mentioned lands shall be collectively regarded as 'the project land' for the purpose of this agreement). The said Properties are more particularly described in the **Schedule- I** hereunder written.

AND WHEREAS as per the above recitals, M/s Vakratund Enterprises i.e. the developers / builders herein have been put in possession of the project land.

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AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals herein above;

AND WHEREAS in pursuance of obtaining valid title of the project land, M/s Vakratund Enterprises, through its Partners decided to develop the above said property more particularly described in the schedule herein under written and to construct thereon a building in accordance with the requisite permissions and conditions from the local authority at their own cost and expenses and to dispose of the residential flats / units in the building to be constructed on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof.

AND WHEREAS the said lands is converted to non- agriculture use by the order of the Tahsildar, Ambernath, vide its office order No. Mah/K-1/T-3/Jaminbab/Vinishiti/SR-40/2016 dated 27-10-2016.

AND WHEREAS in pursuance to the rights and authorities conferred upon the Promoter/ Developers herein above mentioned by and under the virtue of the above referred agreements and deed and with the intention to carry out the scheme of construction known as **Paradise Park – Phase 1** (hereinafter referred as "Said Project" and described in Schedule-II and shown in Annexure below), got and obtain the necessary building plans and works commencement certificate approved from the Kulgaon Badlapur Municipal Council vide their permission No K.B.N.P./NRV/B.P./2566/2018-2019, Unique No. 9, dated 12/04/2018.

AND WHEREAS in pursuance to the sanctioned plans and permission and subject to the terms, conditions, stipulations and compliances laid down by the said local authority which are to be performed by the Promoter/Developers, the builders herein have become entitled to commence work of construction of the said project / buildings as shown on the plan annexed hereto.

AND WHEREAS the Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed. The Promoter herein alone has sole and exclusive right to sell the Apartments, Condo/Non Units in the said project to be constructed by the Promoter on the project land and is fully competent to enter into agreement/s, Deeds, with the Allottees/Purchasers, of the Apartments and to receive the sale price in respect thereof.

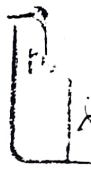
AND WHEREAS the Promoter herein has appointed 1) Architects Inc (For planning and designing the Project) and 2) Mr. Atul Kudtarkar as structural engineer and they have accepted the professional supervision of Architects and the Structural Engineers till the completion of the buildings but the Promoter herein have reserved the right to change such Architects and Structural Engineers before the completion of the buildings if promoters so decide.

AND WHEREAS the Promoter has decided to form an Association of Apartments / Co-operative Housing society of all Premises purchasers of the buildings/project.


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AND WHEREAS the Allottee has offered to purchase an Residential Flat bea Residential Flat No. 1004, on the 10th Floor, (herein after referred to as the said "Flat" in the B Wing, of the Building called Paradise Park – Phase 1 (herein after referred to as the said "Building") being constructed in the first phase of the said project, by the Promoter.

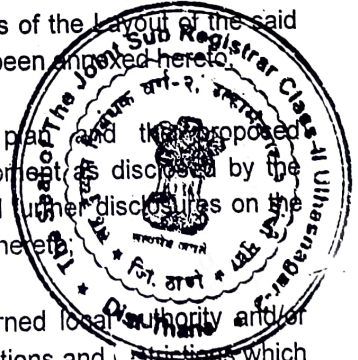
AND WHEREAS The Allottee/s herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/s, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made by State of Maharashtra there under. After the Allottee/s enquiry, the Promoter herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein. That the allottee has given his specific confirmation herein that the responsibility of title of the said land be on the Developer up and until the conveyance of the said building/phase/ wing and the said land thereunder.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are to be constructed have been annexed hereto;

AND WHEREAS, the plan of the construction of the buildings and open spaces are proposed to be provided for on the said phase is sanctioned by Kulgaon Badlapur Municipal Council, vide its order No. K.B.N.P./NRV/B.P./ 2566/2018-2019, Unique No. 9, dated 12/04/2018, the authenticated copies of the plans of the Layout of the said project as approved by the concerned Local Authority have been annexed hereto.

AND WHEREAS the copy of the proposed layout plan and the proposed building/phase/wing plan showing future proposed development, as disclosed by the developer in his registration before the RERA authority and further disclosed on the website as mandated by the developer have been annexed hereto.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s /phase shall be granted by the concerned local authority.



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AND WHEREAS the Promoter has in compliance with rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Promoter while constructing/developing the said project has accordingly commenced construction/development of the same.

AND WHEREAS the allottee/Purchaser has agreed to purchase the said Residential Flat based on going through all the conditions stated in the sanctioned plans by respective competent authorities and have further confirmed that all such conditions shall be bound and abided by the allottee strictly.

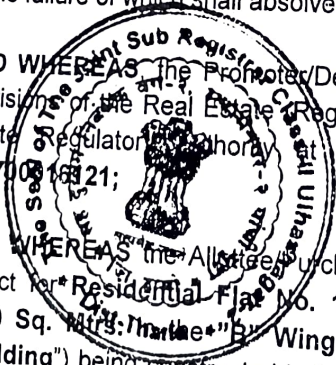
AND WHEREAS the allottee/Purchaser/s on confirmation of accepting all the conditions of sanctioned plans by competent authority, has further stated that if any conditions that have been imposed on the said project/ building/ phase/ wing which are contrary to the prevalent laws/ rules/ regulations under which sanctioned plans have been given shall not be binding on the allottee and that the allottee shall not hold the developer responsible for the such contrary conditions.

AND WHEREAS the allottee/Purchaser/s has independently made himself/themselves aware about the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same;

AND WHEREAS the allottee / Purchaser has been shown the conditions of contracts with the vendors/ contractors/ manufacturers And workmanship and quality stands of products/fittings and fixtures as agreed between promoter and the vendors and on independently verifying the same the allottee has now agreed to the same as conditions mentioned in these contracts and that the allottee agrees to abide by the same failure of which shall absolve the promoter to that extent.

AND WHEREAS the Promoter/Developer has registered the said project under the provision of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulator, Maharashtra, Mumbai on 17/04/2018 under registration No. P5170016321;

AND WHEREAS the Allottee/Purchaser has been allotted for apartment in the said project for Residential Flat No. 1004, on the 10th Floor, having Carpet area of 29.30 Sq. Mtrs. in the "B" Wing, in the Building called Paradise Park Phase 1 ("Building") being constructed in the said project (hereinafter referred to as The Said Flat" and limited common areas and facilities both of which are more particularly described in Schedule III and the floor plan of the flat is annexed hereto; ("Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment)



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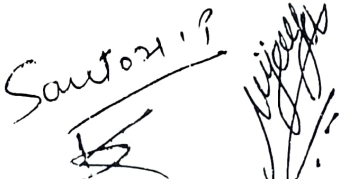
Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations and modifications which may adversely affect the Apartment of the Allottee/s except any alterations or additions or modifications in the sanctioned plans, layout plans and specifications of the buildings or common areas of the said phase which are required to be made by promoter in compliance of any direction or order, etc. issued by, the competent authority or statutory authority, under any law of the State or Central Government, for the time being in force. Promoter may also make such minor additions and alterations as may be required by the Allottee.

2. CONSIDERATION/PRICE OF THE SAID APARTMENT:-

2.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Residential Flat No. 1004, on the 10th Floor, having Carpet area of 29.30 Sq. Mtrs., in the "B" Wing, in Building Paradise Park Phase 1 ("Building") (hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto for the consideration of Rs.30,70,000/- (Rupees Thirty Lakhs Seventy thousand Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the limited common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

2.2 The Purchaser / Allottee/s agrees and understands that timely payment towards purchase of the said Residential Flat as per payment plan/schedule hereto is the essence of the Agreement. The Purchaser / Allottee has paid installment of consideration in the following manner :-

Rs.	10%	As earnest money
Rs.	10%	On completion of plinth
Rs.	3%	On completion of 1 st floor slab
Rs.	3%	On completion of 2 nd floor slab
Rs.	3%	On completion of 3 rd floor slab
Rs.	4%	On completion of 4 th floor slab
Rs.	3%	On completion of 5 th floor slab
Rs.	3%	On completion of 6 th floor slab
Rs.	3%	On completion of 7 th floor slab
Rs.	4%	On completion of 8 th floor slab
Rs.	4%	On completion of 9 th floor slab
Rs.	4%	On completion of 10 th floor slab
Rs.	3%	On completion of 11 th floor slab
Rs.	3%	On completion of 12 th floor slab
Rs.	10%	On completion of Brickwork
Rs.	10%	On completion of plaster work .
Rs.	8%	On completion of Tiles work.
Rs.	6%	On completion of colouring.
Rs.	4%	On completion of sliding work
Rs.	2%	On possession

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The purchaser herein has agreed to purchase the said Residential Premises as on investor as laid down in Article 5(2) of the Bombay Stamp Act 1958 & hence it is entitled to adjust the stamp duty to the agreement against the duty payable to the agreement by the Purchaser herein to the subsequent Purchaser as per provision of the said clause Article 5(2).

The Purchaser/s declares hereby that he/ she/ they has/ have read and fully understood and agreed to the contents of this agreement and thereafter the same has been executed by the Purchaser/s.

SCHEDULE - I

ALL THAT PIECE AND PARCEL land bearing (1) Survey No. 41, Hissa No. 7, Area admeasuring 0H-32R-40P, P.K. 0H-04R-00P, Total 0H-36R-40P out of the area admeasuring 0H-32R-60P, (2) Survey No.41, Hissa No.6/1/2, Plot No. 1, area admeasuring 366.00 Sq. Mtrs. (3) Survey No.41, Hissa No.6/2, Plot No.2, area admeasuring 272 Sq. Mtrs. (4) Survey No.41, Hissa No.6/E, area admeasuring 365 Sq. Mtrs. (5) Survey No.41, Hissa No.6/CH, area admeasuring 273 Sq. Mtrs. (6) Survey No.41, Hissa No.6/5, Plot No.5, area admeasuring 344 Sq. Mtrs. (7) Survey No.41, Hissa No.6/A/6, Plot No.6, area admeasuring 292 Sq. Mtrs. and (8) Survey No.41, Hissa No.6/G, area admeasuring 463 Sq. Mtrs., Situated at Village BELVALI, Tal.-Ambarnath, Dist.-Thane. within the limits of the Registration District Thane, Sub registration District Ulhasnagar and also within the limits of Kulgaon Badlapur Municipal Council and bounded as follows:

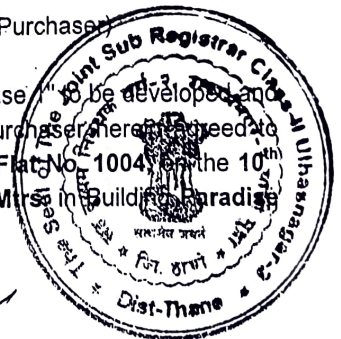
On or towards East	:	Survey No 38/8/1
On or towards West	:	Road
On or towards South	:	Survey No 37
On or towards North	:	Survey N 38/2

The Promoter is developing and constructing the project by name "Paradise Park Phase 1" on above mentioned property, in various phases and wings like A, B etc.

SCHEDULE - II

(Description of premises to be purchased by Purchaser)

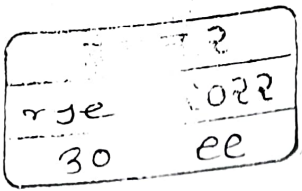
In a proposed project named as "Paradise Park - Phase 1" to be developed and constructed on the property mentioned Schedule I, the Purchaser herein agreed to purchase and Promoter herein agreed to sale Residential Flat No. 1004 on the 10th Floor, in the "B" Wing, having Carpet area of 29.30 Sq. Mtrs. in Building Paradise Park Phase 1.



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**SCHEDULE - II,
COMMON AREAS AND FACILITIES**

(a) COMMON AREAS

1. The land under the buildings
2. The footings, RCC structures and main walls of the buildings.
3. Staircase columns and lift as with lift room in the building/s
4. Common salvage/drainage, water, electrical lines, power backup.
5. Common ground water storage tank and overhead tank.
6. Electrical meters, wiring connected to common lights, lifts, pumps.
7. Top terrace.

(b) LIMITED COMMON AREAS AND FACILITIES:

1. Partition walls between the two units shall be limited common property of the said two units.
2. The parking areas under stilts/ marginal open spaces/ basements and portions thereof may be allotted for exclusive use of the specific Residential Premises by the Promoter as per his discretion or retained by him.
3. Other exclusive and limited common area and facilities as mentioned in the Agreement.
4. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.
5. Land around building and open areas.

Savitri P.

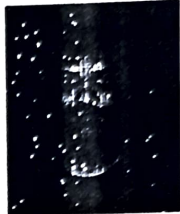


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IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on the day, month and the years herein above written.

Signed, sealed and delivered by)
 The within named)
 PROMOTER/ DEVELOPER)
 M/S. VAKRATUND ENTERPRISES)
 through Its PARTNER –)
 Mr. Samir Chandrakant Shete)
 PARTY OF THE FIRST PART)



Signed, sealed and delivered by)
 the within named)
 Purchaser/s /Allottee)
 1) Mr. Santosh Bhau Powar)
 PARTY OF THE SECOND PART)


 Santosh P




2) Mrs. Vijaya Santosh Powar)
 PARTY OF THE SECOND PART)






In the presence of:

1. Sanman N. Pathani



2. Omkar S. Pathani





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WING 'B'



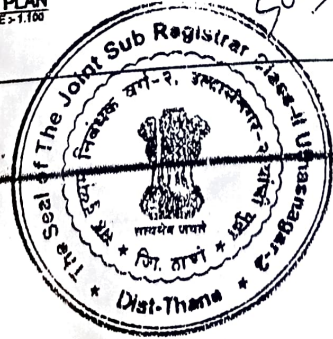
2ND, 4TH, 6TH, 10TH & 12TH FLOOR PLAN
SCALE: 1:100

STATEMENT OF AREAS IN SQ. MT.		
FLAT NO.	CUMULATIVE AREA	EXCLUSIVE AREA
201, 401, 601, 1001, 1201	38.78	14.80
202, 402, 602, 1002, 1202	39.82	21.17
203, 403, 603, 1003, 1203	48.86	14.37
204, 404, 604, 1004, 1204	29.30	13.86
205, 405, 605, 1005, 1205	28.82	16.14
206, 406, 606, 1006, 1206	28.82	12.90
207, 407, 607, 1007, 1207	32.86	13.08
208, 408, 608, 1008, 1208	31.45	14.18
EXCLUSIVE AREA INCLUDES - BALC., A.P., TERRACE, C.B., VERANDA & EXTERNAL WALL APPURTENANT TO THE FLAT		
DESCRIPTION		
PROPOSED HOUSING COMPLEX ON PROPERTY BEARING S.NO. 41, H.NO. 6 & 7 (PT) OF VILL - BELAVALL, TAL: AMBERNATH, DIST: THANE.		
BUILDERS & DEVELOPERS		
VAKRATUND ENTERPRISES BADLAPUR (EAST)		
NAME OF ARCHITECTS		
ARCHITECTS INC. KULGONK-BADLAPUR (E)		

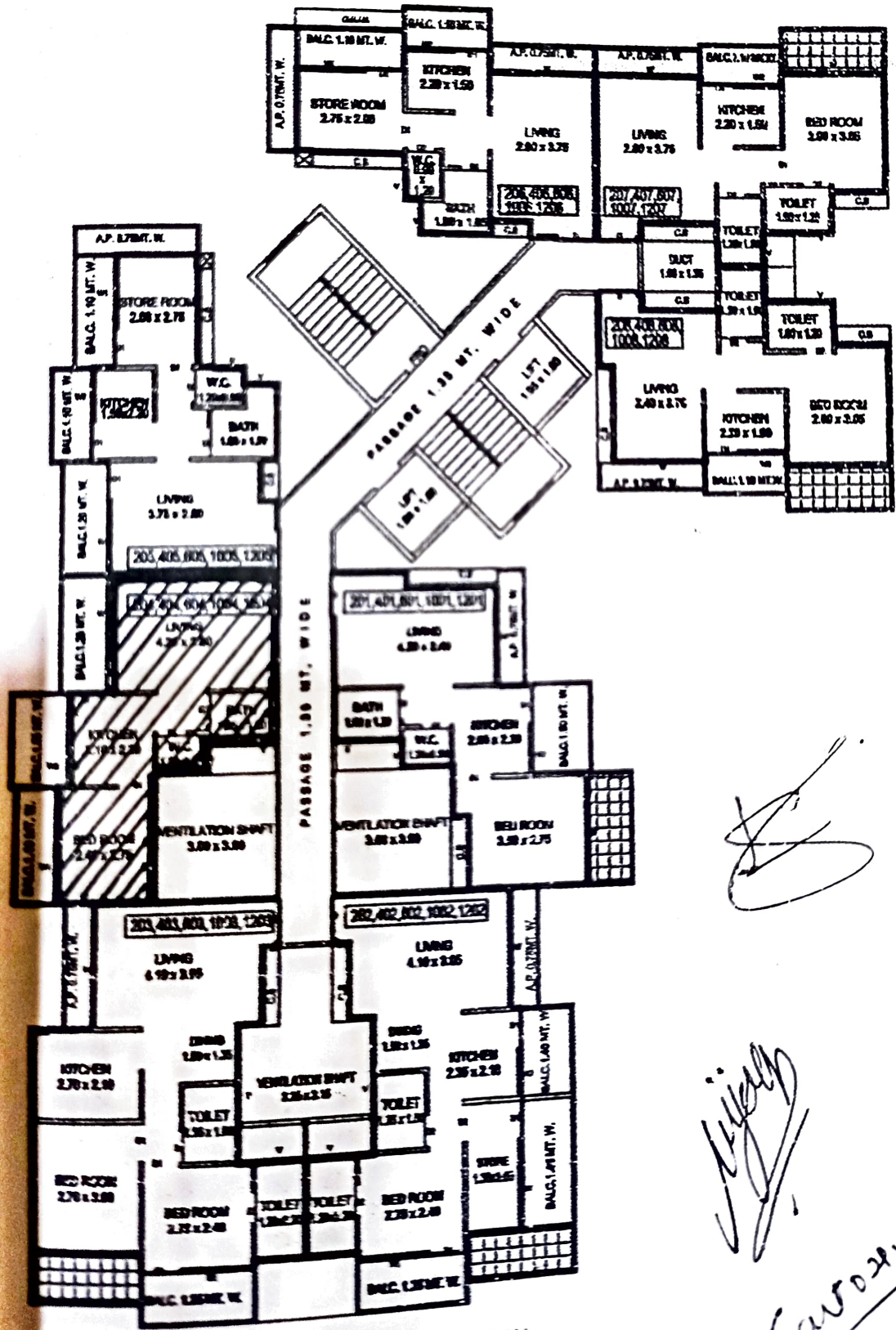
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WING 'B'



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Sawyer, P

2ND, 4TH, 6TH, 10TH & 12 TH FLOOR PLAN
 WING 'B'
 SCALE: 1:100





11/01/2022

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दुय्यम निबंधक : मह दु.नि. उल्हासनगर 2

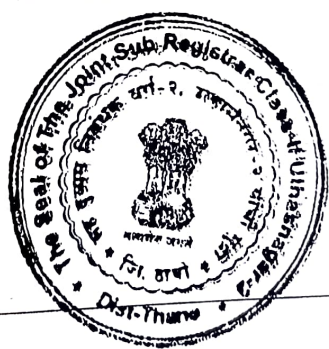
दम्न क्रमांक : 459/2022

नोंदणी :

Regn:63m

गावाचे नाव : बेलवली

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3070000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1621000	
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(अमल्यास)		1) पालिकेचे नाव:कुळगांव-वदलापूर इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 7/16,मौजे बेलवली,ता. अंबरनाथ,जि. ठाणे,येथील 1)मळें नं. 41,हिस्मा नं. 7,क्षेत्र(0-32-40)हे-आर-प्रति,गं.ख.(0-04-00)हे-आर-प्रति,एतुण क्षेत्र(0-36-40)हे-आर-प्रति यापैकी(0-32-60)हे-आर-प्रति,2)मळें नं. 41,हिस्मा नं. 6/1/2,प्लॉट नं. 1,क्षेत्र 366.00 चौ. मी.,3)मळें नं. 41,हिस्मा नं. 6/2,प्लॉट नं. 2,क्षेत्र 272 चौ. मी.,4)मळें नं. 41,हिस्मा नं. 6/ड पैकी,क्षेत्र 365 चौ. मी.,5)मळें नं. 41,हिस्मा नं. 6/व,क्षेत्र 273 चौ. मी.,6)मळें नं. 41,हिस्मा नं. 6/5,प्लॉट नं. 5,क्षेत्र 344 चौ. मी.,7)मळें नं. 41,हिस्मा नं. 6/अ/6,प्लॉट नं. 6,क्षेत्र 292 चौ. मी.,आणि 8)मळें नं. 41,हिस्मा नं. 6/ग,क्षेत्र 463 चौ. मी.,यावरील परगडार्डज पार्क फेज -1 विल्डिंग मधील बी-बिंग,दहावा मजला,सदनिका क्र. 1004,सदनिकाचे क्षेत्र 29.30 चौ. मी. कारपेट. (Survey Number : 41 ;)
(5) क्षेत्रफळ		1) 29.30 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मे. वक्रतुंड एन्टरप्रायझेस तर्फे भागीदार श्री. समीर चंद्रकांत शेटे वय:-45; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: दुकान क्र.5, वसुंधरा कॉम्प्लेक्स, गणेश घाटाजवळ, बेलवली, वदलापूर पुर्व, ता. अंबरनाथ, जि. ठाणे., ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAHFV4136D
(8)दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-संतोष भाऊ पोवार वय:-33; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: घर नं. 113, चिंतळे, पोस्ट वाटंगी, ता. आजरा, जि. कोल्हापूर, महाराष्ट्र. , ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, कोळ:आपूर. पिन कोड:-416504 पॅन नं:-BNWPP8992E 2): नाव:-विजया संतोष पोवार वय:-33; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: घर नं. 113, चिंतळे, पोस्ट वाटंगी, ता. आजरा, जि. कोल्हापूर, महाराष्ट्र. , ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, कोळ:आपूर. पिन कोड:-416504 पॅन नं:-BDMPM3864Q
(9) दम्नऐवज करून दिल्याचा दिनांक		11/01/2022
(10)दस्त नोंदणी केल्याचा दिनांक		11/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ		459/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क		184200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क		30000
(14)शेरा		

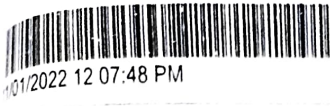


सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-







(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



दस्त गोपवाग भाग-2



उत्तर 2 ee-ee
दस्ता क्रमांक 459/2022

दस्ता क्रमांक 459/2022
दस्ता प्रकार - करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	दस्ता क्रमांक	प्रमाणित दस्ता
1	नाम मे. बरकतुह एल्टरप्रायझेम नॉर्वे, भागीदार पी. मधीर चंद्रकांत शेटे पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव, दुकान क्र 5, बसुंधरा सौम्यसेवा, गोपेश घाटाजवळ, वेल्डबर्मी, बदलापुर पूर्व, ता. अंबरनाथ जि. ठाणे, कर्नाट नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन नंबर AAHFV4136D	रिट्टन वेल्डर वय -45 स्वाधरी.		 
2	नाम मनोप भाऊ पोवार पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव, घर नं. 113, चित्रळे, पोस्ट वाटंगी, ना. आजरा, जि. कोल्हापूर, महाराष्ट्र, कर्नाट नं. - , रोड नं. - , महाराष्ट्र, कोळ आपुर पिन नंबर:BNWPP8992E	रिट्टन वेल्डर वय -33 स्वाधरी.		 
3	नाम, विजया मनोप पोवार पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव, घर नं. 113, चित्रळे, पोस्ट वाटंगी, ना. आजरा, जि. कोल्हापूर, महाराष्ट्र, कर्नाट नं. - , रोड नं. - , महाराष्ट्र, कोळ आपुर पिन नंबर:BDMPM3864Q	रिट्टन वेल्डर वय -33 स्वाधरी.		 

दस्ता दस्तऐवज करून देणार न्यायाधीन करारनामा चा दस्त ऐवज करून दिल्याचे कवून देणार.
शिफ्टा क्र 3 ची वेळ: 11 / 01 / 2022 12 : 06 : 52 PM

ओळख -
मदत इमम दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख नदविनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	दस्ता क्रमांक	प्रमाणित दस्ता
1	नाम: अॅड. सन्मान नंदकुमार पाठाडी - वय: 50 पत्ता: मातृमिध्डी मांसायटी, गांधी चौक, कुळगांव, बदलापुर पूर्व, ता. अंबरनाथ, जि. ठाणे पिन कोड: 421503		 

शेका क्र.4 ची वेळ: 11 / 01 / 2022 12 : 07 : 24 PM

शिफ्टा क्र.5 ची वेळ: 11 / 01 / 2022 12 : 07 : 31 PM नोंदणी पुस्तक 1 मध्ये

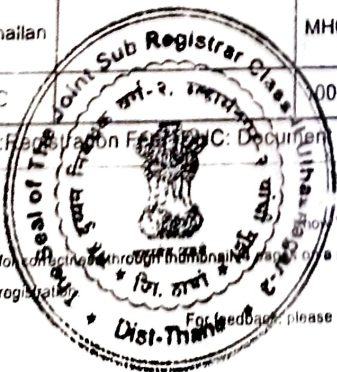
Sub Registrar Ulhasnagar 2

प्रमाणित करण्यात येते की, या दस्तऐवजा
मध्ये एकूण EE पाले आहेत.
राह दुय्यम निबंधक वर्ग-२, उल्हासनगर वर्ग-२
पुस्तक क्र १ चे 5YE क्रमांकाचे नोंदला.
दिनांक :- ११/०१/२०.२२
(म. बी. घळाप)

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Date
1	Santosh B Powar	eChallan	69103332022011019888	MH011460330202122E	184200.00	SD	0005501886202122	11/01/2022
2	Santosh B Powar	eChallan		MH011460330202122E	30000	RF	0005501886202122	11/01/2022
3		DHC		001202211324	1980	RF	1001202211324D	11/01/2022

D: Stamp Duty [RF: Deface] F: Fee [RF: C: Document Handling Charges]



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उ.ह.न.२	
२५९	२०
६०	९

तहसिलदार तथा कार्यकारी दस्तावेजकारी कार्यालय अंतर्गत न्याय

पत्ता :- नवीन प्रशासकीय इमारत पहिला माळा, अंबरनाथ (पश्चिम) ४२१ ५०१

दुरध्वनी क्रमांक- ०२५१- २६८८००० फॅक्स क्रमांक- ०२५१- २६८८०००

E Mail- tahambarnath@gmail.com

क्र.मह./क-१/टे-३/जमिनबाब/विनिश्चिती/एसआर-१०/२०१६

दिनांक २७/१०/२०१६

प्रति,

नियोजन प्राधिकारी, तथा मुख्याधिकारी,
कुळगाव बदलापूर नगरपरिषद, कुळगाव

विषय :- महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ अ(१) (अ)

प्रमाणे वर्ग भोगवटा व भार विनिश्चितीबाबत

मौजे- बेलवली, ता.अंबरनाथ जि.ठाणे

स.नं. ४१/६ पै., क्षेत्र ३६५.३८, स.न. ४१/६ पै., क्षेत्र २७३.५९, स.न. ४१/६ पै., क्षेत्र ४६२.९६, स.न. ४१/६ पै., प्लॉट नं. १, क्षेत्र ३६६.५२, स.न. ४१/६ पै., प्लॉट नं. २, क्षेत्र २७२.२५, स.न. ४१/६ पै., प्लॉट नं. ५, क्षेत्र ३४४.२०, स.न. ४१/६ पै., प्लॉट नं. ६, क्षेत्र २९२.६४, स.न. ४१/६, क्षेत्र ३२६०.०० एकूण क्षेत्र ५६३७.५४ चौ.मी.

मे. यक्रतुंड एन्टरप्राईजेस तर्फे श्री. विजय मोतीराम पातकर व इतर १, सुहास कौतिक फाळके व इतर ३, सुलोचना नथु डाके व इतर ३, मुरलीधर एकनाथ भंगडे.

संदर्भ :- १) महसूल व वनविभाग यांचेकडील शासन निर्णय क्र.एनएपी-२०१६/प्र.क्र.७/टी-१ दि.२२/०३/२०१६

२) मा. जिल्हाधिकारी, ठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे-२/विनिश्चिती/२०१६ दि. ११/०३/२०१६

३) आपलेकडील पत्र क्र.कुबनप./नरवि/विनिश्चिती प्रस्ताव संदर्भ क्र. कुबनप/नरवि/१६१८/२०१५-१६ दि. २४/०२/२०१६

परिशिष्ट "अ"

महाराष्ट्र जमिन महसूल संहिता, १९६६ च्या कलम ४२-अ (१) (अ) मधील तरतुदीन्वये जमिनीच्या भोगवटा, व भार यांच्या विनिश्चिती बाबतचे प्रमाणपत्र



नियोजन प्राधिकारी, तथा मुख्याधिकारी, कुळगाव बदलापूर नगरपरिषद, कुळगाव यांच्या नियोजन अधिकाऱ्याकडून गौजे बेलवली, तालुका अंबरनाथ, जिल्हा ठाणे येथील स.नं. ४१/६ पै., क्षेत्र ३६५.३८, स.न. ४१/६ पै., क्षेत्र २७३.५९, स.न. ४१/६ पै., क्षेत्र ४६२.९६, स.न. ४१/६ पै., प्लॉट नं. १, क्षेत्र ३६६.५२, स.न. ४१/६ पै., प्लॉट नं. २, क्षेत्र २७२.२५, स.न. ४१/६ पै., प्लॉट नं. ५, क्षेत्र ३४४.२०, स.न. ४१/६ पै., प्लॉट नं. ६, क्षेत्र २९२.६४, स.न. ४१/६, क्षेत्र ३२६०.०० एकूण क्षेत्र ५६३७.५४ चौ.मी या जमिनीच्या संदर्भात कलम ४२-अ (१) (अ) अन्वये विनिश्चितीसाठी प्राप्त झालेल्या संदर्भाच्या अनुषंगाने उपलब्ध अद्यावत भूमी अभिलेखांच्या आधारे सदर जमिनीसंबंधातील जमिनीचा वर्ग, मालकीचा भोगवटा व त्यावरील भाराबाबत खालीलप्रमाणे विनिश्चिती करण्यात येत आहे.

प्रस्तुत प्रकरणी मंडळ अधिकारी अंबरनाथ यांचे दि. २९/०३/२०१६ रोजीच्या अहवालानुसार तसेच आपण याबाबत सादर केलेले जमिनीचे आजरोजीचे गाव नमुना नं ७/१२ उतारे पाहता मौजे बेलवली, ता. अंबरनाथ स.नं. ४१/६ पै., क्षेत्र ३६५.३८, स.न. ४१/६ पै., क्षेत्र २७३.५९, स.न. ४१/६ पै., क्षेत्र ४६२.९६, स.न. ४१/६ पै., प्लॉट नं. १, क्षेत्र ३६६.५२, स.न. ४१/६ पै., प्लॉट नं. २, क्षेत्र २७२.२५, स.न. ४१/६ पै., प्लॉट नं. ५, क्षेत्र ३४४.२०, स.न. ४१/६ पै., प्लॉट नं. ६, क्षेत्र २९२.६४, स.न. ४१/६, क्षेत्र ३२६०.०० एकूण क्षेत्र ५६३७.५४ चौ.मी या जमिनीच्या संदर्भात कलम ४२-अ (१) (अ) अन्वये विनिश्चिती करण्यात येत आहे.

(Handwritten signature)



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 :
51700016121

Project: *Paradise Park - Phase 1, Plot Bearing / CTS / Survey / Final Plot No. Survey No 41 at Badlapur (M Cl), Ambarnath, Thane, 421503;*

1. *M/S Vakratund Enterprises* having its registered office / principal place of business at *Tehsil: Ambarnath, District: Thane, Pin: 421053.*

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 17/04/2018 and ending with 31/03/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasantrao Premchand Prabhu
(Secretary, MahaRERA)
Date: 4/11/2018 9:14:54 PM

17/04/2018

Mumbai

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