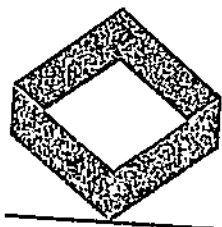




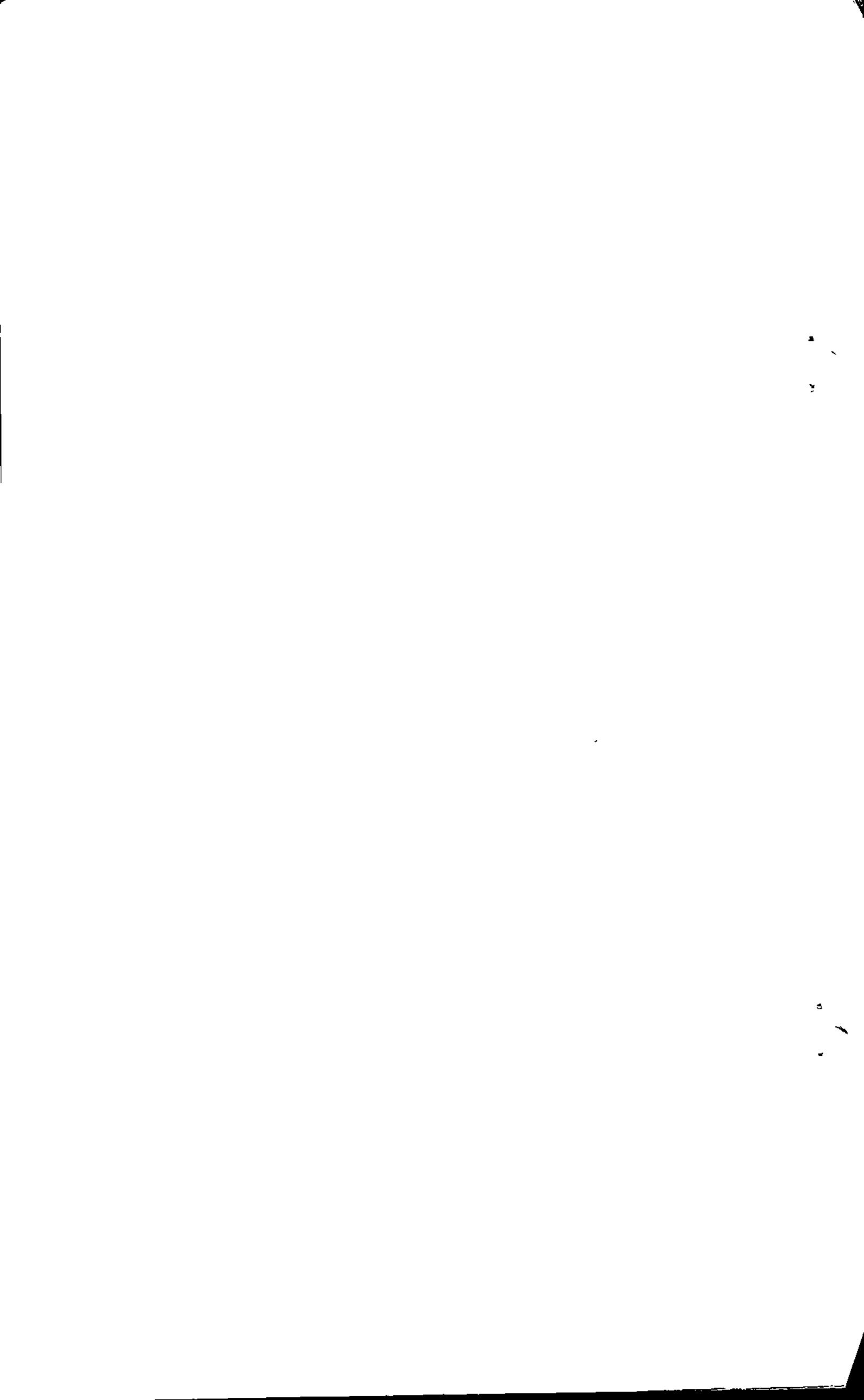
KOHINOOR
Foundation for a better life



AGREEMENT FOR SALE



KOHINOOR
EDEN



339/4997

पावती

Original/Duplicate

Wednesday, April 26, 2023

नोंदणी क्र 39म

1:45 PM

Regn.: 39M

पावती क्र : 5928 दिनांक 26/04/2023

गावाचे नाव. अडिवळी ढोकळी
दस्तावेजाचा अनुक्रमांक: उहून3-4997-2023
दस्तावेजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: सुमित संभाजी मुळे

नोंदणी फी ₹. 30000 00
दस्त हाताळणी फी ₹ 1600 00
पृथांची संख्या: 80

एकूण ₹. 31600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:04 PM ह्या वेळेस मिळेल.

उपस्थित
स्थान: उल्हासगार 3
उल्हासगार क.३

वाजार मुल्य ₹ 1612500 /-
मोवदला ₹.3336680/-
भरलेले मुद्रांक शुल्क : ₹. 233600/-

- 1) देयकाचा प्रकार DHC रकम: ₹.1600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2404202310229 दिनांक 26/04/2023
वैकेचे नाव व पत्ता
- 2) देयकाचा प्रकार eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001097558202324E दिनांक 26/04/2023
वैकेचे नाव व पत्ता:

S. S. Mule

IT9dH

4/26/2023

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मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीच)						
Valuation ID	202304252483			25 April 2023 12:14:08 PM		
मूल्यांकन वर्ष	2023					
विभाग	दाल					
मूल्यांकन विभाग	तानुबा कल्याण					
उप मूल्यांकन विभाग	56/180 भाद्रपती-दादरडी गावातील फोडवाड विभागातील विद्युतकमी					
संस्थांचे नाव	Kalyan/Dombival Municipal Corporation		मदरे नंबर व भू क्रमांक	साई नगर 3B		
आर्थिक मूल्य हा तालुकामुसार मूल्यांकन म.						
मूली मूल्य	विभागीय मूल्य	संपत्तिस	दस्ता	भौतिक	वाढविलेले मूल्य	
4100	32400	37400	46000	37400	०	
घाणीय क्षेत्राची माहिती	वाढविलेले मूल्य (Built Up)	43 087 चौ. फीट	विद्युतकमीचा घटक -	विभागीय मूल्य	विद्युतकमीचा घटक	घटक
वाढविलेले मूल्य	1 आर ली ली	विद्युतकमीचा घटक -	0 TO 200	वाढविलेले मूल्य	०	Rs. 26620
उपस्थान स्थिति -	आर	घटक -	21ft and Above			
Sale Type - First Sale						
Sale Resale of built up Property constructed after circular dt 02/01/2018						
घटक मूल्य घट/वाढ	= 100 - 100 Appls to Rate Rs. 35640					
घटा-तानुबा विद्युतकमीचा घटक चौ. फीट मूल्य	= ((घाणीय मूल्य - मूल्य अंश) * 100) / 100 = (35640 - 4100) * 100 / 100 = Rs. 35640					
A) मूल्यांकन मूल्य	= घटक मूल्य घट * विद्युतकमीचा घटक					
	= 35640 * 43 087					
	= Rs. 1535620.98					
Applicable Rules	- 3 9 18 19					
एकूट मूल्य	= A + B + C + D + E + F + G + H + I + J = 1535620.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 1535621.45 = ₹ पंधरा लाख पन्नास हजार सात एकाश /-					

Home Print

उद्देश - ३
 दस्ता क्र. ५९९५ २०२३
 १. २०

१
 कायद्वयम विवेचक कमी-३
 महासभार क.३



SCANNING OK

1. The first part of the document is a list of names and addresses of the members of the committee. The names are listed in alphabetical order, and the addresses are listed below each name. The list includes the names of the members of the committee, the names of the members of the sub-committee, and the names of the members of the advisory committee.

2. The second part of the document is a list of the names and addresses of the members of the committee. The names are listed in alphabetical order, and the addresses are listed below each name. The list includes the names of the members of the committee, the names of the members of the sub-committee, and the names of the members of the advisory committee.

3. The third part of the document is a list of the names and addresses of the members of the committee. The names are listed in alphabetical order, and the addresses are listed below each name. The list includes the names of the members of the committee, the names of the members of the sub-committee, and the names of the members of the advisory committee.

4. The fourth part of the document is a list of the names and addresses of the members of the committee. The names are listed in alphabetical order, and the addresses are listed below each name. The list includes the names of the members of the committee, the names of the members of the sub-committee, and the names of the members of the advisory committee.

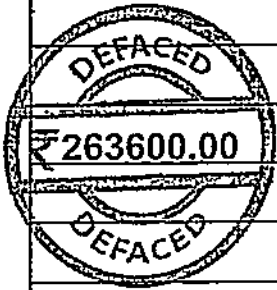


CHALLAN
MTR Form Number-6



GRN	MH001097558202324E	BARCODE	II 1100 01 10000000000000000000000000000000	Date	24/04/2023-17 40 19	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AAHCK5827B		
Office Name	ULH3_UL-HASNAGAR 3 JT SUB REGISTRAR	Full Name	MS KGI REALTY PVT LTD				
Location	THANE	Flat/Block No	FLAT NO 2207, FLOOR NO 22ND, BLDG NO 3				
Year	2023-2024 One Time	Premises/Buidling	KOHINOOR EDEN,				

Account Head Details	Amount In Rs	Road/Street	S NO 36, H NO 23/3, S NO 36 H NO 24 AT ADIVALI, DHOKLI
0030046401 Stamp Duty	233600 00	Area/Locallty	AMBARNATH
0030063301 Registration Fee	30000 00	Town/City/District	
		PIN	4 2 1 3 0 6
		Remarks (If Any)	PAN2=CQQPM2940D-SecondPartyName=SUMIT SAMBHAJI MULE-CA=3336680
Total	2,63,600 00	Amount In Words	Two Lakh Sixty Three Thousand Six Hundred Rupees Only



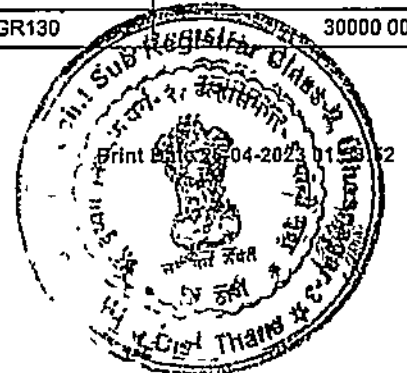
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No	69103332023042419288	2804839134
Cheque/DD No		Bank Date	RBI Date	24/04/2023-17 41 19	Not Verfied with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No , Date	100 . 25/04/2023		

Department ID: 9970143856
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलय केवल दुख्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व कार्यालयाच्या दस्तासाठी सदर चलय लागू नाही.

Mobile No	9970143856
Registered	2023
दस्ता क्र.	8530
	2/20

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-339-4997	0000647853202324	26/04/2023-13 45 08	IGR130	30000 00





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2	(IS)-339-4997	0000640893202324	26/04/2023-13 45 08	IGR130	233600 00
Total Defacement Amount					2,63,600 00

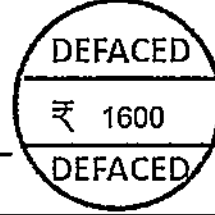


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2404202310229	Receipt Date	26/04/2023
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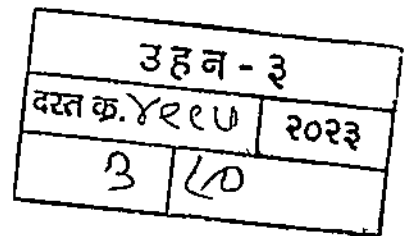
Received from JT SUB REGISTRAR ULHASNAGAR, Mobile number 8454819276, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 4997 dated 26/04/2023 at the Sub Registrar office Joint S.R. Ulhasnagar 3 of the District Thane Grm.



Payment Details

Bank Name	SBIN	Payment Date	24/04/2023
Bank CIN	10004152023042409166	REF No.	311412948639
Deface No	2404202310229D	Deface Date	26/04/2023

This is computer generated receipt, hence no signature is required.





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CHALLAN
MTR Form Number-6



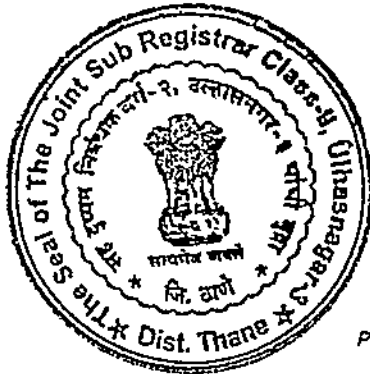
GRN	MH001097558202324E	BARCODE	[Barcode]		Date	24/04/2023-17 40 19	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No (If Applicable)	AAHCK5827B			
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			Full Name	MS KGI REALTY PVT LTD			
Location	THANE			Flat/Block No	FLAT NO 2207 FLOOR NO 22ND BLDG NO 3			
Year	2023-2024 One Time			Premises/Building	KOHINOOR EDEN			
Account Head Details		Amount In Rs		Road/Street				
0030046401	Stamp Duty	233600 00		S NO 36 H NO 23/3 S NO 36 H NO 24 AT ADIVALI, DHOKLI				
0030063301	Registration Fee	50000 00		Area/Locality				
				AMBARNATH				
				Town/City/District				
				PIN				
				4 2 1 3 0 6				
				Remarks (If Any)				
				PAN2=CQQPM2940D-SecondPartyName=SUMIT SAMBHAJI				
				MULE-CA=3336680				
				Amount In	Two Lakh Sixty Three Thousand Six Hundred Rupees O			
				Words	nly			
Total			2,63 600 00					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD No			Cheque-DD Details		Bank CIN	Ref No	69103332023042419288 2804839134	
Name of Bank			उ.ह.न.-३		Bank Date	RBI Date	24/04/2023-17 41 19 Not Verified with RBI	
Name of Branch			दस्तावेज क्र. १११११ २०२३		Bank-Branch	IDBI BANK		
			१११११		Scroll No	Date	Not Verified with Scroll	

Department ID

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

Mobile No 9970140856

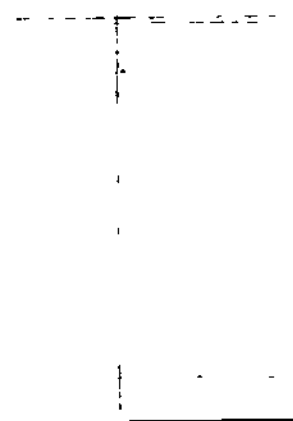
सदर चालान केवल दुर्यग निराधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चालान लागू नाही.



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2404202310229
Date	24/04/2023
Received from JT SUB REGISTRAR ULHASNAGAR, Mobile number 8454819276, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S R Ulhasnagar 3 of the District Thane Grm	
Payment Details	
Bank Name	SBIN
Date	24/04/2023
Bank CIN	10004152023042409166
REF No	311412948639
This is computer generated receipt, hence no signature is required	

उहन - ३	
दस्तक. ४९९०	२०२३
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A small, faint handwritten mark or character, possibly a number or letter, located near the bottom left edge.

THIS AGREEMENT FOR SALE is made at AMBLRNATH on this 26 day of April, 2023,

BETWEEN

M/s. KGI REALTY PVT LTD., (PAN NO.: AAHCK5827B, a company registered under the Companies Act 2013, having its registered office at PLOT NO 650(P) & 651(P), MEZZANINE FLOOR, SAGARICA APARTMENTS, NEAR CHOPDA COURT, ULHASNAGAR, THANE - 421003 and hereinafter referred to as "THE DEVELOPER" (which expression shall, unless contrary to the context or meaning thereof, mean and include its successor and assigns) of the ONE PART

AND

- 1) MR. SUMIT SAMBHAJI MULE age 32 years, having PAN: COOPM2940D
and
- 2) MRS. SHILPA SUMIT MULE age 24 years, having PAN: CITPA4178G

above both are an Indian inhabitant residing at - N-12, ED-7/16, BHARAT MATA NAGAR, HUDCO CIDCO COLONY, S.O AURANGABAD, MAHARASHTRA - 431003
E-mail address sumitsambhajimule143@gmail.com
WhatsApp Number 9970143856.

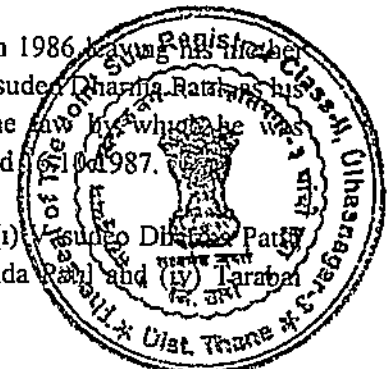
hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

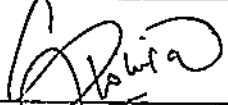
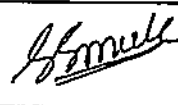
WHEREAS

TITLE.

- A.1 By and under Certificate dated 19th April 1964 issued under section 32M of the Bombay Tenancy and Agricultural Lands Act, 1958 Shri Yashwant Dharma Patil purchased for Rs 1,967/- two parcels of agricultural lands bearing Survey No. 36, Hissa No 23 / 3 admeasuring 1 H 2 R equivalent to 10,200 square meters and Survey No 36, Hissa No 24 admeasuring 1 H 92 R equivalent to ~~19,200~~ square meters, admeasuring in aggregate 29,400 square metres situated in Village Adivali - Dhokli, Tal. Ambarnath, Dist. Thane, more particularly described in the First Schedule hereunder written and hereinafter referred to as 'the Larger Land'. The said Larger Land is delineated by black colored boundary line on TILR Plan annexed hereto as Annexure 'A'. A copy of the 7/12 Extracts in respect of the Larger Land are hereto annexed as Annexure 'B'.

- A.2 The said Shri Yashwant Dharma Patil died in 1986 leaving his share Smt Parvati Dharma Patil and his brother Vasudeo Dharma Patil as his only heirs and next of kin according to the law by which he was governed, as per Mutation Entry No. 540 dated 06/04/1987.
- A.3 The said Parvati Dharma Patil, died leaving (i) Vasudeo Dharma Patil (ii) Somubai Kalu Kade, (iii) Jannabai Dunda Patil and (iv) Tarabai Patil.



 FOR DEVELOPER	 PURCHASER/S
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Shankar Joshi, as her only heirs and next of kin according to the law by which she was governed as per Mutation Entry No. 572 dated 18.9.1992.

A.4. The said Vasudeo Dharma Patil died on 9.11.2006 leaving behind (i) Nirmala Vasudeo Patil, (ii) Sapna Vasudeo Patil, (iii) Mamta Vasudeo Patil, (iv) Sajan Vasudeo Patil as his only heirs according to the law by which he was governed as per Mutation Entry No. 713 dated 2.7.2008.

A.5. The said Smt. Somubai Kalu Kadu and Jannabai Dunda Patil executed a registered relinquishment deed dated 25.6.2008. Consequently, their names were deleted from revenue record vide Mutation Entry No. 727 dated 25.9.2008.

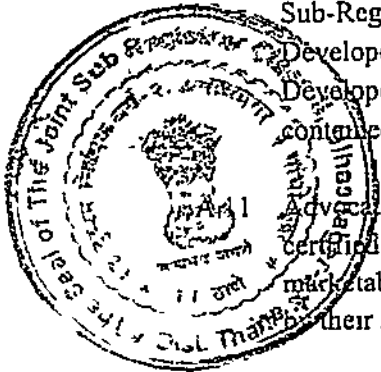
A.6. By the Power of Attorney dated 19.12.2010, registered in the office of Sub-Registrar, Ulhasnagar - III at Serial No. 354 of 2010, Nirmala Vasudeo Patil for self and as Natural Guardian of Sapna Vasudeo Patil, Mamta Vasudeo Patil and Sajan Vasudeo Patil and Tarabai Shankar Joshi [the land-owners] granted certain powers and authorities, including the power of sale to Elcarim Developers and Properties Pvt. Ltd. and its Directors

A.7. By the Conveyance Deed dated 18.2.2011, registered in the office of Sub-Registrar, Ulhasnagar - III at Serial No. 864 of 2011 Nirmala Vasudev Patil for herself and her minor children Sapna Vasudev Patil, Mamta Vasudev Patil, Master Sajan Vasudev Patil, Tarabai Shankar Joshi sold transferred and conveyed unto M/s. Elcarim Developers and Properties Pvt. Ltd. the said Larger Land.

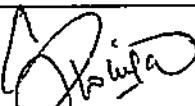
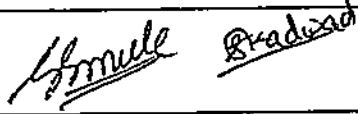
A.8. By the Deed of Confirmation dated 2.12.2020, registered in office of Sub-Registrar, Ulhasnagar - III at Serial No. 6595 of 2020, (i) Sapna Vasudeo Patil, (ii) Sajan Vasudeo Patil, (iii) Mamta Vasudeo Patil have confirmed hereinabove recited Deed of Conveyance dated 18.2.2011 executed by their mother for herself and her minor children.

उद्देश - टैA9	By the Agreement for Sale dated 16.12.2020, registered at office of Sub-Registrar Ulhasnagar - III at Serial No. 7310 of 2020, Elcarim Developers and Properties Pvt. Ltd. agreed with the Developer to sell the Larger Land more particularly described in the FIRST SCHEDULE hereunder written
दस्तावेज क्र. ४२६७	
७/८०	

A.10. By the Deed of Conveyance dated 16.12.2020 registered in the office of Sub-Registrar, Ulhasnagar - III at Serial No. 7316 of 2020, Elcarim Developers and Properties Pvt. Ltd. sold the Larger Land to the Developer for the consideration and on the terms and conditions contained therein



Advocate Drupad S. Patil has by the Certificate dated 7th August 2021 certified the title of the Developer to the Larger Land as clear and marketable. A copy of the Title Certificate dated 7th August 2021 issued by their Advocate Drupad S. Patil is hereto annexed as Annexure 'C'

	
FOR DEVELOPER	PURCHASER/S

NA USE PERMISSION

B By an Order dated 19 10 2010 passed under section 36 of the Maharashtra Land Revenue Code, 1966, Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar granted permission for change of user of the Larger Land from agricultural use to non-agricultural as per Mutation Entry No 910 dated 16 12 2010 The Elcarim Developers and Properties Pvt Ltd through its Director has paid on 28 2 2019 to the Tehsildar, Ambernath, Residential Conversion and Non-Agricultural Tax of Rs 32,582 A copy of the NA conversion Tax and NA Tax Payment Receipt issued by the office of Tehsildar, Ambernath is hereto annexed as Annexure 'D'

DP USE, RESERVATIONS AND FSI UTILISATION

C The said Larger Land is affected by two 24 meters wide DP Roads passing from North to South and from East to West on the said Larger Land thereby naturally subdividing it into three Plots – Plot 'A', Plot 'B' and Plot 'C' The sub-divided plots A, B and C admeasures in aggregate 22,887 30 square meters, hereinafter referred to as 'the Layout Land' The Layout Land is more particularly described in the SECOND SCHEDULE hereunder written. The said Layout Land shall always be named as 'KOHINOOR EDEN'.

D The Developer has handed over to KDMC the DP Roads and is entitled to utilize FSI thereof on the sub-divided plot [DP Road FSI]

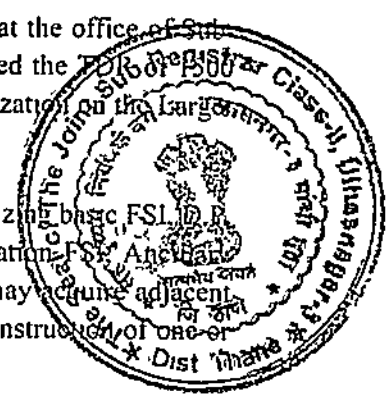
E Plot B is affected in the Development Plan of Kalyan Dombivli Municipal Corporation [KDMC] by developable Municipal School Reservation of area 2,900 74 square meters out of which the Developer is required to hand-over 2,000 square meters to KDMC and utilize the balance area in the development of the Layout Land [Accommodation Reservation FSI] The Developer will be handing over some constructed area of the Plot B to KDMC

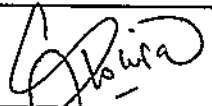
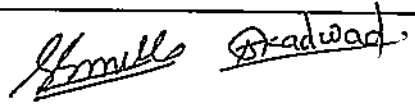
F Plot C has been partly designated by the Developer for Public Housing as required under UDCPR The Developer will be constructing on the said Plot Commercial premises on the ground floor and residential tenements on upper floors and will utilize the additional FSI granted in lieu thereof as also other FSI on the Layout Land [Inclusive Housing FSI]

G. The Developer, by the Agreement dated 4.5 2021 registered at the office of Sub-Registrar, Kalyan II at Serial No 9253 of 2021, has purchased the 7000 square meters equivalent to 10,636 square meters FSI for utilization on the Larger Land [TDR FSI].

H The Developer is thus entitled to develop the Larger Land utilizing its basic FSI, DP Road FSI, TDR FSI, Premium FSI, Accommodation Reservation FSI, Area FSI and permissible increases therein The Developer may acquire adjacent Lands and amalgamate the same with the Layout Land for construction of one or more buildings thereon or utilize its FSI on the Layout Land

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 २०२३



 FOR DEVELOPER	 PURCHASER/S
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- I The Developer has entered into a standard agreement with Mr Vijay Pandey (hereinafter referred to as "the Architect") registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects
- J The Developer has appointed M/S JW Consultant [the RCC Consultant] as RCC Consultant for the preparation of the structural design and drawings of the Buildings and the Developer accept the professional supervision of the Architect and the RCC Consultant till the completion of the buildings

SANCTIONED PLANS AND APPROVALS

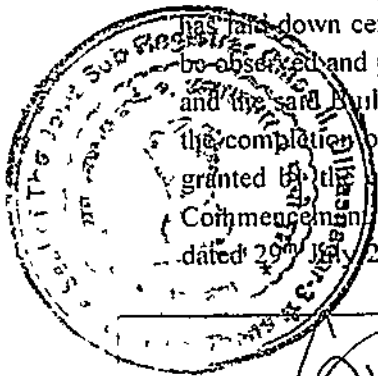
- K The Developer has through their Architect submitted to the Kalyan Dombivli Municipal Corporation, Kalyan [KDMC] building and Layout Plans for development of the Larger Land which KDMC has sanctioned on 29th July 2021, vide Building Permit No KDMC/TPD/BP/27 Village / 2021-22/01/219 [the said Building Permission] permitting the Developer to construct built-up area of 99,183 98 square meters as per the Sanctioned Plan which will be subject to revision, amendment and modifications for amalgamation of adjacent lands with the Layout Land and construction of multiple buildings thereon and/or for utilization of FSI thereof on the Layout Land [Development Potential] In pursuance thereof, the Developer proposes to construct -

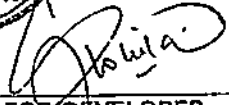
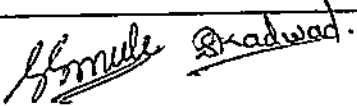
- i on Plot A - one residential building on stilt and 7 upper floors,
- ii on Plot B -
- residential Buildings Nos 1,2,3,6 on stilts and 23 upper floors,
 - residential Building No 7 on stilt and 15 upper floors,
 - Building No 4 and 5 of ground and 23 upper floors having shops on the ground floor and residential apartments on 23 upper floors,
 - Multi-Level Car Park building and Club House,
 - School Building for handover to KDMC,
 - Recreation Garden
 - Provisions for STP
- iii on Plot C - building having shops on the ground floor and residential apartments on upper floors Residential Apartment on 8 upper floors above the shops would be handed over to MAHADA, and the residential apartments on the remaining upper floors will be sold by the Developer hereinafter

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दस्तावेज क्र. ४२५०	२०२३
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collectively referred to as 'the Whole Project' named as KOHINOOR EBBEN
An authenticated copy of the sanctioned Layout Plan is annexed hereto as Annexure 'E'

- L While sanctioning the said Layout concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Whole Project and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority. A copy of the Building Permission / Commencement Certificate No KDMC/TPD/BP/27 Village / 2021-22/01/219 dated 29th July 2021 is annexed hereto as Annexure 'F' The Developer hereby



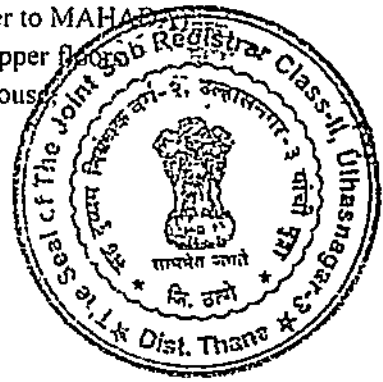
	
FOR DEVELOPER	PURCHASER/S

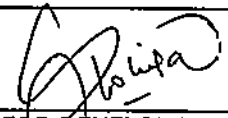
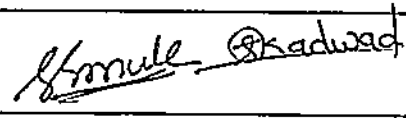
agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any which may have been imposed by the KDMC or any concerned local authority at the time of sanctioning of the said plans or thereafter and shall before handing over possession of the residential premises to the purchasers, obtain from KDMC or any concerned local authority occupation/completion certificate in respect of the buildings

- M The Developer may develop one or more buildings on sub-plots A, B and C of the said Layout in phased manner and in such manner as the Promoter may in its sole discretion deem fit. The Developer will construct the School Building on sub-plot B as indicated on the sanctioned Layout Plan for handing over constructed area to KDMC. The Developer will also construct residential apartment on sub-plot C for handing over to MHADA in compliance with the conditions of the statutory approval under Building Permission. The Developer would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules
- N The Developer is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Land / Layout Land ("Proposed Future and Further Development of the Larger Land"), in full or in part, as may be permissible or required by the applicable law from time to time
- O AND WHEREAS Kalyan Dombivli Municipal Corporation has approved and sanctioned the revised building plans and granted revised building permission in accordance with UDCPR vide its letter bearing outward no KDMC/TPD/BP/27 Village/2021-22/01/338 Dated 20/12/2022 permitting the Developer to construct built-up area of 100274.27 square meters as per the Sanctioned Plan which will be subject to revision, amendment and modifications for amalgamation of adjacent lands with the Layout Land and construction of multiple buildings thereon and/or for utilization of FSI thereof on the Layout Land [Development Potential] In pursuance thereof, the Developer proposes to construct -

1. on Plot A - one residential building on stilt and 7 upper floors.
2. on Plot B -
 - a residential Buildings Nos 1 & 2 on stilts and 23 upper floors,
 - b. residential Buildings Nos 3 on stilts and 4 to 22 upper floors (1 to 3 & 23 upper floors would be handed over to MAHADA)
 - c. Building No. 4 and 5 of ground and 23 upper floors having shops on the ground floor and residential apartments on 23 upper floors,
 - d residential Buildings Nos 6 on stilts and 2 to 22 upper floors (1 & 23 upper floors would be handed over to MAHADA)
 - e residential Building No 7 on stilt and 15 upper floors
 - f Multi-Level Car Park building and Club House
 - g School Building for handover to KDMC.
 - h Recreation Garden
 - i. Provisions for STP
3. on Plot C - building having shops on the ground floor

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 (MAHADA)



 FOR DEVELOPER	 PURCHASER/S
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PROJECT AND REGISTRATION

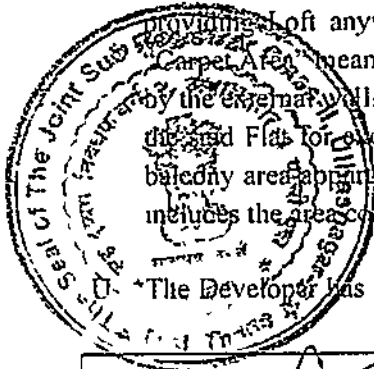
- P In this Phase of the development, the Developer intends to construct Building No. 3 on Plot B [the said buildings] of the Layout Land [the Project Land] as shown in hash on the plan thereof annexed and marked as Annexure 'E' hereto. The construction of said Building shall be the Project named as KOHINOOR EDEN PHASE-II and is hereinafter referred as 'the Project' The Developer shall construct other buildings on the Layout Land in the phased manner according to its convenience

- Q The Developer has registered the Project with the Real Estate Regulatory Authority (Authority), under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) read with the provisions of the 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 (RERA Rules); A copy of the Certificate of Registration bearing No P51700034683 dated 12-August-2022 (hereinafter referred to as the RERA Certificate) issued by the Authority for the Project is annexed and marked as Annexure 'G' hereto

- R The Developer has given to the Purchaser, prior to the date hereof, inspection of all the aforesaid documents of title, copy of Sanctioned Layout Plan, copy of the Building Permission, Building Plans, designs and specifications, Floor Plans, RERA Certificate and the Title Certificate dated 7th August 2021 issued by their Advocate Drupad S Patil and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA") and the RERA Act and the rules made there under

- S Prior to the execution hereof the Purchaser/s has/have visited the project site and has satisfied its state and conditions thereof and based on their satisfaction and acceptability of the title of the Developer as recited hereinabove the Purchaser/s has/ have applied to the Developer for allotment of a Flat No. 2207 on 22nd floor in Building No 3 (' the said Flat") being constructed on the Project Land named as KOHINOOR EDEN more particularly described in the THIRD SCHEDULE

उद्देश - २	hereunder written
दस्तावेज क्र. ४९	The said 2207 measuring 36.39 Sq. Mtrs. (RERA carpet area) along with the exclusive use and occupation of Balcony/utility/Terrace admeasuring 2.78 Sq. Mt. is more particularly
११	described in THIRD SCHEDULE hereunder written and shown delineated on the Typical Floor Plan thereof hereto annexed as <u>Annexure 'H'</u> The said Flat shall be provided with the amenities and internal works specified in the Annexure 'I' It is expressly made clear that the Developer has not and will not be providing Loft anywhere in the said Flat. For the purposes of this Agreement Carpet Area means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive balcony area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat



The Developer has agreed to sell and the Purchaser has agreed to acquire the said

FOR DEVELOPER	PURCHASER/S

Flat for Rs. 33,36,680/- (Rupees Thirty Three Lakh Thirty Six Thousand Six Hundred Eighty Only) Prior to the execution of these presents, the Purchaser/s has/have paid to the Developer a token sum Rs. 25,000/- (Rupees Twenty Five Thousand Only), which would be adjusted against the Consideration of the said Flat agreed to be sold by the Developer to the Purchaser/s (the payment and receipt whereof the Developer hereby admits and acknowledges)

- V Under Section 4 of the MOFA and Section 13 of the RERA the Developers are required to execute a Written Agreement for sale of the said Flat to the Purchaser/s being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. SCOPE AND OPERATION OF THE RECITALS

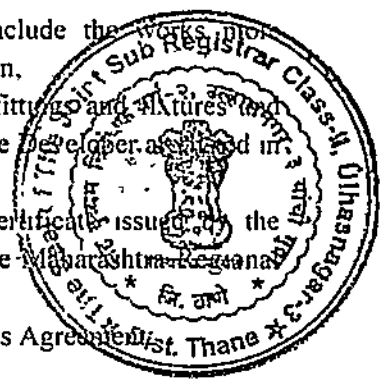
The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and shall not govern the interpretation of the clauses hereof.

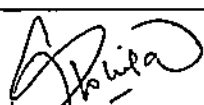
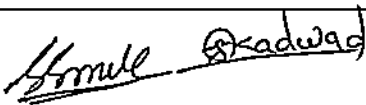
2. DEFINITIONS:

In this Agreement, unless the context otherwise requires (i) capitalized terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed, and (ii) the following expressions shall have the following meanings assigned to them herein below.

- 2.1 'RERA Carpet Area' shall have the meaning ascribed to it in Section 2(k) of the RERA Act
- 2.2. 'Common Areas' shall mean and include amenities and facilities more particularly set out in Annexure "I" hereunder written,
- 2.3 'External Development Works' shall mean and include the works more particularly set out in Annexure "II" hereunder written;
- 2.4 'Interest' shall have the meaning ascribed to it in the RERA read with the RERA Rules (Presently, the same is the State Bank of India Highest Marginal Cost of Lending Rate plus two percent, however, in case the State Bank of India Marginal Cost of Lending Rate is not in use it would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public)
- 2.5 'Internal Development Works' shall mean and include the works more particularly set out in Annexure "I" hereunder written,
- 2.6. 'Internal Fittings' shall mean and include internal fittings and fixtures and amenities in the said Flat that shall be provided by the Developer as set out in the Annexure I
- 2.7 'Occupation/Completion Certificate' shall mean Certificate issued by the Kalyan - Dombivli Municipal Corporation under the Maharashtra Regional and Town Planning Act, 1966,
- 2.8. 'Possession Date' shall mean the date stipulated in this Agreement.

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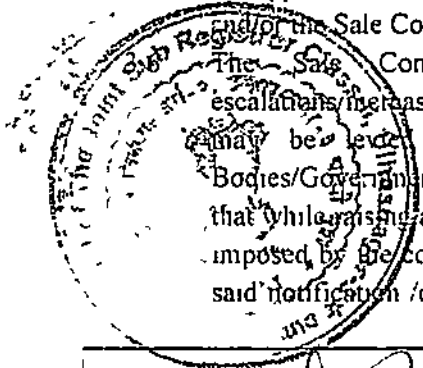
	
FOR DEVELOPER	PURCHASER/S

3. PURCHASE OF THE FLAT & SALE PRICE

- 3.1 The Purchaser/s hereby agree(s) to purchase and acquire from the Developer and the Developer hereby agree(s) to sell to the Purchaser/s the said Flat of the carpet area 36.39 Sq. Mtrs. as per RERA more particularly described in the THIRD SCHEDULE hereunder written and shown on the Typical Floor Plan thereof annexed hereto and marked as Annexure 'H' at and for Sale Rs. 33,36,680/- (Rupees Thirty Three Lakh Thirty Six Thousand Six Hundred Eighty Only). The said flat is sold on the carpet area of the flat exclusive of balcony/Utility/pocket terrace/fire space/utility
- 3.2 As incidental to the beneficial use of the said Flat, the Developer has permitted the Purchaser/s the exclusive use and occupation of balcony/utility/pocket terrace space admeasuring 2.78 Sq. Mt. attached to the said Flat ("Balcony/utility/Pocket Terrace Area") delineated on the Typical Floor Plan thereof annexed hereto as Annexure 'H'. The said Flat, Balcony/Utility/Pocket Terrace are more particularly described in the THIRD SCHEDULE hereunder written and are collectively referred to as the said Premises"
- 3.3 The Purchaser/s hereby agree(s) to pay to the Promcter the balance amount of the Sale Price in the manner and payment instalments more particularly stated in the FOURTH Schedule hereunder written. The Purchaser/s shall pay the balance sale price to the Developer only in their designated Bank Account mentioned in the FOURTH SCHEDULE hereunder written. The Purchaser/s shall not tender any sum in cash to any of the employee or Agents of the Developer. The Developer shall not be responsible or accountable for any cash payment made by the Purchaser/s and the Purchaser/s shall not be entitled to claim any credit in respect thereof
- 3.4 Any indirect tax, which includes Service Tax, Swatch Bharat Cess, Goods and Services Tax ("GST") or, cess, levies (by whatever name called) applicable or levied with retrospective effect, now or in future (hereinafter collectively referred to as "All Taxes") in respect of these presents and/or the said Premises and/or on the consideration payable hereunder, shall be borne and paid by the Purchaser/s only. The Purchaser/s agree/s and declare/s that the Purchaser/s shall not claim any further Input Tax Credit for payment of GST. The Purchaser/s hereby agrees to indemnify and keep indemnified the

उत्कृष्ट	Developer from and against All Taxes (defined hereinabove)
दस्तावेज क्र. ४२५	The Purchaser/s is/are solely responsible for deduction, remittance and providing appropriate credit to the Developer, of the applicable TDS (Tax Deducted at Source), if any, on the Total Consideration. The Purchaser/s hereby agrees to indemnify and keep indemnified the Developer against all
१३	claims, costs, charges and expenses that may be made against or occasioned to or suffered by the Developer for non-deduction and/or non-remittance of the applicable TDS (if any), by the Purchaser/s in respect of this presents

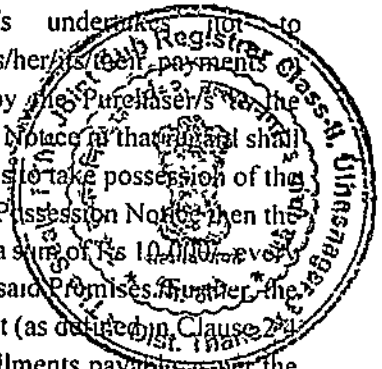
and of the Sale Consideration
 The Sale Consideration is escalation-free, save and except escalations/increases due to increase on account of increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developer undertakes and agrees that while raising a demand on the Purchaser/s for increase in cost, or levies imposed by the competent authorities etc. the Developer shall enclose the said notification /order /rule /regulation /demand, published /issued in that

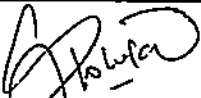
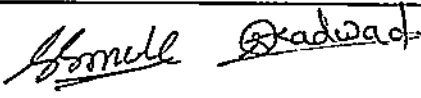


FOR DEVELOPER	PURCHASER/S

- behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments
- 3.7 The Purchaser/s acknowledge/s that the calculation of RERA carpet area in respect of the said Flat may undergo minor variation at the time of completion of construction of the said Flat. The Developer agrees that the variation in the RERA carpet area while handing over the said Flat to the Purchaser/s shall not be more than +/- 3% (three percent) of the carpet area of the said Flat agreed to be constructed under this Agreement. The Purchaser/s hereby agree/s that any such change/revision in the RERA carpet area of the said Flat up to +/- 3% (three percent) is acceptable and binding upon him/her/it/them and they shall not object to such variation at any time.
- 3.8 The Developer shall confirm the final RERA carpet area in respect of the said Flat after the construction of the building is complete and the Occupation/completion Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the RERA carpet area, subject to a variation cap of 3% (three percent). The sale Consideration, payable by the Purchaser on account of RERA carpet area calculation, shall be recalculated upon confirmation by the Developer. If there is any reduction in the RERA carpet area within the defined limit then the Developer shall refund the excess money paid by Purchaser/s within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the RERA carpet area the Developer shall demand additional amount towards the sale consideration from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed under this clause. The Developer shall execute in favor of the Purchaser/s any such appropriate agreement to record the aforesaid increase/decrease in the RERA carpet area of the said Flat. All stamp duty and the registration charges whereof shall be borne and paid by the Developer/s.
- 3.9 The sale consideration to be paid by the Purchaser/s is inclusive of the proportionate price of the Common Areas appurtenant to the said Flat. The percentage of the undivided interest of the Purchaser/s in the Common Areas limited or otherwise pertaining to the said Flat shall be proportional to the area of the said Flat agreed to be sold hereunder to the total area of the said Land/the Buildings.
- 3.10 The Purchaser/s authorizes the Developer to adjust/appropriate all payments made by him/her/it/them under any head(s) of dues against lawful outstanding, if any, in his/her/its/their name as the Developer may in its sole discretion deem fit and the Purchaser/s undertake not to object/demand/direct the Developer to adjust his/her/its/their payments in any manner. Time for payments to be made by the Purchaser/s to the Developer and to take possession on receipt of the Notice of that fact shall be the essence of the contract. If the Purchaser fails to take possession of the said Premises within 1 month from the Receipt of Possession Notice then the Purchaser/s shall be liable to pay to the Developer a sum of Rs. 10,00,000/- every month until the Purchaser/s take possession of the said Premises. Further, the Purchaser/s agrees to pay to the Developer, Interest (as defined in Clause 21 hereinabove), on all the delayed payment of Installments payable as per the Payment Plan and/or all other amounts which become due and payable by

3.9 The sale consideration to be paid by the Purchaser/s is inclusive of the proportionate price of the Common Areas appurtenant to the said Flat. The percentage of the undivided interest of the Purchaser/s in the Common Areas limited or otherwise pertaining to the said Flat shall be proportional to the area of the said Flat agreed to be sold hereunder to the total area of the said Land/the Buildings.



	
FOR DEVELOPER	PURCHASER/S

- the Purchase/s to the Developer under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Developer
- 3 11 The Developer shall construct the said Buildings in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the concerned authority and as may be modified from time to time;
- 3 12 The Purchaser/s shall be entitled to use the Common Areas, External Development Works and the Internal Development Works provided by the Developer together with other purchasers of flats in the Residential Building in which the said Flat is provided, but Purchaser/s shall not be entitled to claim any right therein
- 3 13 Subject to clause 7 hereof the Developer shall abide by the time schedule for completing and handing over the said Premises to the Purchaser/s after receiving the Occupation/Completion Certificate in respect thereof and the Common Areas, Internal Development Works and External Development Works The Purchaser/s shall make timely payments of all installments of the Total Consideration and other dues payable by him/her/it/them
- 3 14 The Purchaser/s shall be entitled to the said Premises only upon the Purchaser/s making full payment of all the amounts due and payable by the Purchaser/s to the Developer The Purchaser/s shall have no claim to the remaining portion of the said Land or constructions thereon

4. PARKING SPACE FOR CARS & TWO WHEELERS:

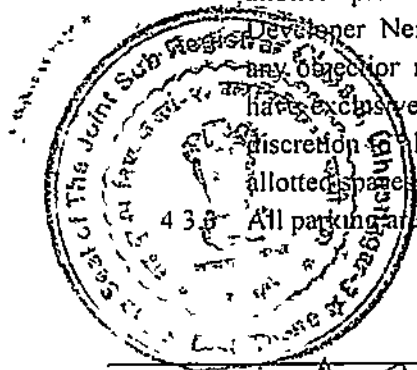
- 4 1 The Sale Price is only in respect of the said Premises. The Developer intends to construct Parking Spaces on the Layout Land, in accordance with the sanctioned plan or modified sanctioned Plan, in the last phase of development of the Layout Land However, the developer shall not provide mechanical / stack for 2 wheeler parking The parking space/s if allotted shall be for the Purchaser/s only and is not transferrable to any other person
- 4 2 The Purchaser/s shall use the parking space/s if allotted only for purpose of parking vehicle and shall not park his/her/their vehicles at any other location on the Layout Land
- 4 3 The Parking Space, when allotted by the Developer shall be subject to the following terms and conditions

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The rules governing the use of allotted parking space shall be framed in concurrence with the Developer and administered by the society The car parking number shall be identified and intimated to the Purchaser/s at the time of handing over of possession of the said Premises

Un-allotted Parking Spaces, if any, shall continue to remain the property of the Developer and shall remain in possession of the Developer. As such even after issuance of occupation/Completion certificate and conveyance, the un-allotted parking spaces shall remain in exclusive possession of the Developer Neither the Society nor any other flat/unit purchaser shall raise any objection in respect of un-allotted parking The Developer alone shall have exclusive right to allot the parking It shall be upon the Developer's discretion to allot/use these un-allotted spaces and till such time these un-allotted spaces shall continue to remain with the Developer

All parking are dependent, 2-wheeler is tandem and 4-wheeler is stack

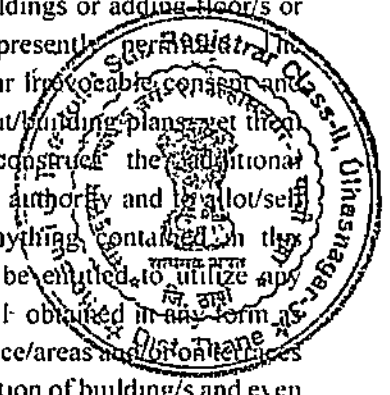


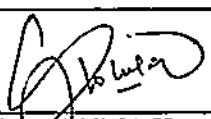
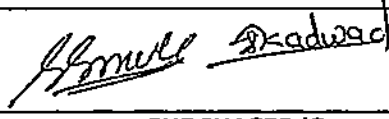
FOR DEVELOPER	PURCHASER/S

5 FSI OF THE BUILDINGS AND THE DEVELOPER'S ENTITLEMENTS IN RESPECT THEREOF:

- 5.1 In this agreement, the word 'Floor Space Index' (F S I) or Floor Area Ratio (F.A.R) shall have the same meaning as understood by the KDMC under its relevant building regulations or byelaws. The Developer shall be entitled to amalgamate any adjacent land to the Layout Land and the FSI thereof shall be deemed to be included in the development potential for exploitation by the Developer.
- 5.2 The Developer hereby declares that the Developer shall be entitled to utilize the unutilized portion of the presently approved Total FSI and the TDR on any portion of the said land.
- 5.3 The Purchaser/s hereby gives his/her/its/their irrevocable consent and/or No Objection to the Developer to make additions, alterations, raise floors or put additional structure as may be permitted by the KDMC/Local Authority and other competent authorities, without affecting the rights of the Purchaser/s to the said Premises. It is agreed that the Developer shall be entitled, without affecting the rights of the Purchaser/s to the said Premises, to revise the construction plans of the Buildings and to utilize the FSI (present or future) and the Adjacent Land Road TDR, as the Developer may desire and the Purchaser/s hereby irrevocably consents to the right of the Developer to revise and modify the construction plans of the Buildings from time to time till the date of receipt of the Occupation Certificate.
- 5.4 The Developer shall have a right to make additions, alterations, raise floors or put additional structure as may be permitted by the KDMC/ Local Authority and other competent authorities. Such additions, alterations, structures and floors will be the sole property of the Developer who will be entitled to dispose-off the same in any way they choose and the Purchaser/s hereby expressly consent/s to the same.
- 5.5 The Purchaser/s hereby agrees, accepts and confirms and acknowledge the intention of the Developer to develop the lands adjacent along with the Layout Land (including by utilization of the full development potential) in the manner more particularly detailed hereinabove and Purchaser/s has agreed to purchase the said Premises based on the transferred and vested rights of the Developer in this regard.
- 5.6 The Developer shall be entitled to use the present unutilized and/or additional built up area F.S.I., T.D.R. or F.S.I obtained in any form/by any means including F S I against handover of amenity space and R P road/ D P road, internal road etc on the said Land/said Plot/Buildings as and when the same is permitted either by way of construction of Buildings or adding floor/s or extension of the said Buildings which are presently permitted. The Purchaser/s has/have hereby given his/her/its/their irrevocable consent and the Developer shall be entitled to revise the layout/building plans yet then sanctioned from the competent authority construct the additional buildings/floors/units permitted by the competent authority and to allot/sell them to intending persons. Notwithstanding anything contained in this Agreement to the contrary the Developer shall be entitled to utilize any balance and/or additional FSI and/or TDR or F.S.I obtained in any form as stated elsewhere in this agreement on any open space/areas and/or on the spaces above the building/s either prior to or after completion of building/s and even after handover of the said Buildings to the Society.

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6.0 PROCEDURE OF HANDING OVER POSSESSION OF THE SAID PREMISES:

- 6.1 Developer shall hand over possession of unit to the Purchaser on or before 30-September-2026 [the Possession Date]. The Purchaser/s shall take possession of the said Premises within 15 (fifteen) days (hereinafter referred to as "the Possession Notice Period") of the Developer giving written notice (hereinafter referred to as "the Possession Notice") to the Purchaser/s intimating that the said Premises is ready for use and occupation and that the Occupation//Completion Certificate has been received for the Buildings
- 6.2 Provided, without obtaining consent of Purchaser's, Developer shall be entitled to have further grace period of one year for handing over of possession. It shall be deemed that the Purchaser has given unequivocal consent for said grace period under this Agreement. The Developer shall not be under any responsibility to provide explanation for delay during the said grace period
- 6.3 Provided further, subject to Clause 7 below, if possession is delayed beyond said grace period, then, the Developer shall intimate the same to the Purchaser through email. The Purchaser shall have period of 7 days to respond to the said email. If Purchaser fails to raise any objection for the said delay, within period of 7 days from receipt of email, then, it shall be presumed that the Purchaser has consented for extension of date of possession and has waived the right to claim remedies available under provisions of RERA Act, 2016

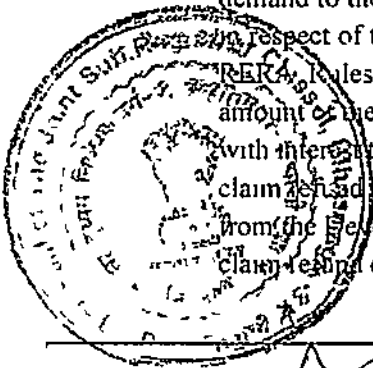
7.0 POSSESSION OF SAID FLAT AND FORCE MAJURE EVENTS:

- 7.1 The Developer shall give possession of the said Flat to the Purchaser/s on or before Possession Date in accordance with procedure mentioned in Clause 6 hereinabove
- 7.2 If the Developer fails or neglects to give possession of the said Premises to the Purchaser/s in terms of this Agreement or any further or other dates as agreed to by the Parties herein in writing, on account of reasons not beyond its control and of its agents by the aforesaid date

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(i) And if the Purchaser/s does/do not intend to withdraw the allotment of the said Premises as agreed herein, then the Developer shall be liable to pay to the Purchaser/s, simple interest as specified in the RERA Rules on all the amounts paid by the Purchaser/s for every month of delay, till the date of handing over of the possession of the said Premises to the Purchaser/s

(ii) And if the Purchaser/s intend/s to withdraw the allotment of the said Premises as agreed herein, then the Developer shall be liable to refund on demand to the Purchaser/s the amount already received by the Developer in respect of the said Premises with interest at the rate as specified in the RERA Rules. from the date the Developer has received the aforesaid amount of the Total Consideration till the date the aforesaid amount along with interest thereon is repaid. However, Purchaser shall not be entitled to claim refund of Stamp Duty, Registration Charges, GST, Service Tax etc, from the Developer. Upon cancellation of Agreement, the Purchaser may claim refund of stamp duty and registration charges from the Government



FOR DEVELOPER	PURCHASER/S

and for the same the Developer shall issue its NOC. However, under no circumstances, the Developer shall be liable to pay amounts of said charges/taxes to the Purchaser

(iii) The Purchaser/s hereby acknowledges and agrees that he shall choose either of the aforesaid remedies mentioned in Clause 7.2(i) and Clause 7.2(ii) and not both

7.3 Provided that the Developer shall be entitled to reasonable extension of time, beyond grace period, for giving delivery of the said Flat on the aforesaid date, if the completion of the Buildings in which the said Premises is to be situated is delayed on account of -

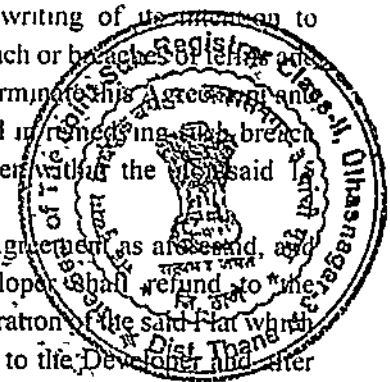
- (i) All force majeure events stipulated in the Act including but not limited to war, civil commotion, pandemic, lockdown or act of God, or
- (ii) any notice, order, rules, notification of the Government and/or other public or competent authority, or
- (iii) Any stay order/injunction order or direction issued by any Court of Law, Tribunal, competent authority KDMC, statutory authority, high power committee;
- (iv) Time consumed in obtaining clearance from the Ministry of Environment & Forest and Climate Change
- (v) Any other circumstances that may be deemed reasonable by the Authority

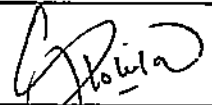
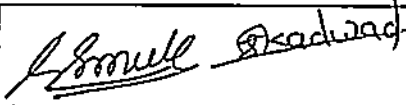
7.4 It is an express condition of this Agreement that if the Purchaser/s commit/s default in payment of any of the said amounts in accordance with the Payment Plan, the Developer shall not be liable or responsible for delay in completion the Buildings and/or in handing over possession of the said Flat or Premises to the Purchaser/s on the date specified herein

8.0 DELAY IN PAYMENTS BY THE PURCHASER/S AND CONSEQUENCES THEREOF:

8.1 On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Developer under this Agreement (including his/her/its/their proportionate share of taxes levied by the concerned local authority and other outgoings) and ~~and~~ ~~the~~ ~~Purchaser/s~~ committing breach of any of the terms and conditions herein contained, without prejudice to the right of the Developer, to charge interest as mentioned in Clause 3.10, the Developer shall be entitled at their option to terminate this Agreement and forfeit 10% of sale consideration. Provided always that the power of termination hereinbefore contained shall not be exercised by the Developer unless and until the Developer has given to the Purchaser/s 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of the conditions in respect of which it is intended to terminate this Agreement and the Purchaser/s has/have failed and/or defaulted in remedying such breach or breaches to the satisfaction of the Developer within the said (fifteen) days after having received such notice

8.2 Provided further that upon termination of this Agreement as aforesaid, and within 30 (thirty) days thereafter, the Developer shall refund to the Purchaser/s the installments of the Total Consideration of the said Flat which may till then have been paid by the Purchaser/s to the Developer and after deducting the expenses, charges, outstanding, interest, etc from the instalments paid. However, the Developer shall not be liable to pay to the



 FOR DEVELOPER	 PURCHASER/S
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Purchaser/s any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Developer after deducting therefrom expenses, charges, outstanding interest, etc that may have been incurred by the Developer in respect of this transaction, the Developer shall be at liberty to dispose of and sell the said Premises to such person and at such price as the Developer may in its absolute discretion think fit. The Developer shall not be liable to refund to the Purchaser/s any amounts paid in respect of and pursuant to this Agreement to any statutory authority whatsoever on behalf of the Purchaser/s

9.0 STRUCTURAL DEFECTS AND DEFECT LIABILITY:

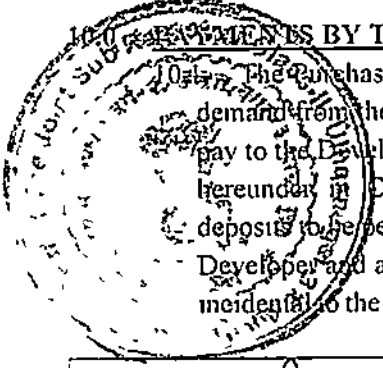
9.1 If within 5 (five) years from the date of the receipt of the Occupation/Completion Certificate in respect of the said Flat or the issuance of the Possession Notice, whichever is earlier, the Purchaser/s brings to the notice of the Developer any defect in the said Flat or the Buildings in which the said Flat is situated or the material used therein, such defects shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects then the Purchaser/s shall be entitled to receive from the Developer a reasonable compensation for such defect or change. The word defect hereinafter stated shall mean only the structural defects caused on account of workmanship, quality or provision of service and shall not mean defects caused by normal wear and tear, negligent use of the said Flat, abnormal fluctuations in the temperatures, abnormal heavy rains or acts of God etc. In the event of there being any external leakages or external defects in the Buildings being detected within the above-mentioned period of 5 (five) years, the same shall be rectified by the Developer. However, any internal repairs inside the said Flat shall be carried out by the Purchaser/s at his/her/its/their own costs.

9.2 It is clarified that the liability of the Developer under Clause 9.1 shall not extend to

- (i) any such defects if the same have been caused by reason of the default and/or negligence of the Purchaser/s and/or any other purchasers in the Buildings (including the family members, servants, occupants, licensees of such Purchasers) i.e., against the guidelines, precautions, warranties, warnings on the products, provided by the Developer/Utility Providers for the said Buildings
- (ii) defects caused by normal wear and tear, abnormal fluctuations in the temperatures, abnormal heavy rains, vagaries of nature, negligent use of the said Flat or the Internal Fittings provided therein. Defects in Internal Fittings are not included therein and are subject to individual warranties provided by the manufacturers of such Internal Fittings in this regard.

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10.0 RESPONSIBILITIES BY THE PURCHASER/S TOWARDS OUTGOINGS:



The Purchaser/s shall, within 7 (seven) days from the date of receipt of demand from the Developer in accordance with the terms of this Agreement, pay to the Developer such sum or sums of amount or amounts, as mentioned hereunder in Clause 10.2, being his/her/its/their proportionate share of deposits to be permanently retained with different authorities and/or with the Developer and also amounts towards outgoings and expenses necessary and incidental to the management and proper maintenance of the said Land and/or

FOR DEVELOPER	PURCHASER/S

the said Buildings including the recreational facilities including but not limited to.

I. CHARGES/TAXES/CESS:

- (i) Municipal Cess/charges/taxes,
- (ii) Water charges/taxes,
- (iii) Electricity charges.

II DEPOSITS:

- (i) Water meter deposit,
- (ii) Electric meter deposit,
- (iii) Gas Connection deposit,
- (iv) Any other deposit.

III. EXPENSES/OUTGOINGS:

- (i) One year's outgoings in advance (specified hereinafter),
- (ii) Advance towards Municipal taxes, as determined by the Developer,
- (iii) Expenses relating to management and maintenance of Corporate Body/Society to be paid in advance as determined by the Developer
- (iv) Maintenance charges in respect of allotted Car Parks in MLCP Building payable by the Allottees and their transferees along with the outgoings of the said Flat

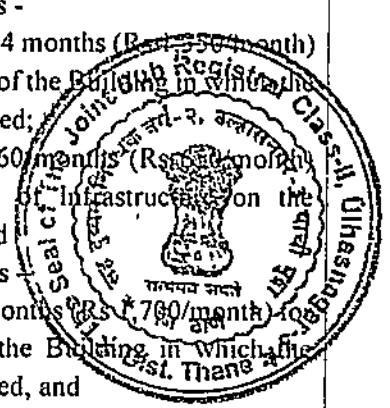
IV ANY OTHER:

- (i) Legal Charges Rs 10,000 (Rupees Ten Thousand Only/-)
- (ii) Cheque bounce charges Rs 1,200 / cheque
- (iii) Any other dues as herein otherwise contained as may be applicable also payable at the time of delivery/possession of the said Premises

10.2 The Purchaser/s shall on or before delivery of possession of the said Premises also pay to the Developer the following amounts (along with applicable GST as applicable)

I	Rs 260/	Share money application/entrance fee of the Society
II	Rs 55000/-	Infrastructure Cost
III		Maintenance and other charges (hereinafter referred to as "the said Maintenance Deposits") from the date of Occupation / Completion Certificate, 1 For 1 BHK Flats - a Rs 32,400/- for 24 months (Rs 1350/month) for maintenance of the Building in which the said Flat is situated; b. Rs 39,000/- for 60 months (Rs 650/month) for maintenance of Infrastructure on the Layout Land, and 2 For 2 BHK Flats - a Rs 40,800/- 24 months (Rs 1700/month) for maintenance of the Building in which the said Flat is situated, and b Rs 51,000/- for 60 months (Rs 850/month)

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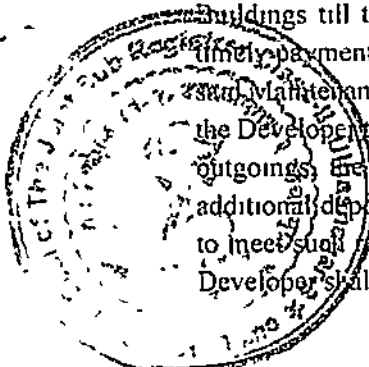
		for maintenance of Infrastructure on the Layout Land, and 3. For Parking – Rs 18,000/- for 60 months (Rs 300/month/car park) for maintenance of MLCP;
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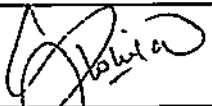
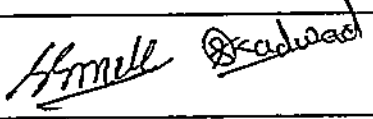
The amounts so paid by the Purchaser/s to the Developer shall not carry any interest and the Developer shall be entitled to utilize the same for the aforesaid purposes and the balance, if any, shall be handed over to the Society as and when the same is formed

10.3 The Purchaser/s shall be liable to pay from the date of delivery of possession of the said Premises (which date means the date of expiry of the Possession Notice Period specified in Clause 6 hereinabove irrespective of whether the Purchaser/s has/have taken possession of the said Premises or not for any reason whatsoever), the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Flat) of "Outgoings" in respect of the said Land and the Buildings inclusive of but not limited to local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Land and the Buildings. Until the Buildings is transferred to Society, the Purchaser/s shall pay to the Developer such proportionate share of outgoings as may be determined by the Developer. The Purchaser/s further agree/s that till the Purchaser/s' share is so determined the Purchaser/s shall pay to the Developer such provisional monthly contributions as may be determined by the Developer towards the said outgoings. The Maintenance Deposit so paid by the Purchaser/s to the Developer shall not carry any interest and remain with the Developer until handover of the Buildings in favour of the said Society as aforesaid. Subject to the provisions of RERA, on the said Buildings being handed over to the said Society, the balance of the Maintenance Deposit, if any, shall be paid by the Developer to the Society. Unless the Purchaser/s has/have deposited/paid to the Developer the said Maintenance Deposit, towards the aforesaid

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Outgoings, the Developer shall not be bound to hand over the possession of the said Premises to the Purchaser/s. It is clearly understood that the said Maintenance Deposit does not include the dues for the electricity bills for the said Premises. The Purchaser/s shall be liable to pay electricity charges of individual meters separately. It is understood that the Developer shall themselves look after the maintenance of the Project Land named as KOHINOOR EDEN and the Buildings from the date of completion of the Buildings till the handing over of the Buildings to the Society subject to timely payment of maintenance /Outgoings as provided herein and apply the said Maintenance Deposit towards expenses on this account. If it is found by the Developer that the said Maintenance Deposit are not adequate to meet the outgoings, the Developer shall have the right to demand the payment of additional deposit from the Purchaser/s, and the Purchaser/s hereby agree/s to meet such requisition without protest within 7 (seven) days thereof. The Developer shall during such period from the expiry of the Possession Notice



	
FOR DEVELOPER	PURCHASER/S

Period be entitled to charge the Purchaser/s along with the purchasers of other premises, management fees as determined by the Developer over and above the entire outgoings which may otherwise become payable by the Purchaser/s to the Developer; provided however that the liability of the Purchaser/s to pay the management fees mentioned hereinabove shall cease on the date of the vesting of the said Land and the Buildings in possession and management and control of the Society

10.4 The Developer shall maintain a separate account in respect of the sums received by the Developer from the Purchaser/s as advance or deposit on account of share capital, outgoings etc

11.0 PAYMENT OF ADDITIONAL AMOUNTS BY THE PURCHASER/S:

11.1 The Purchaser/s shall further within 7(seven) days prior to the delivery of possession of the said Premises deposit such amounts as may be determined by the Developer as security for due observance and performance of all his/her/its/their obligations provided in the preceding Clauses The Purchaser/s shall not be entitled to question either the quantum of such amounts nor claim any interest thereon or the appropriation of the same for the purposes for which they have been paid and/or deposited by the Purchaser/s.

11.2 The Purchaser/s hereby further agree/s and undertake/s to pay to the Developer on demand and/or within 7(seven) days of receipt of the said Possession Notice, such additional amount or amounts as may be determined and/or demanded by the Developer in respect of any additional facility and/or amenities, if any, as may be provided by the Developer in addition to such Amenities as provided under this Agreement

11.3 The Developer shall always have right to levy and collect amounts towards taxes, betterment charges, cess and other levies to be charged and collected from the Purchaser/s as per prevailing laws, rules, regulations, notifications, bye-laws etc. till the handing over of the Buildings in favour of the Society

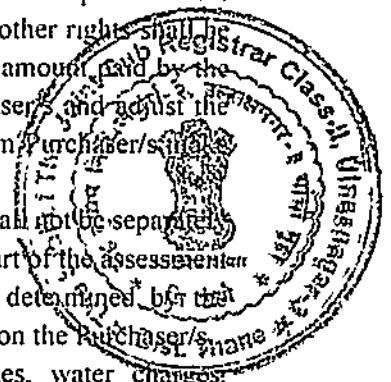
11.4 The Developer, after deducting from the various amounts paid by the Purchaser/s to the Developer as deposits (other than deposits to be retained permanently and towards expenses due in respect of the said Premises as aforesaid) and the costs, charges, and expenses referred to hereinafter in the proportion decided by the Developer, shall transfer the balance, if any, to the Society. The accounts in this behalf shall be rendered by the Developer to the Society, if demanded by the Society, and not to the Purchaser/s in his/her/its/their own capacity

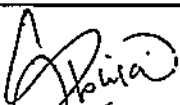
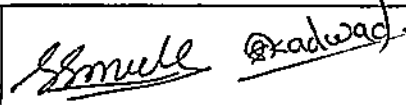
11.5 If any amounts due and payable by the Purchaser/s remains unpaid then the Developer at its discretion and without prejudice to its other rights shall be entitled to adjust and satisfy such dues from any other amount paid by the Purchaser/s or from any amount payable to the Purchaser/s and adjust the account accordingly and in case still there are dues from Purchaser/s, the demand accordingly

11.6 So long as each purchaser of the flats in the Buildings shall not be separately assessed, the Purchaser/s shall pay such proportionate part of the assessment in respect of the Buildings as may be provisionally determined by the Developer, whose decision shall be final and binding upon the Purchaser/s

11.7 The Purchaser/s undertake/s to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the KDMC/

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FOR DEVELOPER	PURCHASER/S

- Local Authority and/or Government and/o- Public Authority
- 11 8 In case any deposit or money or any other charges are demanded by any authority for the purpose of giving water, electricity, sewerage, drainage and/or any other security deposit for appropriate connection to the Buildings such deposit or money or any other charges, in addition to and over and above the charges specified in Clause 10 2, the same shall be payable by all the purchasers of the flats in proportionate share and the Purchaser/s agree/s to pay within 7 (seven) days of demand to the Developer his/her/its/their share of such deposit or money
- 11 9 If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the KDMC, Local authority, Government and/or any other public authority in respect of the said Premises and/or the Buildings, the same shall be the liability of the all the purchasers of the flats in the Residential Buildings and the same shall be borne and paid by all the purchasers including the Purchaser/s in proportionate shares
- 11 10 Method of Calculation of Proportionate Share Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the RERA carpet area of the said Premises to the total RERA carpet area of all the other premises/units/areas/spaces in the Residential Buildings

12.0 RIGHTS OF THE DEVELOPER:

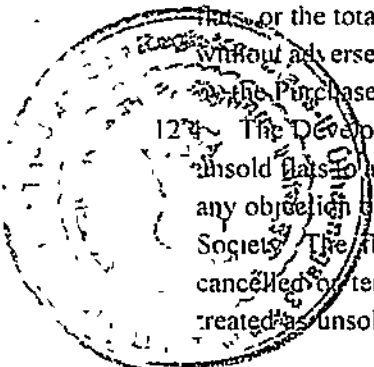
12 1 The Developer shall be entitled to put hoarding/boards of their brand name in a form of Neon Signs, MS Letters Vinyl & Sun Boards on the Land and/or the Buildings and on the façade, terrace, compound wall or other part of the Buildings. The Developer shall also be entitled to place, select, decide hoarding/board sites.

12 2 The Developer is entitled to aggregate any adjacent / contiguous land parcel with the development of the Layout Land, as provided under the proviso to Rule 4(4) of the RERA Rules; The Developer shall be entitled to amalgamate the said Land or any part thereof with any other property or vice versa and upon such amalgamation, the Developer shall be entitled to alter the layout as it may deem fit The Purchaser/s hereby grants his/her/its/their irrevocable consent for such change/modification/alteration of layout

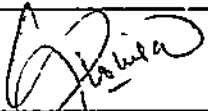
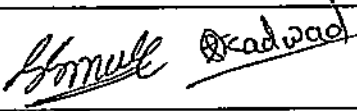
उद्देश्य है The Developer shall be entitled to and shall be at liberty to make changes, modifications or alterations in the layout and building plans, so also the user of the Flats in the said building, locations of the said project amenities, other buildings out of the said project and that of utilities et cetera, as well as to increase or decrease the total number of Flats in the said building The Purchaser/s hereby grants his/her/its/their irrevocable consent for such change/modification/alteration of layout and/or building plans or the use of flats or the total number of flats at the absolute discretion of the Developer, without adversely affecting design/area of the said flat agreed to be purchased by the Purchaser/s

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The Developer shall be entitled to and shall be at liberty to make changes, modifications or alterations in the layout and building plans, so also the user of the Flats in the said building, locations of the said project amenities, other buildings out of the said project and that of utilities et cetera, as well as to increase or decrease the total number of Flats in the said building The Purchaser/s hereby grants his/her/its/their irrevocable consent for such change/modification/alteration of layout and/or building plans or the use of flats or the total number of flats at the absolute discretion of the Developer, without adversely affecting design/area of the said flat agreed to be purchased by the Purchaser/s



12 3 The Developer shall have the privilege and right to sell, dispose of such unsold flats to any person/s as per its discretion at any time in future, without any objection of whatsoever nature on the part of the Purchaser/s or the said Society. The flats in respect of which concerned agreements to sell are cancelled or terminated as envisaged under this Agreement, shall also be treated as unsold flats for the purpose of this clause. Such new purchaser/s

	
FOR DEVELOPER	PURCHASER/S

shall be given membership of the said Society and the same shall be given by accepting only Membership Fee without asking for any other consideration/fee. The Purchaser/s as well as the said Society shall extend all co-operations to the Developer and the new purchaser/s in this regard.

12.5 In the event any portion of the Project Land or the Layout Land being required by any utility/service provider for installing any electric sub-station/transformer/Building gas bank machinery, plants, buildings, etc. the Developer shall be entitled to transfer such portion to the said utility/service provider or any other body for such purpose on such terms and conditions as the Developer deems fit and/or as per requirement of such utility/service provider or as per applicable law/rules/regulations.

12.6 All the common areas amenities and facilities of the Buildings shall remain under the charge and control of the Developer till the Developer formally hands over the charge and control thereof to the Society.

13.0 FORMATION OF SOCIETY AND CONVEYANCE TO THE SOCIETY:

13.1 Upon completion of the project, the Developer shall form one or more Cooperative Housing Society of flat purchasers and the Purchaser/s shall become members of said society. The Purchaser/s shall, from time-to-time sign and execute the application for membership and other papers and documents necessary for becoming a member, including adoption of the by-laws of the Society and shall duly fill in, sign and return them to the Developer within 7(seven) days of the same being forwarded by the Developer to the Purchaser/s.

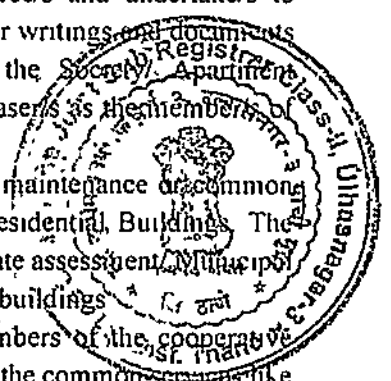
13.2 The Developer shall be entitled join as a member of the Society in respect of unsold premises in the Buildings, if any. However, Developer shall not be liable to pay any maintenance to the Society in respect of unsold flats. Furthermore, even after formation of society, the Developer shall be at liberty to sell the then unsold flats, without obtaining prior NOC of Society. Furthermore, the parking spaces allotted by the Developer shall be binding on Society and other members.

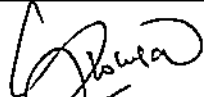

13.3 The Developer agrees and undertakes with the Purchaser/s that upon the Purchaser/s paying to the Developer all the amounts payable under this Agreement within the time specified and the if Purchaser/s has/have not failed to perform or observe any of the covenants stipulated on his/her/its/their part herein contained, the Developer shall ensure admission of the Purchaser/s as Member/s in the Society / Apartment Association/Company. And the Purchaser/s agree/s and undertake/s to execute all such applications, forms and such other writings and documents as may be necessary under the bye-laws of the Society/ Apartment Association/Company for admission of the Purchaser/s as the member/s of the Society/ Apartment Association/Company.

13.4 The Developer shall not be liable to pay any maintenance or common expenses in respect of any unsold flats in the Residential Buildings. The Developer shall however, bear and pay proportionate assessment/Municipal tax in respect of the unsold flats in the Residential buildings.

13.5 Commercial property owners to become members of the cooperative society to share in the costs of maintenance etc., of the common areas like the STP, DG sets, street lighting etc. as levied by the society.

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FOR DEVELOPER	PURCHASER/S

14.0 PURCHASER/S COVENANTS:

14.1 The Purchaser hereby declares that neither the Purchaser himself/herself nor his/her spouse has purchased in his/her name or in the name of his/her minor children any residential unit in the Whole Project

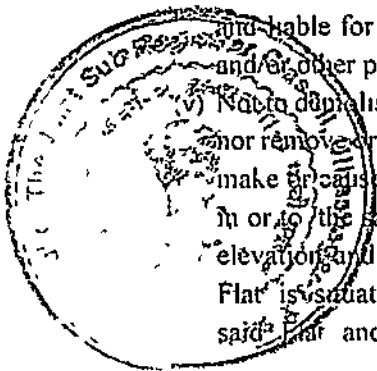
14.2 The Purchaser/s for himself/herself/itself/themselves with intention to bind all persons into whomsoever hands the said Flat may come, doth/do hereby covenant with the Developer as and thereafter to the Society,

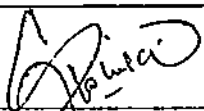
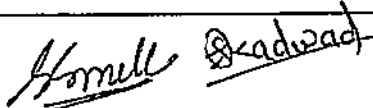
(i) To maintain at his/her/its/their own cost the said Flat agreed to be purchased by him/her/it/them in the same condition, state and order in which it is delivered to him/her/it/them and to abide by all bye-laws, Rules and Regulations of the Government, the KDMC. Local authority and any other authority and Local Bodies, and to attend to, answer and be responsible for all actions and violations of any of the conditions or Rules or Bye-Laws and shall observe and perform all the terms and conditions contained in this presents

(ii) To maintain the said Flat at Purchaser/s' own cost in good tenatable repair and condition from the date of possession of the said Flat is taken and shall not do or suffer to be done anything in or to the Residential Buildings, in which the said Flat is situated staircases or any passages which may be against the rules, regulations or bye laws or concerned local or any other authority or change/alter or make addition in or to the Buildings and the said Flat itself or any part thereof

(iii) Not to store in the said Flat any goods which are of hazardous, combustibile or dangerous nature or are so heavy as to damage the construction or structure of the Buildings in which the said Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Buildings in which the said Flat is situated and in case any damage is caused to the Buildings in which the said Flat is situated or to the said Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach

उहण-३	(iv) To maintain the said premises and to carry at his/her/their own cost all internal repairs to the said Flat and maintain the said Flat in the same state and order in which it was delivered by the Developer to the Purchaser/s and shall not do or suffer to be done anything in or to the Buildings in which the said Flat is situated or the said Flat which may be against the rules and regulations and bye-laws of the concerned local authority And in the event of the Purchaser/s committing any act in contravention of the above provision the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority
प्रा.क्र.४११०	(v) Not to demolish or cause to be demolished nor erect or cause to be erected nor remove or cause to be removed any works, amenities, Internal Fittings or make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof, nor make any alteration in the elevation and outside color scheme of the Buildings in which the said Flat is situated and shall keep the portion sewers, drains pipes in the said Flat and appurtenances thereto in good tenatable repair and
२५/८०	

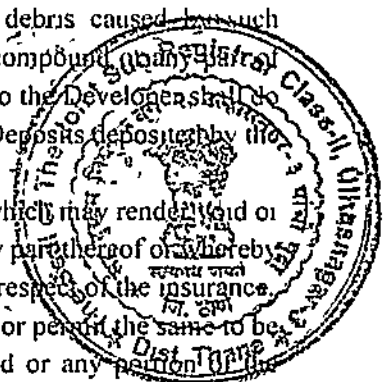


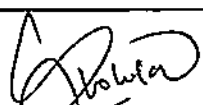
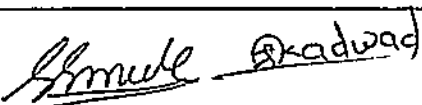
 FOR DEVELOPER	 PURCHASER/S
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condition, and in particular, so as to support shelter and protect the other parts of the Buildings in which the said Flat is situated and shall not chisel or in any other manner damage columns, beams, walls, slabs or R C C , or other structural members in the said Flat without the prior written permission of the Developer and/or the Society and structure engineer.

- (vi) The Purchaser/s shall not affix any sign boards, name boards or display boards or advertisement nor shall fix any neon lights in or about the said Premises and/or any portion of the Layout Land save and except the place or spot specified by the Developer and/or the Society for affixing merely the name or the sign board of the Purchaser/s which will normally be on the outer door of the said Flat of the Purchaser/s The sign/name/display board shall be such as has been duly approved by the Developer prior to the placement thereof
- (vii) The Purchaser/s shall permit the Developer and their agents at all reasonable times to enter into and upon the said Premises or any part thereof to view and examine the state and condition thereof and shall make good, within 1(one) month of the Developer giving a notice, all defects, decays and want of repairs of which notice in writing shall be given by the Developer to the Purchaser/s
- (viii) The Purchaser/s shall permit the Developer and their agents with or without workmen and others at all reasonable times to enter into and upon the said Flat or any part thereof for the purpose of repairing any part of the Buildings and for the purposes of making, repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires party structure and other conveniences belonging or serving or used for the Buildings and also for the purpose of laying down, maintaining, repairing and testing drainages, gas and water pipes and electric wires and for similar purposes
- (ix) To use the said Flat for residential purpose and not for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other premises in the Buildings or to the Developer or occupiers of the neighboring properties nor for any illegal or immoral purpose
- (x) Not to carry out any interior work in respect of the said Flat without any prior written consent of the Developer
- (xi) Not to amalgamate the said Flat any of the adjoining and/or upper or lower level Flat/s so as to use it as a single residential Unit
- (xii) The Purchaser/s shall furnish the said Flat at his/her/its/their entire cost and consequences and shall also remove the debris caused by such furnishing immediately if kept collected in the compound (or any part) of the said Land and if the Purchaser/s fail/s to do so the Developer shall do so and deduct the amount of such cost from the Deposits deposited by the Purchaser/s with the Developer
- (xiii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Layout Land or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (xiv) Not to throw dirt, rubbish, rags, or other garbage or refuse of any kind to be thrown from the said premises in the compound or any portion of the Layout Land That the dry and wet garbage shall be separated and the wet garbage generated in the Buildings shall be treated separately on the same

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 FOR DEVELOPER	 PURCHASER/S
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plot by the residents/occupants/Purchaser/s of the Residential Buildings located within the jurisdiction of KDMC

- (xv) To bear and pay increase in local taxes, water charges, ground rent, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser/s viz user for any purposes other than as stipulated herein,
 - (xvi) Not to sub-let, transfer, assign or part with the Purchaser/s' interest or benefit in this Agreement or part with possession of the said Premises until all the dues payable by the Purchaser/s to the Developer under this Agreement are fully paid up and only if the Purchaser/s has/have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has/have given prior intimation in writing to the Developer in that behalf
 - (xvii) The Purchaser/s shall not change the façade or decorate the exterior of the said Premises or make any alterations in the elevation and outside color scheme of the said premises without the prior written consent of the KDMC and the Developer or the said Association as the case may be
 - (xviii) The external elevation of the Buildings constructed is a work of, which rights are vested with the Developer. The Purchaser/s shall not alter or modify the external elevation of the Buildings
 - (xix) If the Purchaser/s desire/s to install grill/s to any of the windows in the said premises, then he/she/they shall ensure that the grills are as per the design and position approved by the Developer in writing.
 - (xx) To install air conditioners only at a designated place
 - (xxi) Not to use elevators provided in the residential buildings for carrying any heavy goods or combustible substances or in any manner which is likely to result in its malfunctioning
- 14.3 Till the date of receipt of possession of the said premises by the Purchaser/s from the Developer, the Purchaser/s shall not be entitled to sell and/or transfer his/her/its/their right, title, interest and benefits under this Agreement to any third party without obtaining No Objection Certificate from the Developer

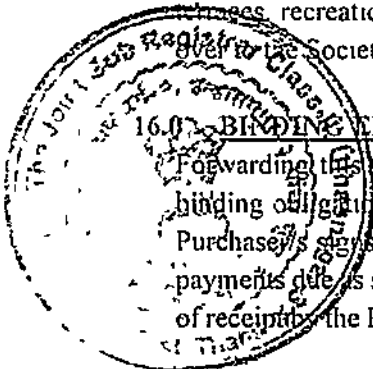
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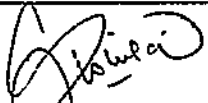
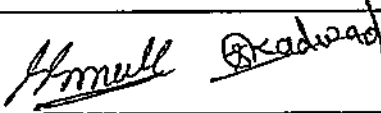
15.0 GRANT/DEMISE/ASSIGNMENT:

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the Layout Land and/or the Buildings and/or any part thereof. The Purchaser/s shall have no claim save and except of the said Premises and undivided interest in the common areas and facilities limited or otherwise all open spaces including garden, parking spaces, lobbies, staircases, recreation spaces etc until the said Land and the said Buildings is handed over to the Society

16.0 BINDING EFFECT:

Forwarding this Agreement to the Purchaser/s by the Developer does not create a binding obligation on the part of the Developer or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (Thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the Registrar of the Society



 FOR DEVELOPER	 PURCHASER/S
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the concerned Sub-Registrar as and when intimated by the Developer If the Purchaser/s fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipts by the Developer and/ or appear before the Sub-Registrar for its registration as and when intimated by the Developer, then the Developer shall be entitled to serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Purchaser/s, the Developer shall be entitled to treat the application of the Purchaser/s as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer' Office, or at some other place, which may be mutually agreed between the Developer and the Purchaser/s, in Kalyan. After the Agreement is duly executed by the Purchaser/s and the Developer or simultaneously with the execution the said Agreement, the same shall be registered at the office of the concerned Sub-Registrar Hence this Agreement shall be deemed to have been executed at Kalyan

17.0 DELAY OR FORBEARANCE NOT A WAIVER:

Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Developer shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developer.

18.0 NOTICES:

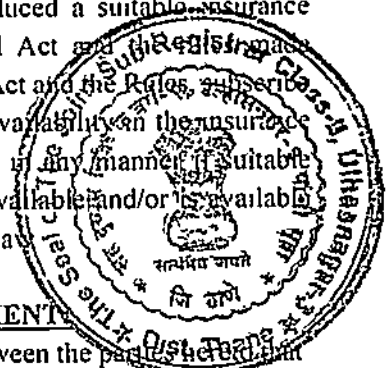
All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s, either by e-mail or on WhatsApp Mobile Number or Registered SPEED POST or by private Courier at his/her/its/their address mentioned in the description of the parties of this Agreement.

All communications shall be sent by the Developer to the Purchaser/s whose name appears first and at the address given by him/her/it/them which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

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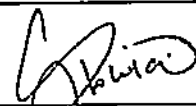
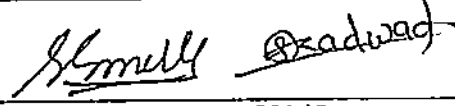
19.0 INSURANCE BY THE DEVELOPER:

The Developer is required under the Act to have the Buildings insured by an insurance company The Purchaser/s is aware and acknowledges that this being a new requirement, no insurance company has till date introduced a suitable insurance policy which meets with the requirements of the said Act and the Rules, and subscribes to insurance policy/policies or product subject to their availability in the insurance sector However, the Developer will not be responsible in any manner if suitable insurance product/ policy for the aforementioned is unavailable and/or is available but does not fulfill all the requirements under applicable law



20.0 COVENANTS IN RESPECT OF THIS AGREEMENT:

20.1 It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligations arising hereunder in respect of the Buildings shall equally be applicable to and enforceable against any subsequent Purchaser/Transferee of the said Premises, in case of transfer,

	
FOR DEVELOPER	PURCHASER/S

as the said obligations go along with the said Premises for all intents and purposes

20.2 This Agreement along with its Schedules and Annexure constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letters, correspondences, arrangements, whether written or oral, if any, between the parties in regards to the said Premises, as the case may be

20.3 This Agreement may only be amended by written consent of the parties hereto

20.4 If any provision of this Agreement shall be determined to be void or unenforceable under the RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement

21.0 STAMP DUTY AND REGISTRATION CHARGES:

The charges towards stamp duty and registration of this Agreement shall be borne and paid by the Developer

22.0 DISPUTE RESOLUTION:

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Regulatory Authority at Kalyan as per the provisions of RERA and the rules and regulations made thereunder

23.0 JURISDICTION:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Kalyan City, and the Courts of Competent Jurisdiction in Kalyan will have exclusive jurisdiction with respect to all matters pertaining to this

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24.0

24.0 GOVERNING LAW:

This Agreement shall always be subject to the provisions of the MOFA i.e. The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and RERA i.e. the Real Estate (Regulation and Redevelopment) Act, 2016 and the rules made there under



FOR DEVELOPER	PURCHASER/S

THE FIRST SCHEDULE ABOVE REFERRED TO:**(Description of "the Larger Land")**

ALL THAT PIECE OR PARCEL OF LAND bearing Survey No 36, Hissa No 23 /3, admeasuring 10200 sq mtrs and Survey No 36, Hissa No 24, admeasuring 19200 Sq Mtrs (Hereinafter referred to as "the Plots") of Village Adivali Dhokli, Taluka Ambarnath, District Thane, and within the limits of Municipal Corporation of Kalyan Dombivali in the registration District of Thane, City Kalyan and bounded as follows

On or towards EAST	Village Road
On or towards WEST	Village Road
On or towards SOUTH	Gangaram Bane
On or towards NORTH	Kailash Sakharam Bane and Shalik Bane

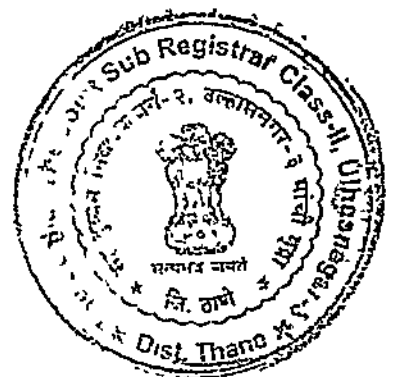
THE SECOND SCHEDULE ABOVE REFERRED TO:**(Description of the Layout Land)**

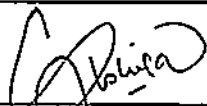
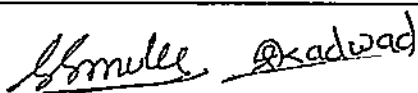
ALL THAT piece or parcel Land admeasuring in aggregate 22,887 30 square metres and forming part of the Larger Land more particularly described in the FIRST SCHEDULE herein above written.

THE THIRD SCHEDULE ABOVE REFERRED TO**(Description of "the said Premises")**

Flat bearing No 2207 admeasuring 36.39 Sq.Mt (RERA carpet area) on the (22nd) Floor of the Building No 3 along with the exclusive use and occupation of Balcony/utility/Terrace admeasuring 2.78 Sq.Mt being constructed on the Project Land named as KOHINOOR EDEN PHASE-II more particularly described in the SECOND Schedule hereinabove written

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 FOR DEVELOPER	 PURCHASER/S
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THE FOURTH SCHEDULE ABOVE REFERRED TO
[Schedule of Payment of the Sale Price as payable by the Purchaser/s]

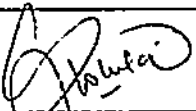
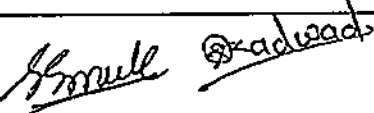
Sr No.	Milestone	Percentage	Cumulative Percentage
1	On Booking Token Amount	2%	2%
2	Within 15 days of Booking	8%	10%
3	Within 10 (ten) days of Execution and Registration of Agreement for Sale	10%	20%
4	Excavation	10%	30%
5	On Completion of Plinth	15%	45%
6	3 Slab	6%	51%
7	6 Slab	6%	57%
8	9 Slab	6%	63%
9	12 Slab	6%	69%
10	15 Slab	6%	75%
11	18 Level	6%	81%
12	21 Level	6%	87%
13	24 Level	6%	93%
14	On Commencement of Painting, Plumbing and Tiling works	4%	97%
15	On Completion Certificate	3%	100%

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३७	१०


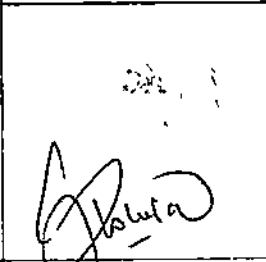
PARTICULARS OF THE DESIGNATED BANK ACCOUNT:


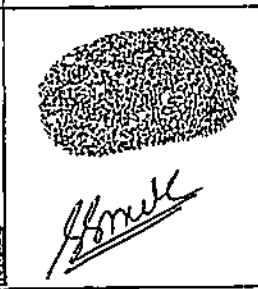
A/C NAME	KGI REALTY PVT LTD KOHINOOR EDEN
ACCOUNT NO	106605003096
BRANCH	ICIC0001066
NAME OF THE BANK	ICICI BANK
BRANCH ADDRESS	ULHASNAGAR
TYPE OF ACCOUNT	Balan Arcade, Plot No 680
	CURRENT





	
FOR DEVELOPER	PURCHASER/S


IN WITNESS WHEREOF the parties hereto have caused this Agreement executed the day and year first hereinabove written

SIGNED AND DELIVERED BY THE WITHIN NAMED DEVELOPER	PHOTO	THUMB IMPRESSION AND SIGNATURE
M/S KGI REALTY PVT LTD ,by the hand of its Director Mr. SONU ANIL HOTCHANDANI		

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER/S	PHOTO	THUMB IMPRESSION AND SIGNATURE
MR. SUMIT SAMBHAJI MULE		

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER/S	PHOTO	THUMB IMPRESSION AND SIGNATURE
MRS. SHILPA SUMIT MULE		

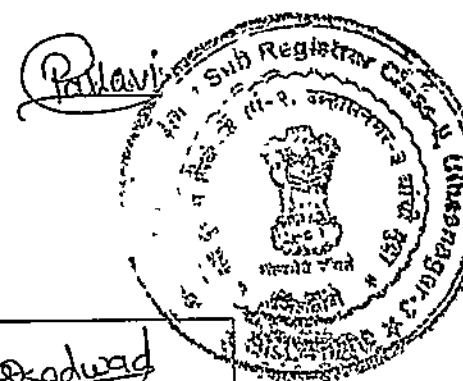
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 (10)

IN PRESENCE OF WITNESS.

1) Mr / Mrs. Vijay Omkar Lohar
Age - ___ Years
Address - _____
Aadhar No _____

2) Mr / Mrs Pallavi Sachinram Popalghat.
Age - ___ Years
Address - _____
Aadhar No. _____



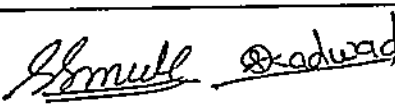
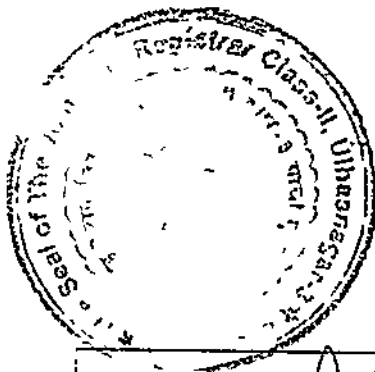
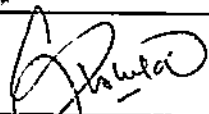
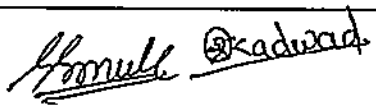
	
FOR DEVELOPER	PURCHASER/S

TABLE OF ANNEXURE:

ANNEXURE	PARTICULARS
A	Plan of the Larger Land
B	7/12 Extracts of the Larger Land
C	Title Certificate
D	NA Conversion Tax and NA Tax Payment Receipt
E	Sanctioned Layout Plan
F	Building Permission / Commencement Certificate
G	RERA Certificate
H	Typical Floor Plan
I	List of Amenities and internal works

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FOR DEVELOPER	PURCHASER/S

RECEIPT

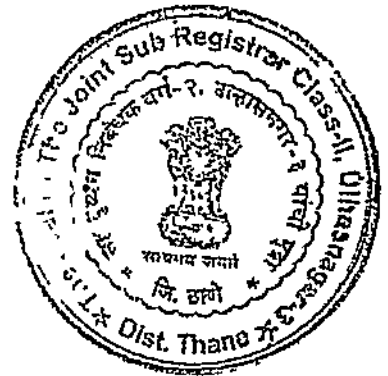
RECEIVED by the DEVELOPER from the within-named Purchaser/s, the sum of Rs. 25,000/- via Swipe Card No 20230308010390000840255573386660134 drawn on HDFC Bank, Dt 08-March-2023 in respect of the said Premises This receipt is subject to the realization of cheque

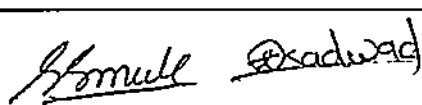
Rs. 25,000/-
WE SAY RECEIVED,
M/S KGI REALTY PVT LTD



(FOR DEVELOPER)

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FOR DEVELOPER	PURCHASER/S

List of Amenities and internal works (ANNEXURE I)

Amenities for each building:

- Entrance lobby with Air conditioner
- Access control in entrance lobby
- 3 elevators (including one stretcher elevator)
- Fire fighting system as per norms
- Toilet on ground for Security
- Power backup for selected common area lighting
- Acrylic external paint with Texture
- Intercom connection
- Earthquake resistant RCC
- Society office
- CCTV in Entrance lobby

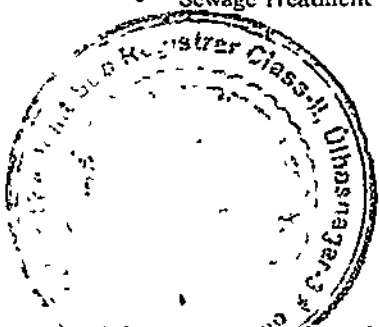
Amenities inside each apartment:

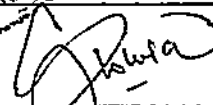
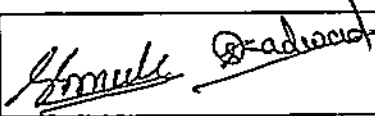
- Designer flush doors with laminate sheet
- Aluminum Windows
- Vitrified tiles flooring
- Kitchen with granite platform and stainless steel sink
- Toilets and bathrooms finished with concealed plumbing, branded sanitary ware and CP fittings
- Indian WC in Common toilet
- Gypsum finished interior walls
- Concealed copper wiring with branded switches
- Provision for inverter, AC, internet and TV connectivity
- Solar water heater in 1 bathroom

Complex Amenities:

- Common Club house
- Grand entrance to Complex
- Jogging track
- Temple
- Swimming Pool
- Jacuzzi
- Gymnasium
- Indoor Games
- Mini Theatre
- Steam and changing rooms
- Barbeque area
- Party Lawn
- Landscape Garden
- Telescope for stars gazing
- Gazebo / Pergolas
- Acupressure pathway
- Multipurpose court - Tennis, basketball, cricket
- Music room
- Multipurpose room
- Amphitheatre
- Squash court
- Skating area
- Library
- Sewage Treatment Plant

उत्तर = ३	
दस्तावेज संख्या = ४९९०	
३५/६०	



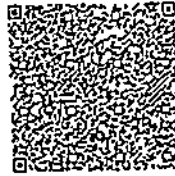
	
FOR DEVELOPER	PURCHASER/S

आयकर विभाग
INCOME TAX DEPARTMENT



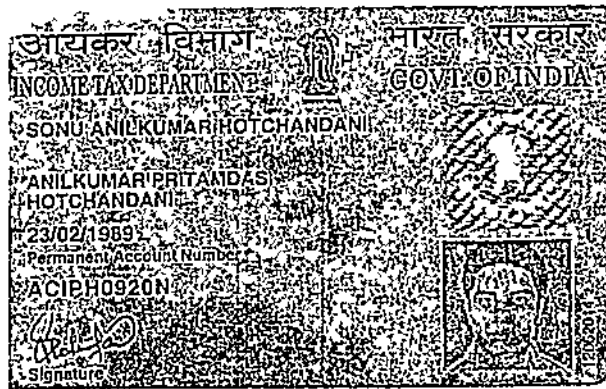
भारत सरकार
GOVT OF INDIA

स्थायी खाता नम्बर कार्ड
Permanent Account Number Card
AAHCK5827B



नाम/Name
KGI REALTY PRIVATE LIMITED

निगम/रजिस्ट्रेशन की तिथि
Date of Incorporation/Formation
05/04/2019



Sonula

उद्देश - ३	
देस्त क्र. ४९९०	२०२३
३६	१०





77 625

पावती

Original/Duplicate

Tuesday, February 15, 2022
1 14 PMनोंदणी क्र 39म
Regn 39M

पावती क्र 836 दिनांक 15/02/2022

नावाचे नाव उल्हासनगर मॅम्प क्र.3
दस्तावेजाचा अनुक्रमांक उहून 1-625-2022
दस्तावेजाचा प्रकार : कुलमुद्यत्पारपत्र
सादर करणाऱ्याचे नाव: मुबारक रशिद सय्यद

नोंदणी फी
दस्त हाताळणी फी
पृष्ठाची संख्या: 21

₹ 100 00
₹ 420 00

एकूण:

₹. 520 00

आपणास मूळ दस्त, पंचनेल प्रिंट, सूची-२ अदाजे
1:33 PM ह्या वेळेत मिळेल.

Prakram
15/02/2022
Sub Registrar Ulhasnagar - २
उल्हासनगर क्र. २

वाजार मुल्य. ₹.1/-
नोबदला ₹.0/-
फरसेले नुद्राक शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: eChallan रकम: ₹.100/-
टीडी/घनादेश/पि ऑर्डर क्रमांक. MH013097977202122E दिनांक. 14/02/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार. DHC रकम ₹.420/-
टीडी/घनादेश/पि ऑर्डर क्रमांक 14022022-3787 दिनांक: 14/02/2022
बँकेचे नाव व पत्ता.

मुळदस्त परतलेला

Mubarak
पक्षकाराची स्वक्षरी
दिनांक: 15/2/22

उहून - ३	
दस्त क्र. ४२५७	२०२३
34/10	



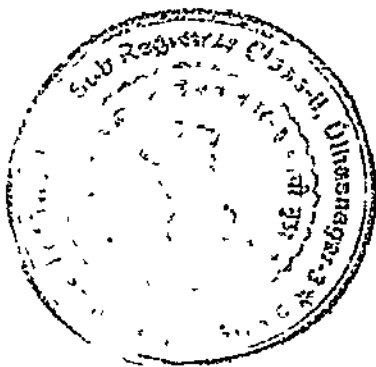
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
FRN 10020111787	Date 11/02/2022
Received from KGI REALTY PVT LTD, Mobile number 8148534949 an amount of Rs 420/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S R Ulhasnagar 1 of the District Thane Group	
Payment Details	
Bank Name IBBL	Date 11/02/2022
Bank CIN 1000115202202 112052	REF No 2713912981
This is computer generated receipt hence no signature is required	

उत्तर - १


क.स. ६२५	२०२२
१	२१

उत्तर - ३

दस्तावेज सं. ४९९०	२०२२
३१	१०



Handwritten notes in a box, possibly indicating a date or reference number.

 Document Handling Charges Inspector General of Registration & Stamps				
Receipt of Document Handling Charges				
PRN 1402202213787	Receipt Date 15/02/2022			
Received from KGI REALTY PVT LTD, Mobile number 8108564949, an amount of Rs 420/- towards Document Handling Charges for the Document to be registered on Document No 625 dated 15/02/2022 at the Sub Registrar office S R Ulhasnagar 1 of the District Thane Grm				
<table border="1"> <tr><td>DEFACED</td></tr> <tr><td>₹ 420</td></tr> <tr><td>DEFACED</td></tr> </table>		DEFACED	₹ 420	DEFACED
DEFACED				
₹ 420				
DEFACED				
Payment Details				
Bank Name IBKL	Payment Date 14/02/2022			
Bank CIN 10004152022021412052	REF No. 2743942984			
Deface No 1402202213787D	Deface Date 15/02/2022			
This is computer generated receipt, hence no signature is required				

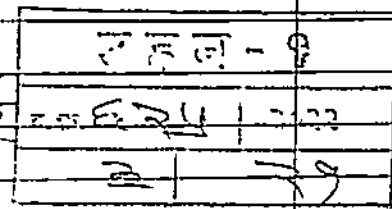
उहन - ३
 दस्त क. ४९९७ २०२२
 - ३९ / १०





CHALLAN
MTR Form Number-6



GRN	MH01309797202122L	BARCODE	[Barcode]		Date	14/02/2022 17 26 30	Form ID	48(0)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	ULHI_ULHASNAGAR NO 1 SUB REGISTRAR			PAN No (If Applicable)	CXOPSM03C			
Location	THANE			Full Name	MUBARRAK R SAYYAD			
Year	2021-2022 One Time			Flat/Block No.	S NO 36 H NO 23/3 AND 24 ADIVALI DHOKLI			
Account Head Details		Amount In Rs		Premises/Building				
Stamp Duty		500 00		Road/Street	AMBERNATH			
Registration Fee		100 00		Area/Locality	AMBERNATH			
				Town/City/District				
				PIN	4	2	1	5 0 1
				Remarks (If Any)				
				PAN2=AAHC5827B-SecondPartyName=MS KGI REALTY PVT LTD-				
				Amount In	Six Hundred Rupees On y			
				Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque DD Details		[Stamp]		Ref No	69133332022021419274		2728633784	
				RBI Date	14/02/2022-17 27 26		Not Verified with RBI	
				Bank Branch	IDBI BANK			
				Scroll No	Date			
				Not Verified with Scroll				

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

दस्तावेज - 2
2022
NO 10



Handwritten signature

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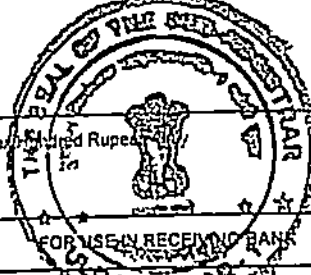
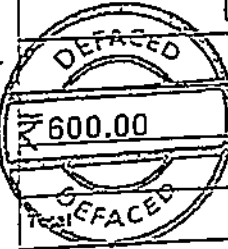
Handwritten signature



CHALLAN
MTR Form Number-6



GRN	MH013097977202122E	BARCODE	[Barcode]		Date	14/02/2022 17 25 39	Form ID	4817
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No (If Applicable)	CXOPS8403C				
Office Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR		Full Name	MUBARAK R SAYYAD				
Location	THANE		Fla/Block No	S NO 36 H NO 233 AND 24 ADIVALI DHOKLI				
Year	2021-2022 One Time		Premises/Building	AMBERNATH				
Account Head Details		Amount In Rs.	Road/Street	AMBERNATH				
0030046-01	Stamp Duty	500 00	Area/Locality	AMBERNATH				
0030053301	Registration Fee	100 00	Town/City/District					
			PIN	4 2 1 5 0 1				
[Stamp: ₹ 600.00]			Remarks (If Any)	PAN2=AAHCK5827B-SecondPartyName=MS KGI REALTY PVT LTD-				
Amount In		500 00	Words	Five Hundred Rupees				
Total		600 00						
Payment Details			IDBI BANK					
Cheque-DD Details			Bank CIN	Ref No 01982216000074 2729533764				
Created DD No			Bank Date	RBI Date	14/02/2022-17 27 29 Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK क.प.प.व. - 2023			
Name of Branch			Scroll No , Date	100 15/02/2022 3809 60				
			Mobile No		8137362631			



Department ID
NOTE - This challan is valid for document to be registered in Sub Registrar office only Not valid for Unregistered document
ये चेक व/वा दुसरे दस्तऐवज भरितेसाठी योग्य असल्यास तेव्हाच दाखल्यावर दस्तऐवजीत वापर करावे. योजनेला वा नोंद घेतलेल्या दस्तऐवजीत येकर प्रिन्ट करावे
सिटी.

Challar Defaced Details

Sr No	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(iS)-77-625	000B3E4182202122	15/02/2022-13 14 22	IGR128
2	(iS)-77-625	00003E4182202122	15/02/2022-13 14 22	IGR128
Total Defacement Amount				



33-1-9
 49 79

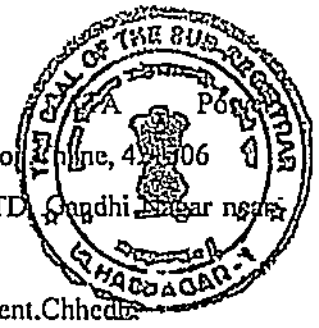
SPECIAL POWER OF ATTORNEY TO PRESENT DOCUMENT FOR REGISTRATION.

TO ALL WHOM THESE PRESENTS SHALL COME know all these men by presents that I, Mr Sonu Anil Hotchandani, Aged 30 years, R/o. B-701/702 Kohnoor Waves, Shanti nagar, near Ulhasnagar-Kalyan entry gate, Ulhasnagar 3 state as follows -

I have been authorised by the Resolution dated 09/02/2022 passed by the Board of Directors of M/s KGI Realty Pvt. Ltd to represent the company in relation to the development of property of the company bearing Survey No. 36, Hissa No 23 / 3 & 24. Village Adivali Dhokli, Taluka: Ambemath, District: Thane, and sign the necessary documents on behalf of the company.

BY THIS POWER OF ATTORNEY, I, appoint :-

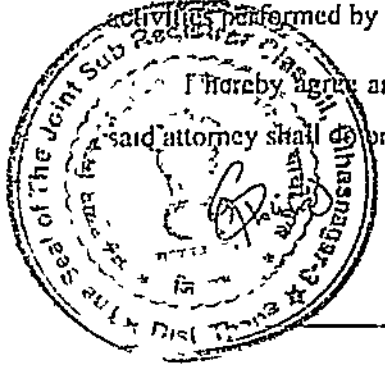
1. Mr. Mubarak Rashid Sayyad, R/o. house, At. Pisawali, PO Dwarali, Ta. Kalyan, Pisawali Gao. Phone, 421506
2. Mr Lalit Tarte, R/o. B/001, Arihant Pooja CHS LTD, Gandhi Nagar near Tarte Plaza Dombivli East, Kalyan
3. Mr Sanjay Vasant Paranjape, R/o 202. Janaki Apartment, Chhedda Road, Near Dedhia BI, Dombivli East, Kalyan, Tilaknagar Kalyan Thane. 421201



उपरोक्त अर्थाने
 अस्तु
 मज्जे

Individually as my Attorney to appear before the Sub-registrar, for lodging / submitting / presenting for registration, the agreements, deeds and documents executed by me in favour of prospective flats purchasers of the project named Kohnoor Eden, proposed to be constructed.

PROVIDED THAT the said Attorney shall keep true accounts of all activities performed by virtue of this Power of Attorney.



I hereby agree and undertake to confirm and ratify all and whatsoever my said attorney shall or purport to do by the virtue of this power of attorney

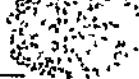
30/02/22

Sanjay Paranjape
 Mubarak

उहल - १	
दस्तावेज क्र. ५	२०२२
दि.	२१

IN WITNESS WHEREOF this SPECIAL POWER OF ATTORNEY is signed by me at Ulhasnagar on this day of 15th February, 2022

1. EXECUTANT


[Signature] 

Mr. Sonu Anil Hotchandani



2. ATTORNEY HOLDER

"I hereby Accept all powers."

[Signature] 

Mr. Lalit Shreeniwas Tarte



[Signature]
Mr. Mubarak Rashid Sayyad



Mr. Sanjay Vasant Paranjape

[Signature] 

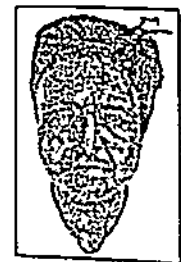
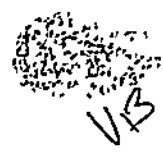


WITNESSES:-

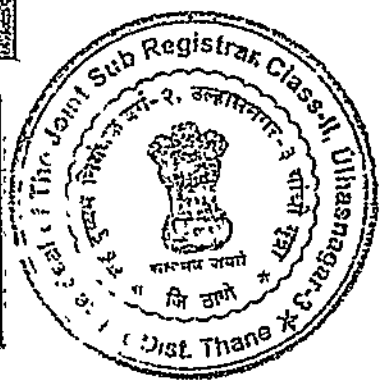
1) Rojashree Solhe
Gandhi Nagar,
Dombivli (E)



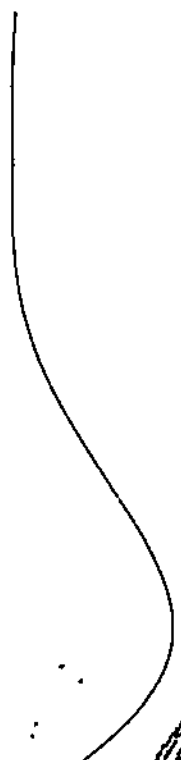
2) S.S. Phenuwani
Deepak Bhandari
Dombivli (E)



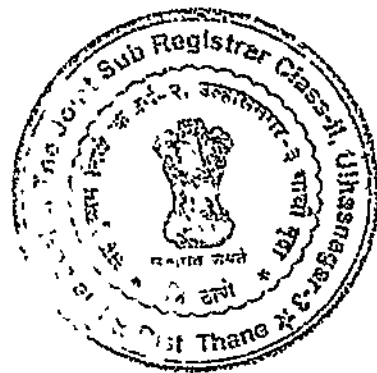
उहल - ३	
दस्तावेज क्र. ५	२०२२
दि.	२०



उहल - १	
दस्त क. ६२५	२०२३
१६	२१



उहल - ३	
दस्त क. १११०	२०२३
५३	८०




No

6093 3987 4892



- मानान्य नाणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



6093 3987 4892

- मानान्य नाणसाचा अधिकार

भारतीय विधानसभा

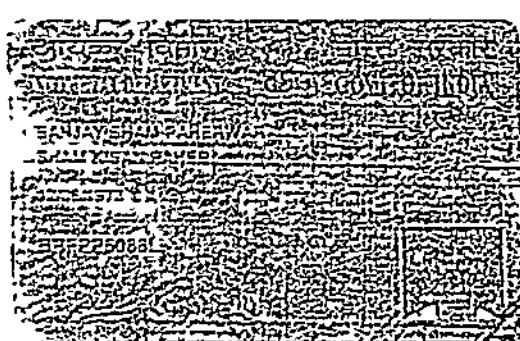
भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविलेला क्रमांक / Enrolment ID: 1212/1777243563

रा. 605104E/711355/712968/12

17000000000000000000




उहल - 9

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१७ | २१

GOVERNMENT OF INDIA



2662 7144 6575



भारतीय विधानसभा

भारत सरकार

Unique Identification Authority of India

Address: GORAL SAJJU HALL
CELOCK ROAD OPP RAIL
MANGR ULHASNAGAR 3
Ulhasnagar, Thane District 421003
-21003

अधिकार - मानान्य नाणसाचा अधिकार

उहल - ३

दस्ता क्र. ४९९७ २०२३

५४ | १०

S. Prakashan

1847 1418 1141

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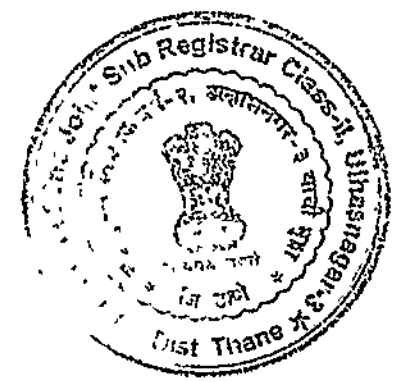
PG. No. 1147



उहंन-१	
दस्त. ६२५	२०२२
१८	२९



उहंन-३	
दस्त. ४९९७	२०२३
५५	८०



15/02/2022 1 17 55 PM

दस्तावेज संख्या भाग-2

क्रमांक
दस्तावेज संख्या 625/2022

दस्तावेज संख्या 625/2022
दस्तावेज प्रकार अनुसंधानपत्र

क्र.सं.	पंजीयनाचे नाव व पत्ता	पंजीयनाचा प्रकार	छायाचित्र	आडवाचा ठसा
1	ता. मुबारक अहमद नख्श - पत्ता, प्लॉट नं. - भाळा नं. - इमारतीचे नाव - खोली नं. - गेट नं. दादा बाबा हाऊस, नु. विमानवा. पं. - इराणी, विमानवा. पं., ना. पंजाब हावे, मद्रासपट्ट, हावे पं. संख्या CXOPS8403C	पॉवर ऑफ अटॉर्नी होल्डर वय - 37 स्वाधरी - <i>Mubarak</i>		
2	नाम जलिद हदें. पत्ता प्लॉट नं. - भाळा नं. - इमारतीचे नाव अहमद मुजा पे ओप ही गो वि. खोली नं. वी/001, गेट नं. गाडी नगर, गेट आता जयजय संविधानी पूर्ण, मद्रासपट्ट हावे पं. संख्या AIBPT8788M	पॉवर ऑफ अटॉर्नी होल्डर वय - 31 स्वाधरी - <i>Jalid</i>		
3	नाम सुब्रह्मण्यम पत्तारु - पत्ता प्लॉट नं. - भाळा नं. - इमारतीचे नाव जयजय अहमदमेट, खोली नं. 202, गेट नं. छंद छंद, दिवाणनगर, संविधानी पूर्ण, मद्रासपट्ट, हावे पं. संख्या AGGPP3750N	पॉवर ऑफ अटॉर्नी होल्डर वय - 57 स्वाधरी - <i>Subramanyam</i>		
4	नाम ममय्य गौरीशंकर शिबलुई या नि. गेटे हायरबंदर सोनू अश्विन पेनहाडानी - पत्ता प्लॉट नं. - भाळा नं. - इमारतीचे नाव संविधानी चकम, खोली नं. वी-701/702, गेट नं. शांती नगर, उदकगनार, एम्पाण हल्ली गेट जयजय, जयजयनगर - 3, मद्रासपट्ट, हावे पं. संख्या AAHCK5827B	पुत्रसुपार देणार वय - 30 स्वाधरी - <i>Mammy</i>		

पंजीयनाचे वस्तु देणार पंजीयनाचे अनुसंधानपत्र वा दस्तऐवज करत दिवाचे वस्तु करताना
दिनांक 3 रोजी 15/02/2022 01 15 47 PM

अर्थ -
पंजीयनाचे वस्तु देणार पंजीयनाचे अनुसंधानपत्र देणा-याला व्यतीत ओळखतात, व त्याची ओळख पटवितात

क्र.सं.	पंजीयनाचे नाव व पत्ता	पंजीयनाचा प्रकार	छायाचित्र	आडवाचा ठसा
1	नाम जलधी साद - - वय 36 पत्ता इमिग्वनी पुव पिन कोड 421201	स्वाधरी <i>Jaladhi</i>		
2	नाम सुब्रह्मण्यम पत्तारु - - वय 49 पत्ता जयजयनगर 3 पिन कोड 421003	स्वाधरी <i>S.S. Subramanyam</i>		

दस्तावेज क्र.4 ची वेळ: 15/02/2022 01 16 : 41 PM

दस्तावेज क्र.5 ची वेळ: 15/02/2022 01 17 : 07 PM सोदणी पूर्ण

उहल - 3
दस्तावेज क्र. 8990 2022
94/10

उहल - 9
दस्तावेज क्र. 824 2022
20/29

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MUBARAK R SAYYAD	eChallan	69103332022021419274	MF-013097977202122E	500 00	SD	0006364182202122	15/02/2022
2	MUBARAK R SAYYAD	eChallan		MF-013097977202122E	100	RF	0006364182202122	15/02/2022
3		DHC		1002202213787	420	RF	1402202213787D	15/02/2022

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- 2. Get print immediately after registration

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उहज - १	
वक्रा क्र. ६२५	२०२२
२१	२१

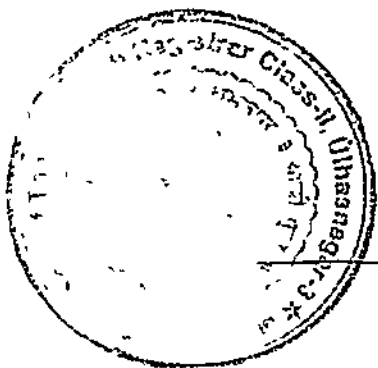
प्रमाणित करण्यात येत की या दरताऐवज नध्ये एकुण ...२१.....पाने आहेत

Prakash
 प्रशासक वृत्त, विभागाचे कार्य - २,
 उल्हासनागर - २.

इत्याक क्र. ३
 ... ६२५ ...
 दिनांक १५ - २ - २०२२

Prakash
 प्रशासक वृत्त, विभागाचे कार्य - २,
 उल्हासनागर - २.

उहज - ३	
वक्रा क्र. ४९९७	२०२३
५८	८०



उह न - १	
दस्त क. ६२५	२०
२	२९



उह न - ३	
दस्त क. ४२१७	२०
२५	१०





dt. 09/02/2022

RESOLVED FURTHER THAT Mr Amit Anil Hotchandani, Mr.Sonu Anil Hotchandani & Aashish Shankar Hotchandani are the Directors of the company be and are hereby authorized severally to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub - Registrar of assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Lalit S. Tarte, Mr Mubarak Rashid Sayyad or Mr. Sanjay Vasant Paranjape

RESOLVED FURTHER THAT a copy of the foregoing resolution duly certified as true by any one Director of the Company, be and is hereby furnished to any Party as and when required.

Certified true copy

For M/S. KGI REALTY PVT. LTD.

For KGI REALTY PVT. LTD.

Mr.Amit Anil Hotchandani Director

उहण - १	
०६.०२.२०२२	२०२२
९	२१

For KGI REALTY PVT. LTD

Mr. Sonu Anil Hotchandani Director

Mr.Aashish Shankar Hotchandani



उहण - ३	
०६.०२.२०२२	२०२२
१५	१०



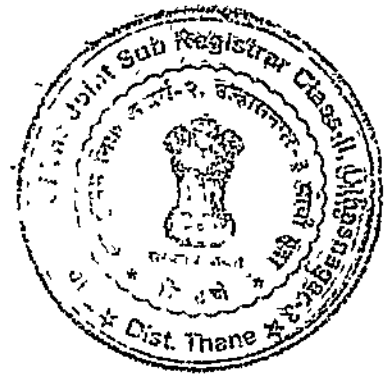
KGI REALTY PRIVATE LIMITED

Sagarika Apartment, Mezzanine Floor, Opposite Tirupati Apartment, Chopra Court Road, Ulhasnagar - 421 003

उहान-१	
द.क्र. ६२५	
१०	२९



उहान-३	
दस्त. क्र. ४२६०	२०२२
MLP	CP



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

प्राचीन सेवा कार्ड
Permanent Account Number Card
AAHCK5B27B



केवल खाते के लिए
KEY ONLY PRIVATE LIMITED

आयकर विभाग
Income Tax Department
05/04/2019



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
SONU ANILKUMAR HOTCHANDANI

ANILKUMAR PRITAMDAS
HOTCHANDANI
23/02/1989
Permanent Account Number
ACIPH092DN



Handwritten signature

उह न - ३
दस्त क्र. ४९९० २०२३
५१०

उह न - १
४ - ६२५ ७२२
११ २१

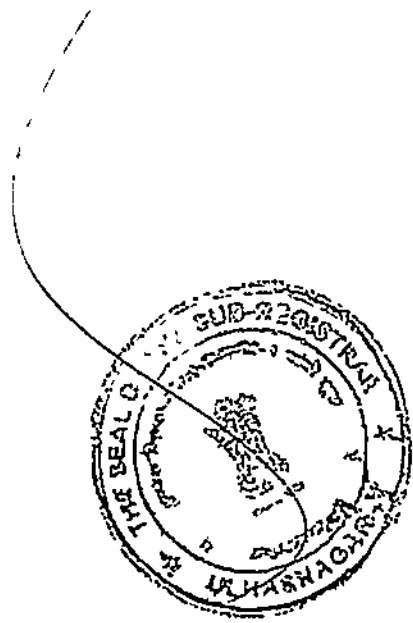
भारत सरकार
Ministry of Identification Authority of India
Government of India

Registration No. 20067C120/12092
To
Sonu Anil Kumar Hotchandani
Permanent Account Number
23/02/1989
ACIPH092DN
Uthnasagar 2, Uthnasagar Thane
Maharashtra 421402
9223332849




2061 1368 1800
मेरी आधान, मेरी पहचान

7727-1	
32/4	
92	2/9

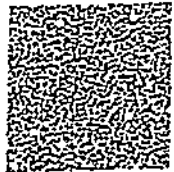


उह न - ३	
दस्त क. ४२२५	२०२३
११	१०



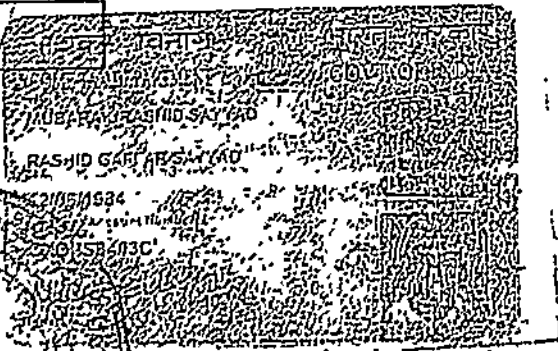

 7057 6820 5110
 VID_9181 7740 0798 5231
 माझे आधार, माझी ओळख

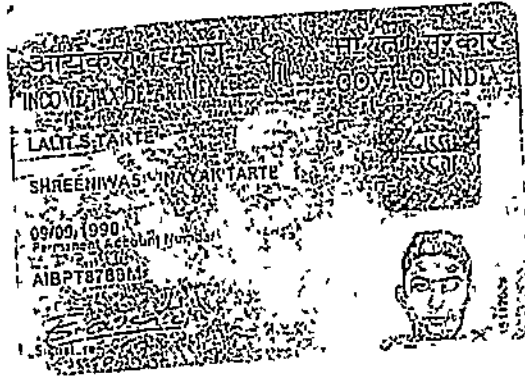
उहज - 9
 दस्त क्र. ७६२५ २०२२
 १३ २१


 7057 6820 5110
 VID_9181 7740 0798 5231

उहज - ३
 दस्त क्र. ७६६७ २०२३
 १५/७०

Mulka Sale





उत्तर - 9
दस्तावेज क्रमांक / :
१०१ २९



भारतीय चिरिद आच्य परिषद
भारत सरकार
Unique Identification Authority of India
Government of India
नोंदविषयाचा क्रमांक / Enrollment No 1104/20807/54237

To,
नमित शीमिगत तट
Laxi Shreenwas Tarte
S/O Shreenwas Tarte
B/001 Aahani Pooja CHS LTD
Gandhi Nagar
Near Tare Plaza, Domwale East
Kalyan
Hampada Kalyan Trane
Mangarashtra 421204
9309098669

Font

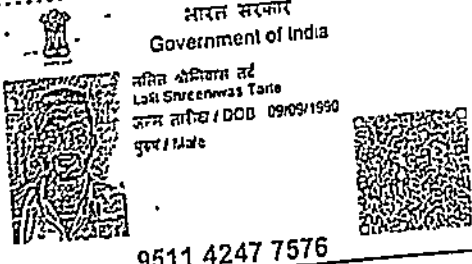


SEC 18053255FT

उत्तर - ३
दस्तावेज क्र. ४९९०
५९ ८०



आधार क्रमांक / Your Aadhaar No
9511 4247 7576

आधार - सामान्य माणसाचा अधिकार



आधार - सामान्य माणसाचा अधिकार
1000*714070707140714071407




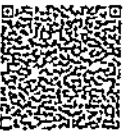



आधार

भारत सरकार
 Unique Identification Authority of India



भर्ती क्रमांक / Enrollment No 1177/0016/01539
 To
 सजय वसंत पारंजपे
 Sanjay Vasant Paranjape
 SC Vasant Pa aranjape
 227 Janta Apartment, Chhatra Road
 New Dehli 110021
 भारत
 227 Janta Apartment
 New Dehli 110021
 0 9996034

3975 4567 6108

 SM1127E7750F




आपला आधार क्रमांक / Your Aadhaar No
3975 4567 6108

आधार - सामान्य नाणसाचा अधिकार

सजय वसंत पारंजपे
 Sanjay Vasant Pa aranjape
 1963 / Year of Birth 1963
 पुणे / Mac


3975 4567 6108

आधार - सामान्य नाणसाचा अधिकार

उहल - 9
 क.क्र. ६२५ / २०२२
 १५ / २९

Sanjay



PERMANENT ACCOUNT NUMBER
 AGGREGATION
 SANJAY VASANT PARANJAPÉ
 VASANT SHANTAR PARANJAPÉ

05-02-1963

उहल
 क.क्र. ७१६० / २०२३
 १२ / १०

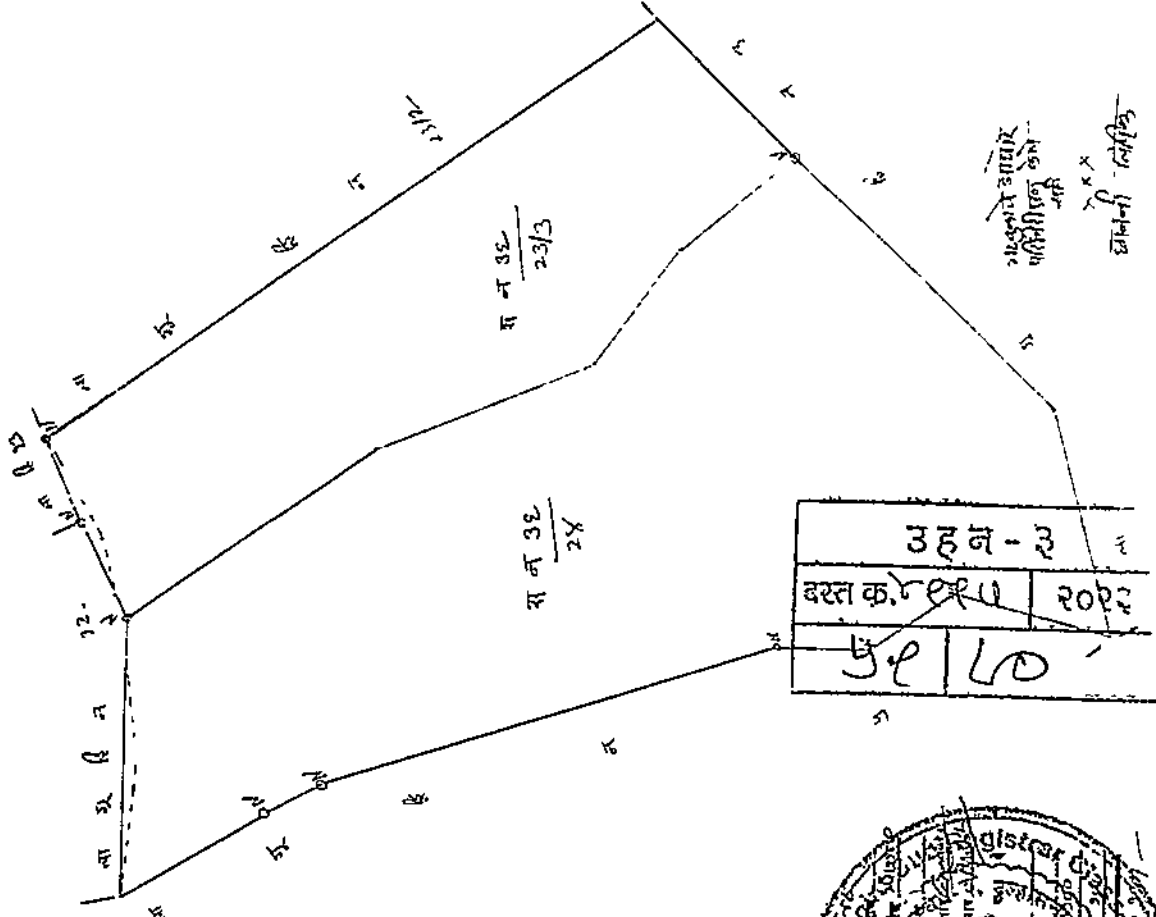


मोल्गीचे कारण :- अर्थात् मीम निमित्त वायुसेव पाठिल यानी गौसे गादीवली देवळी येथील स न न ३६/२३/३, २४ चे इतर भाग मोल्गी मर्ची दि १२/०१/१० रोजी मोर्चे :- आदीवली देवळी

जि.नं. :- अर्थात् मीम



पत्रकार - श्री सुविहंग लु मंग्या विनीत प्रवृत्तिके मीम - आदीवली देवळी मो - स न ३६/२० - मी मंग्या वरु कात्यायुडी नळका उजेला मंग



पतीसाडी दरवाज्या मो र न - १०१६/१० दि १२/०१/२०१०
मावती सं ११५२४८५ दि १२/०१/१० र रु २२५०/-

- मोल्गी समयी हकर :-
- १- श्री निता वायुसेव पाठील
 - २- श्री वांत मरुद जोर
 - ३- श्री तुकाम वळुराम शोले
 - ४- श्री गंगाधर नोणे शोले
 - ५- श्री छीनंद नोणे शोले

मोल्गी समयी हकर :-
या प्रमाणे स न ची अर्जावळुआर इतर जो
या प्रमाणे स न ची अर्जावळुआर इतर जो
या प्रमाणे अर्जावळुआर यांनी मोल्गी समयी पावळी
प्रमाणे वरिवाट असे
ON या प्रमाणे अर्जावळुआर यांना मुळा अर्जावळुआर
अर्जावळुआर नमिन युगा कायदिया ममान
दिया - एहण ४ टिया - असत

दिया. कुम मोल्गी ज प्रत
मो र न १६/१० चे अर्जावळुआर
मोल्गी समयी हकर :-
प्रमाण :- १२१०००
मोल्गी कलाम :- x x x
मोल्गी मर्चा :- १/२०/१०

सुविहंग लु मंग्या
१२/०१/१०

1

2

3

4

5

6

अद्यावत दिनांक : 17/12/2021



महाराष्ट्र शासन

गाव नमुना याता (अधिकार अगिसेख पत्रक)

[महाराष्ट्र कमीन वसतुल अधिकार अगिसेख अगि नोंदवणी (वसतु काले व तुडीवतीर देवणे) नियम, 1991 कमीन नियम 2,4,5 अगि 6]

गाव - आदिवली टोफळी (553032)

तालुका :- अंबरनाथ

जिल्हा - ठाणे

भूयापन क्रमांक व उपविभाग : 36/24

भू-धारणा पत्रकी		भोगवदादाएचे नांव		शेराचे स्थानिक नाव			कुळ, रांड व इतर अधिकार
क्षेत्र, एकक व आकाराची	खाते क्र.	क्षेत्र	आकार	पो ख	फा		
क्षेत्र एकक आर.पो.ची	[684]	[अ.पो.अंबरनाथ अ.पो.अंबरनाथ वसतुल अगिसेख अगि नोंदवणी अ.पो.अंबरनाथ]	192.00.00	1920.00	(1783)	(1783)	मुळाचे वसतु व इतर
असुरिक क्षेत्र							इतर अधिकार
क्षेत्र रेती	192.00.00				(1785)	(1785)	इतर
सवतुल	1920.00	[026]			(1785)	(1785)	प्राथमिक वेवदना नाही.
		[030]			(1810)	(1810)	तुडीवतीर वेवदना 1810 न दिनांक 24/05/2021
		[030]			(1810)	(1810)	
		951	192 00.00	1920 00	(1810)	(1810)	
					(1810)	(1810)	
					(1810)	(1810)	

गाव नमुना याता (घिफांची नोंदवणी)
[महाराष्ट्र कमीन वसतुल अधिकार अगिसेख अगि नोंदवणी (वसतु काले व तुडीवतीर देवणे) नियम, 1991 कमीन नियम 2]
गाव - आदिवली टोफळी (553032) तालुका :- अंबरनाथ जिल्हा - ठाणे

भूयापन क्रमांक व उपविभाग : 36/24

वर्ष	हंगाम	खाता क्रमांक	दिनांखालील क्षेत्राच्य़ तपरीत									सागवडीसाठी उपलब्ध नसलेली अनीन	जल तिक्तनाच सामन	गाव
			मिश्र दिनांखालील क्षेत्र						निर्भेद दिनांखालील क्षेत्र					
			पदक दिने व प्रत्येकाखालील क्षेत्र			निर्भेद दिनांखालील क्षेत्र			स्वरुप	क्षेत्र				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
						आर. पो.ची	आर. पो.ची		आर. पो.ची	आर. पो.ची			आर. पो.ची	

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपातरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न १२ ची आवश्यकता नाही

"गाववतीर वसतुल नोंदवणी अड." दिनांक :- 17/12/2021
सांकेतिक क्रमांक :- 2721001400027987001220211183

(नाव - भोळी नंद कुमाकर)
सहाय्यी सहाय्य :- आदिवली :- अंबरनाथ जि - ठाणे

सहाय्यी सहाय्य :- आदिवली :- अंबरनाथ जि - ठाणे

उह न - ३
वसतु क. ४२२० २०२३
६२ ८०



महामान दिनांक 17/12/2021



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख घटक)

[महाराष्ट्र जमीन मालकी अधिकार अधिनियम आणि नोंदवही (नया घटक व सुविधित क्षेत्र) विषय, १९६१ चातील विषय १५, १६ आणि १७]

गाव - आडिवली टोकळी (553032)

तालुका - अंबरनाथ

जिल्हा - ठाणे

भूमापन प्रमाण व उपविभाग 36/23/3

क्षेत्र	एकक व आकाराची माहिती	खता क्र	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.छ.	फे.फार.	सोदचे स्थानिक नाव	पुणे, राई व इतर अधिकार
गाव व खंड	आर.पो.पो	[62-1]	.....	.....	102.00.00	1020.00	(1783)	.....	.....
अधिकार	दे	[025]	.....	.....	.....	.....	(1785)	.....	.....
खंड क्षेत्र	102.00.00	[025]	.....	.....	.....	.....	(1785)	.....	.....
भूमापन	1020.00	[020]	.....	.....	.....	.....	(1810)	.....	.....
		[020]	.....	.....	.....	.....	(1810)	.....	.....
		251	अधिकार अभिलेख घटक	.....	102.00.00	1020.00	(1810)	.....	.....
			फे.कॅम्पेस विभागीय प्र. सिव्हीटिज कॅम्पेस	.....	.....	.....	(1810)	.....	.....
			प्रमाण	.....	.....	.....	(1810)	.....	.....

गाव नमुना सात (पिकांची नोंदवही)

[महाराष्ट्र जमीन मालकी अधिकार अधिनियम आणि नोंदवही (नया घटक व सुविधित क्षेत्र) विषय, १९६१ चातील विषय ११]

गाव - आडिवली टोकळी (553032)

तालुका - अंबरनाथ

जिल्हा :- ठाणे

भूमापन प्रमाण व उपविभाग 36/23/3

वर्ष	हंगाम	खता क्रमांक	पिकांसाठी क्षेत्राचा तपशील						सागवडीसाठी उपलब्ध नसलेली जमीन	बल सिंचनाचे साधन	शेज				
			पिकांसाठी क्षेत्र			निभेल पिकांसाठी क्षेत्र									
			पिके	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो	आर.पो.पो

नोंद :- सदरचे क्षेत्र अक्षय्य क्षेत्रात स्थित असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"गावठी व कार्यासाठी निवृत्त प्रश्न"

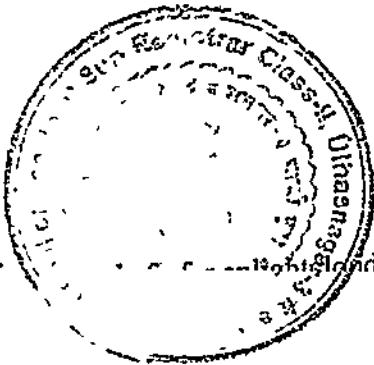
दिनांक :- 17/12/2021

महामान क्रमांक - 2721001400027987001220211182

(नाव :-)
महामान क्रमांक :- दि. १७-१२-२०२१

.....
.....

उद्देश - ३
दिनांक १९/१२/२०२३
१९/१२



17/12/2021

Drupad Patil

B.S.L., L.L.M.

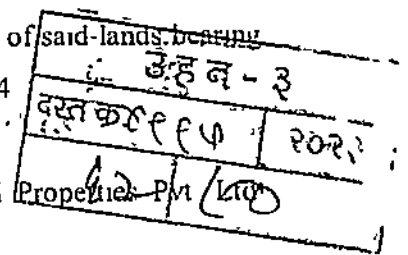
ADVOCATE HIGH COURT, MUMBAI

Office No 304, Apeejay Building, Mumbai Samachar Building, Fort, Mumbai - 400 001
Contact Cell 9466464655E-mail drupadpatil@gmail.comDate 7th August, 2021**TITLE CERTIFICATE**

To whomsoever it may concern, upon instructions of M/s. KGI Realty Pvt Ltd and on the basis of following documents supplied to me by M/s. KGI Realty Pvt Ltd, I am issuing this title certificate in respect of Land bearing Survey No 36, Hissa No. 23 / 3 admeasuring 10200 Sq. Mtrs. and Survey No 36. Hissa No 24 admeasuring 19200 Sq Mtrs, situated at Village AdivaliDhokli, Taluka Ambernath, District Thane.

DOCUMENTS: -

1. Mutation Entry No. 540 dated 16.10 1987
2. Mutation Entry No 572 dated 18.9 1992.
3. Mutation Entry No 713 dated 2.7 2008.
4. Mutation Entry No. 727 dated 25 9 2008
5. registered Power of Attorney in favour of M/s Elcarim Developers and Properties Pvt. Ltd and its Directors dated 19 1.2010
6. Order of Additional Collector and Competent Authority dated 25 8 2010 for deletion of ULC remarks made in other rights column of 7 / 12 extracts of said lands bearing Survey No 36, Hissa No 23 / 3 and Survey No 36, Hissa No 24
7. Mutation Entry No 910 dated 16 12 2010.
8. Conveyance Deed in favour of M/s. Elcarim Developers and Properties Pvt Ltd dated 27 1 2011 at Sr No. 864 of 2011.
9. Registered Deed of Confirmation dated 2 12 2020
10. Search Report dated 10 11 2020 in respect of Survey No 36, Hissa No 23 / 3 area admeasuring 10200 Sq. Mtrs and Survey No 36, Hissa No 24 admeasuring 19200 Sq Mtrs., situated at Village AdivaliDhokli, Taluka Ambernath, District Thane.
11. Registered Agreement for Sale in favour of M/s. KGI Realty Pvt. Ltd by Elcarim Developers and Properties Pvt Ltd dated 16 12.2020 at Sr No. 7310 of 2020



Drupad Patil

B.S.L., L.L.M.

ADVOCATE HIGH COURT, MUMBAI

Office No 304, Apeejay Building, Mumbai Samachar Building, Fort, Mumbai - 400 001

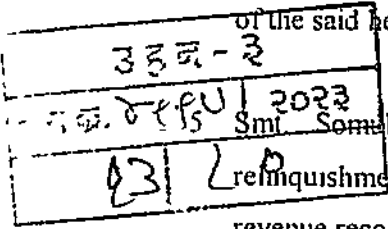
Contact Cell 9466464655

E-mail drupadpatil@gmail.com

12. Registered Deed of Conveyance in favour of M/s. KGI Realty Pvt Ltd. executed by Elcarim Developers and Properties Pvt Ltd. dated 16.12.2020 at Sr No 7316 of 2020.
- 13 Commencement certificate issued by Kalyan Dombivli Municipal Corporation dated 29 7 202.

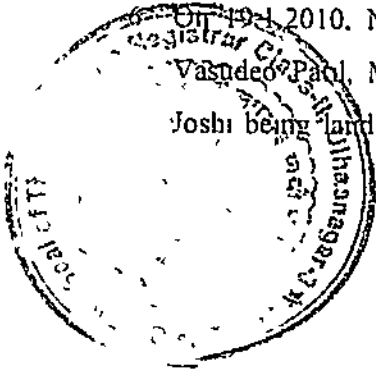
The documented history of the lands aforementioned is as follows -

- 1 Land bearing Survey No 36, Hissa No 23 / 3 admeasuring 1 H 2 R and Survey No. 36, Hissa No 24 admeasuring 1 H 92 R situated at Village Adivali - Dhokli, Tal. Ambarnath, Dist Thane was owned by Shri Yashwant Dharma Patil
- 2 After death of Original Owner Shri Yashwant Dharma Patil names of his heirs Parvati Dharma Patil (Mother) and Vasudeo Dharma Patil (Brother) were recorded in 7 / 12 Extract vide Mutation Entry No 540 dated 16 10 1987
- 3 After death of Parvati Dharma Patil, names of her heirs being (i) Vasudeo Dharma Patil, (ii) Somubai Kalu Kade, (iii) Jannabai Danda Patil and (iv) Tarabai Shankar Joshi, were recorded in Mutation Entry No 572 dated 18 9 1992
- 4 Vasudeo Dharma Patil died on 9 11 2006 leaving behind (i) Nirmala Vasudeo Patil, (ii) Sapna Vasudeo Patil, (iii) Mamta Vasudeo Patil, (iv) Sajan Vasudeo Patil. Names of the said heirs were recorded vide Mutation Entry No 713 dated 2 7 2008



Smt. Somubai Kalu Kadu and Jannabai Danda Patil executed a registered Relinquishment deed dated 25 6 2008 Therefore, their names were deleted from revenue record vide Mutation Entry No 727 dated 25 9 2008.

On 19-1-2010, Nirmala Vasudeo Patil for self and as Natural Guardian of Sapna Vasudeo Patil, Mamta Vasudeo Patil and Sajan Vasudeo Patil and Tarabai Shankar Joshi being land owners executed a registered Power of Attorney in favour of M/s



Drupad Patil

B.S.L., L.L.M.

ADVOCATE HIGH COURT, MUMBAI

Office No 304, Apeejay Building, Mumbai Samachar Building, Fort, Mumbai - 400 001
Contact. Call 9466464655E-mail drupadpatil@gmail.com

Elcarim Developers and Properties Pvt. Ltd and its Directors Said Power of Attorney was registered in the office of Sub-Registrar, Ulhasnagar - III at Serial No 354 of 2010 All rights including right to sale were assigned in favour of the Power of Attorney holder.

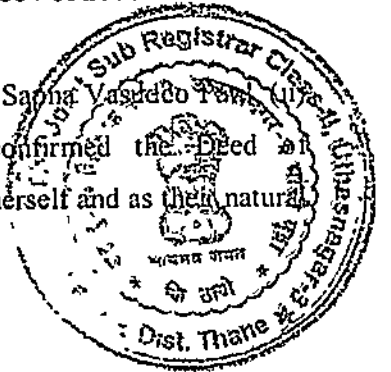
- 7 The said lands were declared as surplus lands vide Order dated 30 6 1984 passed under Section 8 (4) of Urban Land (Ceiling on holding and Regulation) Act, 1976 An application dated 21.8 2010 was submitted by the land owners for deletion of remarks made other rights column. Taking into consideration the Provision of Urban Land (Ceiling and Regulation) Repeal act, 1999 and the judgment of the Hon'ble High Court delivered in the case of *Voltas Company Pvt Ltd Vs State of Maharashtra* (Writ Petition No. 8356 of 2006), the Additional Collector and Competent Authority passed an order dated 25.8 2010 for deletion of ULC remarks made in other rights column of 7 / 12 extracts of said lands bearing Survey No 36, Hissa No 23 / 3 and Survey No. 36, Hissa No. 24

8. Vide Order dated 19 10.2010 passed under section 36 of the Maharashtra Land Revenue Code, 1966 Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar granted permission for change of user of land bearing Survey No 36, Hissa No 24 The effect of the said Order was recorded in revenue record vide Mitigation Entry No 910 dated 16 12.2010

Mitigation Entry No	
दस्त क्र. ४१११	२०२३
५२	१०

- 9 On 27.1 2011, land owners executed a registered Conveyance Deed in favour of M/s. Elcarim Developers and Properties Pvt. Ltd. Said Deed of Conveyance was registered in the office of Sub-Registrar, Ulhasnagar - III at Serial No 864 of 2011

10. Vide a registered Deed of Confirmation dated 2 12 2020 (i) Sapha Vasudeo Patil, (ii) SajanVasudeo Patil, (iii) MamtaVasudeo Patil have confirmed the Deed of Conveyance dated 18 2 2011 executed by their mother (for herself and as their natural



Drupad Patil

B.S.L., L.L.M.

ADVOCATE HIGH COURT, MUMBAI

Office No 304, Apcejay Building, Mumbai Samachar Building, Fort, Mumbar - 400 001

Contact Cell 9466464655

E-mail drupadpatil@gmail.com

guardian) The said Deed of Confirmation was registered in office of Sub-Registrar, Ulhasnagar - III at Serial No 6595 of 2020

11 On 16 12 2020 M/s Elcarim Developers anc Properties Pvt Ltd. executed a registered Agreement for Sale in favour of M/s KGI Realty Pvt. Ltd in respect of said lands bearing Survey No 36, Hissa No 23 / 3 and Survey No. 36, Hissa No. 24. Said agreement was registered at office of Sub-Registrar, Ulhasnagar - III at Serial No 7310 of 2020

12 Thereafter, Vide Registered Deed of Conveyance dated 16 12 2020 M/s. Elcarim Developers and Properties Pvt Ltd sold land bearing Survey No. 36, Hissa No. 23 / 3 and Survey No 36, Hissa No 24, in favour of M/s. KGI Realty Pvt Ltd The said Deed of Conveyance was registered in the office of Sub-Registrar, Ulhasnagar - III at Serial No 7316 of 2020

13 Vide registered Agreement dated 4 5 2021, M/s KGI Realty Pvt Ltd has purchased the TDR to the extent of 1500 Sq Mtrs Said agreement was registered at the office of Sub-Registrar, Kalyan II at Serial No 9253 of 2021

VERIFICATION OF TITLE: -

In the aforementioned circumstances and on the basis of documents supplied to me, I

उ ह न म	of the opinion that land bearing Survey No 36, Hissa No 23 / 3 Area admeasuring
द. न. क. ४२९७	19200 Sq. Mtrs anc Survey No 36, Hissa No 24 admeasuring 19200 Sq. Mtrs ,
५५	situated at Village Adivali Dhokh, Taluka Ambernath, District Thane, has good
२०	marketable title and free from all encumbrance

Signed under my hands and seal on 7th August, 2021

Adv Drupad S. Patil

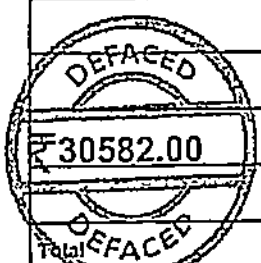




CHALLAN
ATR Form Number-6



GRN	MH012500039201010M	BARCODE	[Barcode]		Date	22/02/2019-19 10:24	Form ID
Department	Revenue Department		Payer Details				
Type of Payment	Land and Revenue Non Agricultural Assessment		TAX ID / TAN (If Any)				
Office Name	TAHSILDAR AMBERNATH		PAI No (If Applicable)				
Location	THANE		Full Name	DR. P. ABRAHAM ME. ELKUM DEV AND PRAJ...			
Year	2018-2019 One Time		CHE DIRECTOR				
Account Head Details	Amount In Rs.	Premises/Building	ADIVALI DHOKALI 35/233 AND 35/24				
0029172801	Amount Of Tax	30582.00	Road/Street	ADIVALI dhokali			
			Area/Locality	ambarnath			
			Town/City/District				
			PIN				
			Remarks (If Any)	rest conver tax and n a tax 35/232 3200 vanijy 7000 rest 35/24 3200 vanijy 16000 rest			
			Amount In Words	Thirty Thousand Five Hundred Eighty Two Rupees Onl			
Total		30,582.00		y			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref No.	000405720190330152232		CPN9005620		
Cheque/DD No	Bank Date	RBI Date	01/03/2019-00 00 00		02/03/2019		
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No , Date		262.0203/2019		22/02/2019		
Department ID	Challan Defaced Details		Mobile No.		8605243685		
Signature Not Verified	Defacement No.		Defacement Date		Userid		
1	0000117149201920		07/04/2019-12:31:16		REV544		
Total Defacement Amount			30,582.00				



Digitally signed by JS
VIRTUAL TREASURY
MUMBAI 03
Date: 2020.11.14
13:57:28 IST
Reason: Secure Document
Location: India





1
KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
M/s. K.G.I. Realty Pvt. Ltd. for Mr. Amit A. Hotchandani
Architect – Mr. Vijay Pandey, Kalyan
Structural Engineer – Mr. Achyur Vatave (M/s. JW Consultant)

With reference to your application dated 12/04/2022 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. 36, Hissa No. 23/3 & 24, Mauje Adivali Dhokali, Situated at Kalyan (E), the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BP/27 Village

Office Stamp

Date : 20/12/2022 .

2023	201338
वस्तुंक.रेप	2023
EL	(0)

Yours faithfully,



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





कल्याण डोंबिवली महानगरपालिका

नगररचना विभाग

सुधारीत बांधकाम परवानगी क्र. KDMC/TPD/BP/27Village/2021-22/01/338.

Dt 20/12/2022.

सदर्भ १) No.KDMC/NRV/BP/27Villages/2021-22/01/219, Dt. 29/07/2021

रोजीची सुधारीत बांधकाम परवानगी.

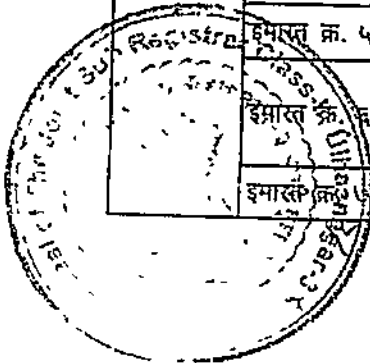
२) वास्तुशिल्पकार श्री विजय पाडे यांचा दि १२/०४/२०२२ रोजीचा सुधारीत बांधकाम परवानगी मिळणेबाबतचा प्रस्ताव.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.न. ३६, हि.नं. २३/३ व २४, मौजे आडीवली ठोकळी, कल्याण (पूर्व) मध्ये ७/१२ उतान्यानुसार २९४००.०० चौ.मी क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या २८७७० ९० चौ.मी क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI, Premium FSI व Ancillary FSI चा विचार करून तसेच UDCPR नुसार समावेशक आरक्षणांतर्गत आरक्षण क्र. ११ 'माध्यमिक शाळा' या आरक्षणाचे क्षेत्र व २४०० मी. रुंद रस्त्याने बांधित क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच मा. आयुक्त महोदय यांनी मजूर केलेले १०६३६.०० चौ.मी. क्षेत्र वापरून एकूण ९९१८३ १८ चौ.मी बांधकाम क्षेत्रास सुधारीत बांधकाम परवानगी प्रदान करण्यात आलेली आहे.

सद्यस्थितीत नव्याने केलेल्या सर्व्हेक्षण अहवालानुसार ७/१२ उतान्यानुसार २९४००.०० चौ.मी. क्षेत्राच्या भूखंडापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या २९२४२.७५ चौ.मी क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI, Premium FSI व Ancillary FSI चा विचार करून तसेच UDCPR नुसार समावेशक आरक्षणांतर्गत आरक्षण क्र. ११ 'माध्यमिक शाळा' या आरक्षणाचे क्षेत्र ४०:५० या प्रमाणात विचारात घेऊन व २४.०० मी. रुंद रस्त्याने बांधित क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच मा. आयुक्त महोदय यांनी यापूर्वी मंजूर केलेले १०६३६.०० चौ.मी. क्षेत्र वापरून एकूण १००२७४.२७ चौ.मी. बांधकाम क्षेत्राच्या भूखंडाचा विकास करावयास दिनांक १२/०४/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भितीच्या बांधकामासह, बांधकाम प्रमाणपत्र देण्यात येत आहे

बांधकामाचा तपशील :-

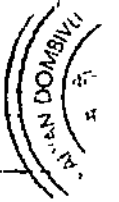
प्लॉट	इमारत	मजले	क्षेत्र (चौ.मी.)
प्लॉट 'अ'	इमारत क्र १	स्टिल्ट (पै), तळ (पै) + सात मजले (रहिवास)	९४७.३२
उहे निलोड रोड	इमारत क्र १	स्टिल्ट (पै), तळ (पै) + पहिला मजला ते तेवीस मजले (रहिवास)	१३५१९ ६८
दरमळ रोड	इमारत क्र. २	स्टिल्ट (पै), तळ (पै) + पहिला मजला ते तेवीस मजले (रहिवास)	२४०५३.७४
६९	इमारत क्र ३	स्टिल्ट (पै), तळ (पै) + चौथा मजला ते बावीस मजले (रहिवास)	११५१६.५२
८०		पहिला मजला ते तिसरा मजला व तेवीसावा मजला (म्हाडाकरीता)	
	इमारत क्र. ४	स्टिल्ट (पै), तळ (पै) + तेवीस मजले (रहिवास + वाणिज्य)	१४३१५ १३
	इमारत क्र. ५	स्टिल्ट (पै), तळ (पै) + तेवीस मजले (रहिवास + वाणिज्य)	१४३०६ ४३
	इमारत क्र. ६	स्टिल्ट (पै), तळ (पै) + दुसरा मजला ते बावीस मजले (रहिवास)	१६३१८.८०
		पहिला मजला व तेवीसावा मजला (म्हाडाकरीता)	
	इमारत क्र. ७	स्टिल्ट (पै), तळ (पै) + पंधरा मजले (रहिवास)	१३८९२.४२



	MLCP इमारत	तळ + चार मजले (पाकिंग) + पाचवा मजला (क्लबहाऊस)	११४७ २२
प्लॉट सी	वाणिज्य इमारत	तळमजला (वाणिज्य)	२५७ ०१
		एकूण बांधकाम क्षेत्र	१००२७४ २७
प्लॉट 'बी', इमारत क्र ३ - म्हाडाकरीता एकूण क्षेत्र = ३९१२ ५२ चौ.मी			
प्लॉट 'बी' - School Building - तळ + तीन मजले = क्षेत्र १४६२ १७ चौ.मी.			

अटी व शर्ती :-

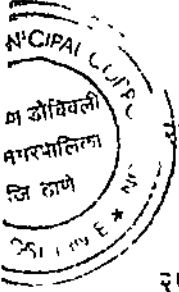
- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८ ३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार 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 जलनि.सारण 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 हजेरी-३ प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीच्या जाण्याचे रस्त्याचे काम २०२३ मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकाव्याचे 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 ठिकाणी स्वखर्चाने वाहून टाकणे आपणांवर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनि:सारण विभाग व जलनि:सारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा यांचेकडून ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणांवर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे समर्थन निराकरण करण्याची जबाबदारी आपली राहिल. याबाबत आपण रुपये ५००० च्या भुदरक जागे पत्रावर हमीपत्र सादर केले आहे.



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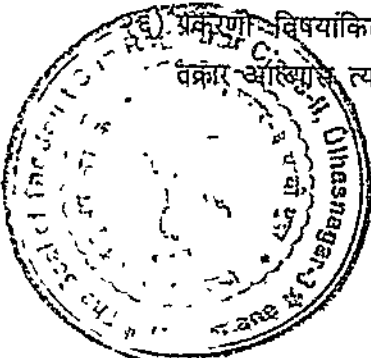


- १३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- १६) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १७) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे 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, याचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल
- २१) सदर प्रकरणी चुर्काची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २२) प्रकरणी आपण सादर केलेल्या महसूल/क-१/टे-३/जमीनबाब/रुपांतरणकर/कावि-२३७/२०१७, दि ०९/०८/२०१७ रोजीच्या रुपातरीत कराच्या आदेशापत्रातील अटी व शर्ती आपणावर बंधनकारक राहतील
- २३) प्रकरणी २४०० मी. रुंद रस्त्याने बांधीत क्षेत्राचा महसूल दफ्तरी ७/१२ उतारा सहा महिन्यामध्ये महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करू नये, याची नोंद घ्यावी.
- २४) प्रकरणी समावेशक आरक्षण अंतर्गत (आरक्षण क्र. ११ 'माध्यमिक शाळा') महापालिकेस प्राप्त होणारे १६७४.२४ चौ.मी. बांधीव क्षेत्राची ताबापावती व भूखंडाची ताबा पावती तसेच महसूल दफ्तरी ७/१२ उतारा एक वर्षांमध्ये महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल.
- २५) प्रकरणी समावेशक आरक्षण अंतर्गत आरक्षण क्र. ११ 'माध्यमिक शाळा' बाबत DPR सादर करून त्यास मा शहर अभियंता यांची मंजूरी घेणे आपणावर बंधनकारक राहिल



२४) प्रकरणी State Level Environment Impact Assessment Authority यांचेकडील दस्त क्र. ४०००/२०२२/२०२२ अन्वये Environment Clearance Certificate सादर केलेले आहे त्यामधील अटी व शर्ती आपणावर बंधनकारक राहिल.

२५) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'म्हाडा' करिता दर्शविलेले बांधकाम संबंधित विभागस हस्तातरीत करून त्याबाबतचे ना हरकत प्रमाणपत्र सादर करणे आपणावर बंधनकारक राहिल



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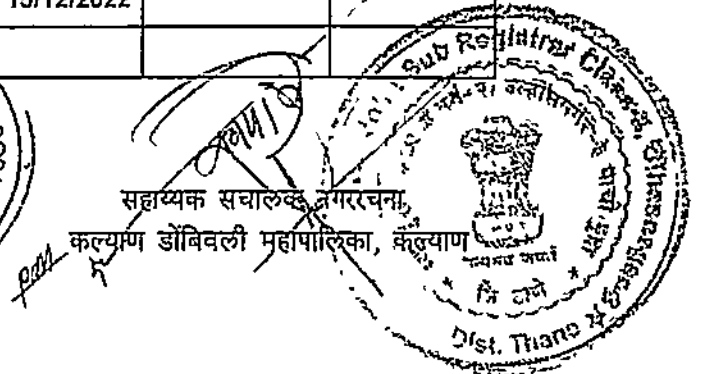
- २७) प्रकरणी शासनाचे दि १४/०१/२०२१ रोजीचे अधिसूचनेनुसार Premium FSI मध्ये ५०% सूट दिली असल्याने ग्राहकांचे संपूर्ण मुद्रांक शुल्क भरणे आपणावर बंधनकारक राहिल
- २८) प्रकरणी सदनिका विक्रीनंतर मुद्रांकांचा संपूर्ण खर्च विकासकामार्फत केला असलेबाबत लाभार्थी ग्राहकांचे प्रमाणपत्र महापालिकेस सादर करणे आपणावर बंधनकारक राहिल
- २९) प्रकरणी आपण ज्या ग्राहकांचा अशा प्रकारे मुद्रांकांचा संपूर्ण खर्च केला आहे त्याची यादी आपल्या संकेत स्थळावर प्रसिध्द करणे आपणावर बंधनकारक राहिल
- ३०) प्रकरणी लाभ घेतलेल्या बांधकाम क्षेत्राची विक्री होईपर्यंत मुद्रांक शुल्क सवलतीचा लाभ चालू ठेवणे आपणावर बंधनकारक राहिल.

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

इशात:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरवदलांबाबत 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	पवती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	93,747/-	AC29458	15/12/2022		
२	ARI 020102					
३	ARI 020103	5,125/-	AC29458	15/12/2022		
४	ARI 020104	1,88,190/-	AC29458	15/12/2022		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110	1,69,330/-	AC29458	15/12/2022		
११	ASI 010304	3,07,500/-	AC29460	15/12/2022		
१२	ASI 010513	2,72,855/-	AC29458	15/12/2022		
१३	ASI 010518	93,747/-	AC29459	15/12/2022		
१४	ASI 020519	1,69,330/-	AC29458	15/12/2022		
	Total	12,99,824/-				



प्रत :-

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

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Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number P51700034683
Project Kohinoor Eden Ph 2 Plot Bearing / CTS / Survey / Final Plot No 36/24, 36/23/3 at Adivali Dhokali, Ambarnath, Thane, 421306,

- 1 Kgi Realty Private Limited having its registered office / principal place of business at Tehsil Ulhasnagar, District Thane, Pin 421003
- 2 This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees,
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5,
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project
 - The Registration shall be valid for a period commencing from 20/04/2022 and ending with 30/09/2026 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.

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Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date 12-08-2022 16:17:23

Dated: 12/08/2022
Place Mumbai

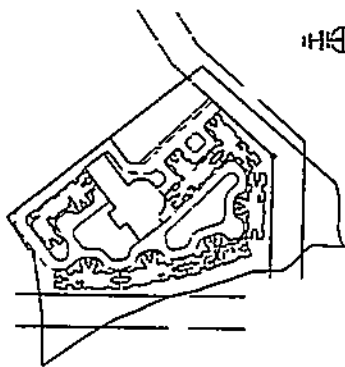
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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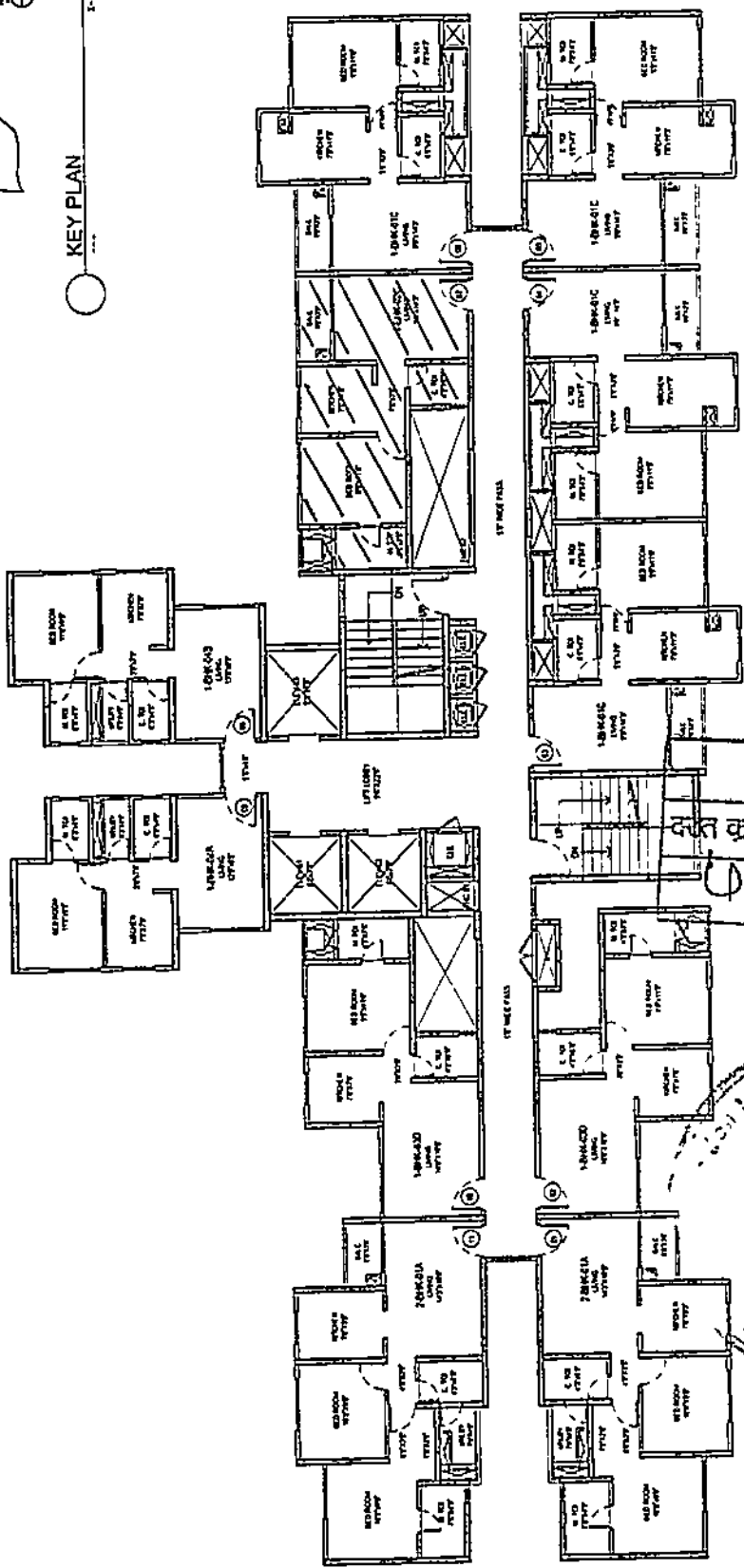
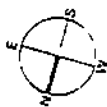


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KEY PLAN

1-1/2" = 1'-0"



General *Bradward*

BUILDING 583 - TYPICAL FLOOR PLAN
 (3RD TO 2ND BTH TO 12TH 14TH TO 17TH 19TH TO 23RD)



NOTE THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES

KOHINOOR EDEN

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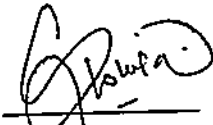
घोषणापत्र/शपथपत्र

खालील सही करणार असे घोषित करतो कि, सदर नोदणीचा दस्त नोदीवण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/ हक्क हितसंबंधित व्यक्ती याची मालकी तसेच मिळकतीचे मालकाने नमूद दिलेल्या कुलमुखत्यारधारक लिहून देणार हे हयात आहे व कुलमुखत्यारपत्र अद्यापही रद्द झालेलं नाही आजही सदरचे मुखत्यारपत्र अस्तित्वात आहे याची आम्ही खात्री देत आहोत तसेच मिळकतीचे इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे


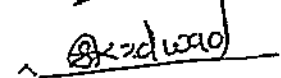
त्यामुळे नोदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकीद्वारे दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे दस्तातील लिहून देणार/ मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीतही घेऊन आलो पूर्ण व्यवहार करतेवेळी पुरावा कायदानुसार दस्तावर साक्षीदार याच्या स्वाक्षऱ्या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा.न्यायालयाची अथवा शासनाचा मनाई हुकूम नाही याचीही खात्री देत आहोत या बाबी आमचे कायदेशीर सल्लागार / वकील याना दाखवून त्याच्या सत्यानुसार आपल्या कार्यालयात दस्तऐवज नोदणीसाठी सादर करण्याचे येत आहे

मिळकतीची मालकी तपासणे / ठरविणेसाठी सक्षम तलाठी व भूमी अभिलेख कार्यालय व मा न्यायालय यांना अधिकार आहेत त्यामुळे नोदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा उच्च न्यायालयाने दिलेल्या नियमानुसार दस्तामधील मिळकतीचे मालक / मुखत्यारधारक खरेपणा ठरविणे व दस्तातील वैधता तपासने हे नोदणी अधिकारी याची जबाबदारी नाही याची आम्हास जाणीव आहे

तरी मिळकतीविषयी सध्या होत असलेली फसवणूक व त्या अनुषंगाने पोलीस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत भविष्यात मी नोदविण्यात आलेल्या व्यवहारात मुद्राक कायदानुसार मुद्राक कमी लावल्यास अथवा नोदणी कायदानुसार कायदेशीर प्रश्न उदभवल्यास मी स्वतः त्यातील सर्व निष्पादक जबाबदार राहणार आहोत तसेच भा.द सहिता १८६० मधील नमूद असलेल्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पूर्ण जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत


लिहून देणार

उ.ह.न - ३	
दस्त क्र. ४२२७	२०२३
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लिहून घेणार



उहब - ३	
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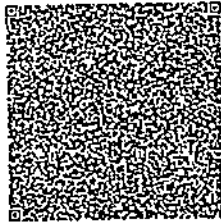
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2821/13006/21448

To
सुनील संभाजी मुळे
Sumit Sambhaji Mule
S/O Sambhaji Mule
N-12, ED-7/16, BHARAT MATA NAGAR HUDCO
Cidco Colony S O
Aurangabad Maharashtra - 431003
9970143856

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

3966 7721 8733

VID : 9172 2711 4164 2491

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



Issue Date 16/01/2012



सुनील संभाजी मुळे
Sumit Sambhaji Mule
जन्म तारीख/DOB 17/06/1990
पुरुष/ MALE

3966 7721 8733

VID : 9172 2711 4164 2491

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT SAMBHAJI MULE

SAMBHAJI MANIKRAO MULE

17/06/1990

Permanent Account Number
CQQPM2948D

Signature

02012016

Sumit

भारत सरकार
Government of India

शिल्पा प्रकाश आकडवाड
Shilpa Prakash Akadwad
जन्म तारीख / DOB 04/10/1998
स्त्री / Female

9288 1057 1099

आधार - सामान्य माणसाचा अधिकार

उ.ह.न - ३	
दस्त क्र. ४२२७	२०२३
५५ / ८०	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते संख्या कार्ड
Permanent Account Number Card
CITPA4178G

नाम / Name
SHILPA PRAKASH AKADWAD

माता / Mother's Name
SANGITA PRAKASH AKADWAD

जन्म तारीख / Date of Birth
04/10/1998

हस्ताक्षर / Signature

Shilpa

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 LEHARVIJAY OMKAR
 OMKAR NIMBATLEOHAR
 30/03/1993
 Permanent Account Number
 AJGPI3335A
 Signature

Way

उद्देश-ई	
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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 FWLPP4185H
 पाल्गावी साधुराम पोपलघाट
 PALSAVI SADHURAM POPALGHAT
 पाल्गावी साधुराम पोपलघाट
 SADHURAM POPALGHAT
 09092020
 01/01/2000
 Signature

Palsavi

339/4997

बुधवार, 26 अप्रिल 2023 1 47 म न

दस्त गोपवारा भाग-1

उहन3

दस्त क्रमाक 4997/2023

दस्त क्रमाक उहन3 /4997/2023

बाजार मुल्य रु 16,12,500/-

मोवदला न 33,36,680/-

भरलेले मुद्राक शुल्क रु 2,33,600/-

दु नि मह दु ने उहन3 याचे कार्यालयात

पावती 5928

पावती दिनाक 26/04/2023

अ क्र 4997 वर दि 26-04-2023

नादरकरणाचे नाव सुमित मभाजी मुळे

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नोदणी फी

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दस्त हाताळणी फी

रु 1600 00

पृष्ठाची संख्या 80

दस्त हजर करणाऱ्याची मही

एकूण 31600 00

Sub Registrar Ulhasnagar 3

Sub Registrar Ulhasnagar 3

दस्ताचा प्रकार करारनामा

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

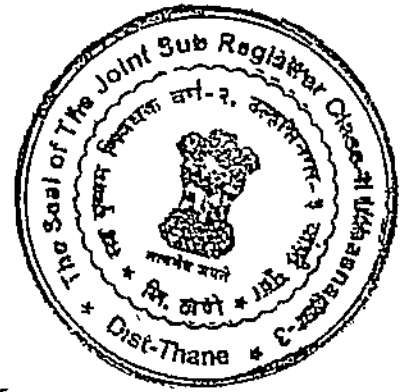
शिका क्र 1 26 / 04 / 2023 01 43 55 PM ची वेळ (नादरीकरण)

शिका क्र 2 26 / 04 / 2023 01 44 50 PM ची वेळ (फी)

प्रमाणीत करण्यात येते की, स्वर दस्तऐवजात जोडलेली पूरक कागदपत्रे ही अस्तित्वात व खरी आहेत, तथापि खोटी/वशावट आढळून आल्यास नोदणी अधिनियम १९७८ चे कलम ८२ अन्वये होणा-या कारवाईस आम्ही व्यक्तीश जबाबदार राहू.

Mubadik
लिहण देणार

Mubadik
लिहण घेणार
Kadwad



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दस्त नोंपवारा भाग-2

उहण3
दस्त क्रमाक 4997/2023

26/04/2023 1 58 20 PM

दस्त क्रमाक उहण3/4997/2023
दस्ताचा प्रकार -करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव मेसर्स केजीआय रिजल्टी प्रा. लि तर्फे डायरेक्टर सोनू धनिल होतचदानी याचे कु मु. म्हणून मुवारक रशिद सय्यद - पत्ता.प्लॉट न 650 (पी) व 651 (पी), माळा न मॅडनिन फ्लोर, इमारतीचे नाव सागरिका अपार्टमेंट, ब्लॉक न -, रोड न चोपडा कोर्ट जवळ, उल्हासनगर 3, महाराष्ट्र, ठाणे. पॅन नंबर AAHCK5827B	लिहून देणार वय -37 स्वाक्षरी - <i>Merba</i>		
2	नाव सुमित सभाजी मुळे पत्ता प्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न एन-12, ईडी - 7/16, भारत माता नगर, वुडको सिडको कॉलनी, एस. ओ औरगावाड, महाराष्ट्र, औरगावाड. पॅन नंबर CQQPM2940D	लिहून देणार वय -32 स्वाक्षरी - <i>S. S. Mule</i>		
3	नाव शिल्पा सुमित मुळे पत्ता प्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न एन-12, ईडी - 7/16, भारत माता नगर, वुडको सिडको कॉलनी, एस. ओ औरगावाड, महाराष्ट्र, औरगावाड पॅन नंबर CITPA4178G	लिहून देणार वय -24 स्वाक्षरी - <i>S. S. Mule</i>		

वगील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे फवुल भरतात शिक्षा क्र 3 ची वेळ: 26 / 04 / 2023 01 57 09 PM

ओळख-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीश ओळखतात, व त्याची ओळख पटवतात

अनु क्र पक्षकाराचे नाव व पत्ता

1 नाव: विजय शोमकार लोहार --
वय: 30
पत्ता: कल्याण
पिन कोड 421301

स्वाक्षरी

2 नाव: पल्लवी साधुराम पोपळघट --
वय: 23
पत्ता: कल्याण
पिन कोड: 421301

स्वाक्षरी

शिक्षा क्र.4 ची वेळ: 26 / 04 / 2023 01 : 57 : 59 PM

Sub Registrar Ulhasnagar 3

पुस्तक क्रमांक 10 पक्षे आहेत
बरे बोंदसा
दिनांक 26/04/2023

आदिपति. पाटील

सप्त दुय्यम विभाग दर्ज-२, उल्हासनगर-३

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS KGI REALTY PVT LTD	eChallan	69103332023042419288	MH031097558202324E	233600 00	SD	0000640893202324	26/04/2023
2		DHC		2404202310229	1600	RF	2404202310229D	26/04/2023
3	MS KGI REALTY PVT LTD	eChallan		MH001097558202324E	30000	RF	0000640893202324	26/04/2023

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

4997 /2023

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सूची क्र.2

दुय्यम निबंधक मह दु नि उन्नामनगर 3

दन्त क्रमांक 4997/2023

26/04/2023

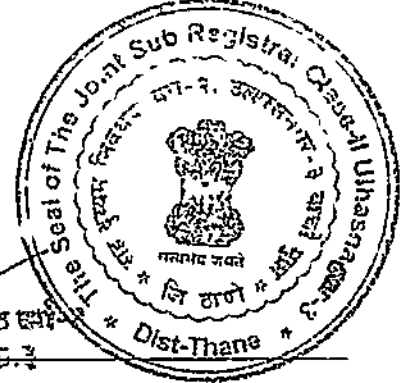
नोंदणी

Regn 63m

गावाचे नाव अडिवळी ढोकळी

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदल	3336680
(3) वाजारभाव(भाडेपट्टयाच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1612500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यान)	1) पालिकेचे नाव कल्याण-डोंडिवली इतर वर्णन , इतर माहिती विभाग क्र 56/180 मोज अडिवली होराळी न न 36, हि न 23/3, न न 36, हि न 24 वरीन कोहिनुंग इडन प्रोजेक्ट, बिल्डिंग न 3 मधीन मदनिना न 2207, वाविमावा मजला, क्षेत्रफळ 36 39 चौ मी कार्पेट + 2 78 चौ मीटर बाळनी/ घुटीनिटी/ दन्त खेप मन्निन ((Survey Number न न 36, हि न 23/3, न न 36, हि न 24 .))
(5) क्षेत्रफळ	1) 36 39 चौ मीटर
(6) आकारणी किवा जुडी देण्यात अनेल तेव्हा	
(7) दन्तरेवज करन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	1) नाव-मेसर्स केजीआय रिअल्टी प्रा लि तर्फे डायरेक्टर मोनू अनिल होतचदानी याचे वु मु म्हणून मुवाय रशिद मय्यद - वय -37, पत्ता -प्लॉट न 650 (पी) व 651 (पी), माळा न मंझनिन फ्लॉग, इमारतीचे नाव मागनिका अपार्टमेंट, ब्लॉक न -, रोड न चोपडा कोर्ट जवळ, उन्नामनगर 3, महाराष्ट्र, टाणे पिन कोड -421002 पॅन न -AAHCK5827B
(8) दन्तरेवज करन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	1) नाव -सुमित सभाजी मुळे वय -32, पत्ता -प्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न - रोड न एन-12, ईडी - 7/16, भारत माता नगर, हुडको मिडको कॉलनी, एम ओ आंगगावाद महाराष्ट्र आंगगावाद पिन कोड -431003 पॅन न -CQQPM2940D 2) नाव -शिल्पा सुमित मुळे वय -24, पत्ता -प्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न - रोड न एन-12, ईडी - 7/16, भारत माता नगर, हुडको मिडको कॉलनी, एम ओ आंगगावाद महाराष्ट्र आंगगावाद पिन कोड -431003 पॅन न -CITPA4178G
(9) दन्तरेवज करन दिल्याचा दिनांक	26/04/2023
(10) दन्त नोंदणी केल्याचा दिनांक	26/04/2023
(11) अनुक्रमांक, खड व पृष्ठ	4997/2023
(12) वाजारभावाप्रमाणे मुद्राक शुल्क	233600
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक मह दु नि उन्नामनगर 3
कल्याण महाराष्ट्र



मुल्याकरनामाठी विचागन घेतलेला नपशील -

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद - (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

6050
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DATE: 29-Apr-2023

To:
The Assistant General Manager
State Bank of India
Mumbai

Dear Sir,

We, **KOHINOOR EDEN** hereby certify that

1. We have transferable rights to the property described below, which has been allotted by **MOUS** to **MR. SUMIT SAMBHAJI MULE AND MRS. SHILPA SUMIT MULE** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 26-April-2023 (herein after referred to as the "Sale document")


	Description of the property
Flat No./ House No.	2207
Building No./Name	B3
Plot No	Plot No.B, Survey No.36, Hissa No-23/3, Survey No-36, Hissa No-24.
Street No./Name	Adivali-Dhokali Village
Locality Name	Kalyan
Area Name	Off Malang Road
City & District Name	Kalyan-Thane
Pin Code	421306

2. That the total consideration for this transaction is **Rs. 33,36,680/- (Rupees Thirty Three Lakh Thirty Six Thousand Six Hundred Eighty Only)** towards sale document.

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

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have Not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



KGI REALTY PRIVATE LIMITED

ADIVALI - DHOKALI VILLAGE, OFF MALANGAD ROAD, KALYAN EAST - 421306



KOHINOOR
EDEN

6. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "NAME -KGI REALTY PVT LTD.-KOHINOOR EDEN, ICICI BANK (Bank Name) ULHASNAGAR-3 Branch, Account No. 106605003096 IFSC: - ICIC0001066.

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "SBI HOME to MR. SUMIT SAMBHAJI MULE AND MRS. SHILPA SUMIT MULE and will be forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company.

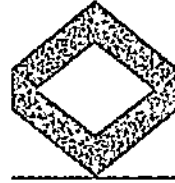
Yours faithfully,


Authorized Signatory.



KGI REALTY PVT. LTD.

Sagarica Apartment, Mezzanine Floor, Opp. Tirupati Apartment, Chopra Court Road, Near Regency Hotel, Ulhasnagar,
MAHARASHTRA, INDIA, PIN 421003
GSTIN 27AAHCK5827B1ZM
PAN AAHCK5827B

**DEMAND LETTER**

Mr. Sumit Sambhaji Mule
A3/318 Lok Vatika Netivali, Kalyan (E)-421306.
Kalyan, Maharashtra- 421306

Dated: 08 May 2023

Contact No: 9970143856
Email: sumitsambhajimule143@gmail.com
GSTIN: UnRegistered
PAN: CQQPM2940D

Customer No.: KE-0851
Project: Kohinoor Eden
Unit No: B3-2207
Building No: Building No 3
Invoice No. : KEIN/4172/23-24

Particulars	Basic Amount	GST	Receivable		
			Due Amount	Received	Balance
Booking Token	66,734	668	67,402	67,402	0
Within 15 Days of Booking	2,66,934	2,670	2,69,604	1,01,100	1,68,504
Within 10 Days Execution of Agreement	3,33,668	3,336	3,37,004	0	3,37,004
Excavation	3,33,668	3,336	3,37,004	0	3,37,004
Total Amount	10,01,004	10,010	10,11,014	1,68,502	8,42,512
Total Outstanding Amount (In Words)	Rupees Eight Lakh Forty Two Thousand Five Hundred Twelve Only.				

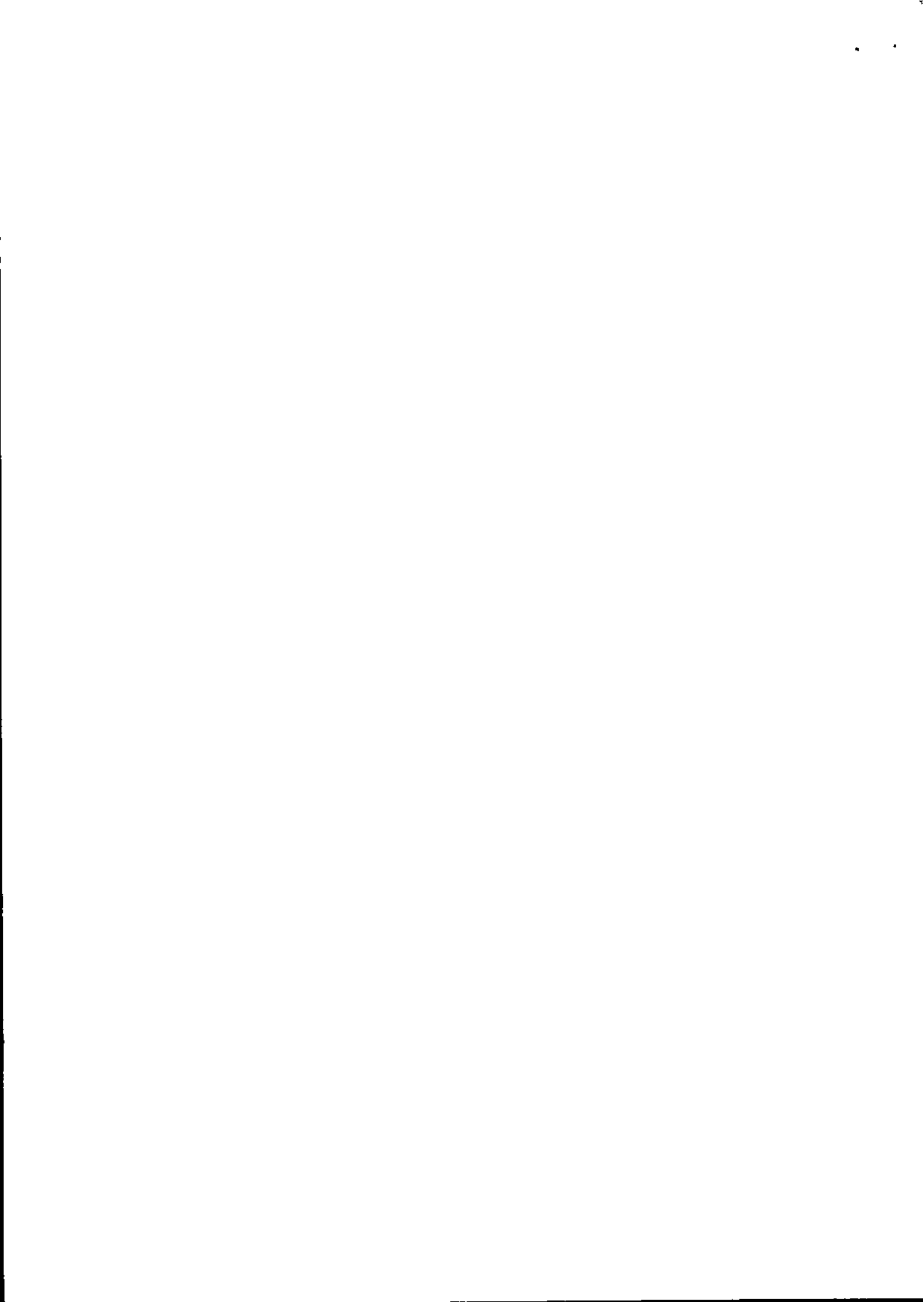
Bank Details:-

Account Name :KGI REALTY PVT LTD - KOHINOOR EDEN
Bank Name : ICICI Bank
Account Number : 106605003096
IFSC Code . ICIC0001066
Branch Address : Ulhasnagar-3

Note. -

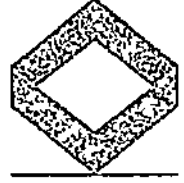
- 1 You are requested to clear all the total dues within 7 days from the receipt of this demand letter to avoid interest
- 2 We do not accept cash, all the payments are to be made by Demand Draft or A/C Payee cheque only in favor of above mentioned bank details.
- 3 For any other information/clarification, please contact Your Customer Relationship Executive





KGI REALTY PVT. LTD.

Sagarica Apartment, Mezzanine Floor, Opp Tirupati Apartment, Chopra Court Road, Near
Regency Hotel, Ulhasnagar, MAHARASHTRA, INDIA, PIN-421003



RECEIPT

Mr. Sumit Sambhaji Mule
A3/318 Lok Vatika Netvali, Kalyan (E)-421306
Kalyan, Maharashtra- 421306
Email · sumitsambhajimule143@gmail.com
Contact No · 9970143856
GSTIN UnRegistered
PAN CQQPM2940D
Customer No. KE-0851

Receipt No. 5521
Receipt Date · 21 Mar 2023
Project Kohinoor Eden
Building No 3 Kohinoor Eden
Unit No · B3-2207
Adjustment Normal
Against
Payment Mode · Cheque
Drawn On HDFC BANK
Instn. No. 000006
Instn. Date. 21 Mar 2023
Amount 1,41,834/-
Rupees One Lac Fourty One
Amount(Words) · Thousand Eight Hundred Thirty Four
Only

NOTE:

1. Receipt is valid subject to realization of cheque
2. For any clarifications Kindly contacts your relationship executive.

GSTIN : 27AAHCK5827B1ZM

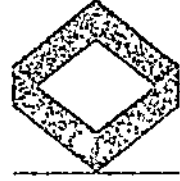
PAN : AAHCK5827B





KGI REALTY PVT. LTD.

Sagarica Apartment, Mezzanine Floor, Opp Tirupati Apartment, Chopra Court Road, Near
Regency Hotel, Ulhasnagar, MAHARASHTRA, INDIA, PIN 421003



RECEIPT

Mr. Sumit Sambhaji Mule	Receipt No.	5375
A3/318 Lok Vatka Netvali, Kalyan (E)-421306.	Receipt Date	: 08 Mar 2023
Kalyan, Maharashtra- 421306	Project	Kohinoor Eden
Email sumitsambhajimule143@gmail.com	Unit No	· B3-2207
Contact No 9970143856	Adjustment	Normal
GSTIN UnRegistered	Against	
PAN CQQPM2940D	Payment Mode	· Card
Customer : KE-0851	Drawn On	HDFC BANK
	Instn. No.	20230308010390000840255573386660134
	Instn. Date	· 08 Mar 2023
	Amount	· 25,000/-
	Amount(Words)	Rupees Twenty Five Thousand Only

NOTE:

1. Receipt is valid subject to realization of cheque.
2. For any clarifications Kindly contacts your relationship executive.

GSTIN : 27AAHCK5827B1ZM

PAN . AAHCK5827B

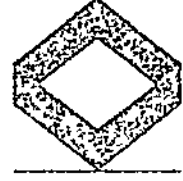
For, KGI REALTY PVT LTD.





KGI REALTY PVT. LTD.

Sagarica Apartment, Mezzanine Floor, Opp Tirupati Apartment, Chopra Court Road, Near
Regency Hotel, Ulhasnagar, MAHARASHTRA, INDIA, PIN 421003



RECEIPT

Mr. Sumit Sambhaji Mule
A3/318 Lok Vatika Netvali, Kalyan (E)-421306
Kalyan, Maharashtra- 421306
Email : sumitsambhajimule143@gmail.com
Contact No 9970143856
GSTIN UnRegistered
PAN CQQPM2940D
Customer No KE-0851

Receipt No. 5522
Receipt Date 21 Mar 2023
Project Kohinoor Eden
Building No 3 Kohinoor Eden
Unit No B3-2207
Adjustment Against Normal
Payment Mode Cheque
Drawn On HDFC BANK
Instn. No. 000008
Instn. Date. 21 Mar 2023
Amount 1,668/-
Amount(Words) Rupees One Thousand Six Hundred
Sixty Eight Only

NOTE:

1. Receipt is valid subject to realization of cheque.
2. For any clarifications Kindly contacts your relationship executive.

GSTIN : 27AAHCK5827B1ZM

PAN : AAHCK5827B





Vijay Pandey And Associates

Architects Interior Designers Valuers

Mail Id-vijaypandeyandassociates@gmail.com

REF: - VK/VPA/22-23/

DATE - 10/01/2023

To whomsoever it may concern

**Sub: Work progress on plot S.no 36/23/3 & S.no. 36/24, Vill. Adivali-Dhokali,
(Kalyan East), Tal.Kalyan.**

Approval No. KDMC/TPD/BP/27 Village/2021-22/01/338. DT. 20/12/2022.

Respected Sir,

I, the undersigned Architect hereby certify that the Excavation work is completed of 'Building-3' of the project 'Kohinoor Eden' on above mentioned site. " Do the needful and oblige.

Regards.

For Vijay Pandey and Associates.

