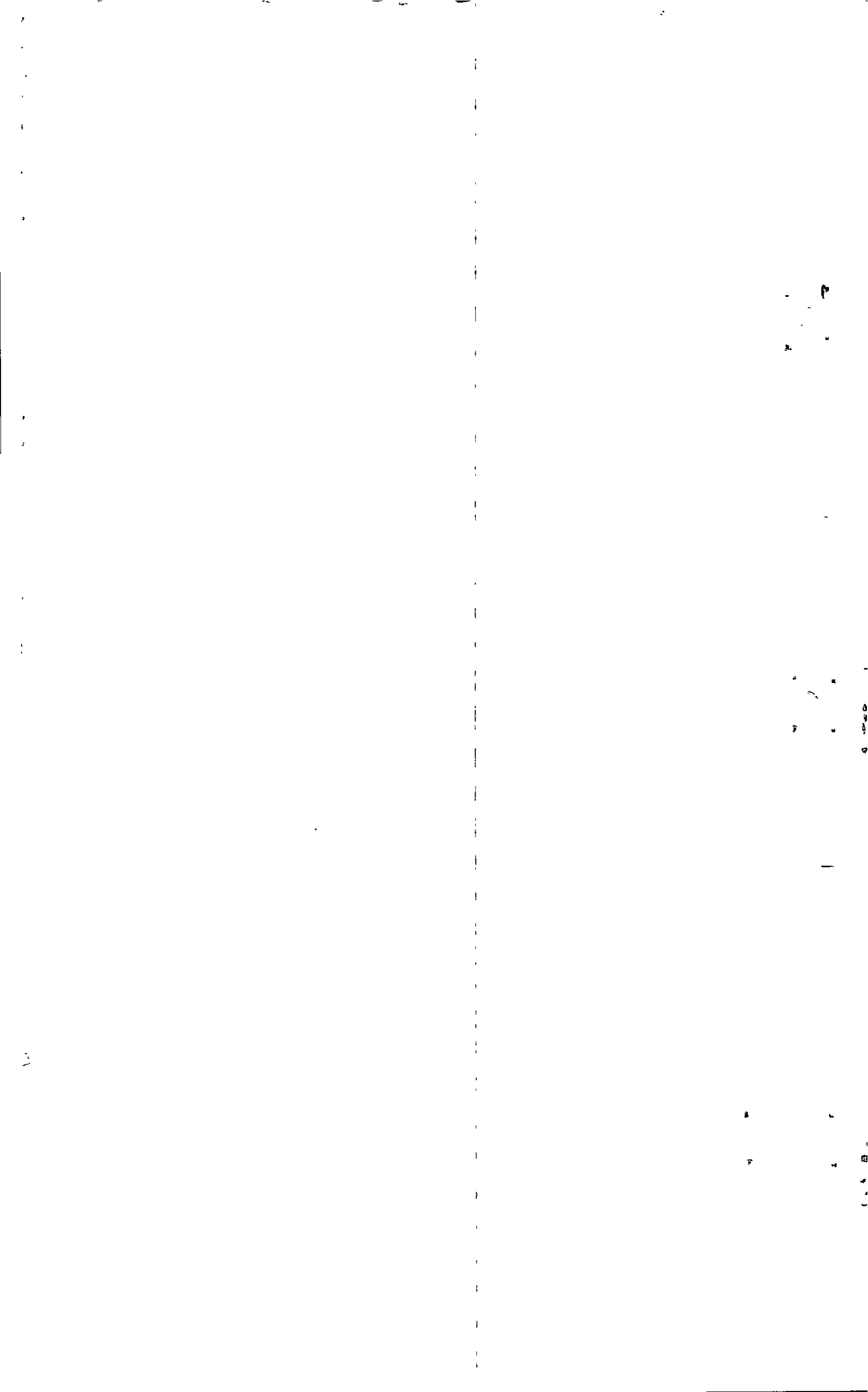


E-1102

Agreement



70/7224

पावती

Original/Duplicate

Tuesday, June 27, 2023

नोंदणी क्र. :39म

7:25 PM

Regn.:39M

पावती क्र.: 9247 दिनांक: 27/06/2023

गावाचे नाव: ठाकुली

दस्तऐवजाचा अनुक्रमांक: कलन1-7224-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विपुल विनायक कुलकर्णी - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2900.00

पृष्ठांची संख्या: 145

एकूण: रु. 32900.00

*cashier*  
Sub Registrar Kalyan 1  
सह. दुय्यम निबंधक वगैरे  
कल्याण क्र. १

वाजार मुल्य: रु.3479000 /-

मोबदला रु.4199748/-

भरलेले मुद्रांक शुल्क : रु. 294000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2706202307291 दिनांक: 27/06/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2706202306217 दिनांक: 27/06/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004299614202324E दिनांक: 27/06/2023

बँकेचे नाव व पत्ता:

*Kulkarni*

*Kulkarni*

*Abinapur*



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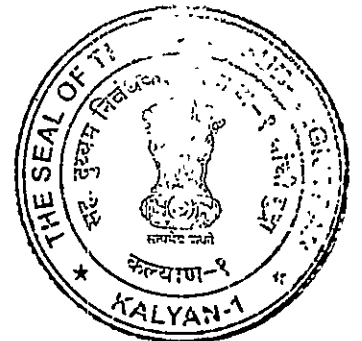
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मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202306278272	27 June 2023,05 52 24 PM कलन।			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका, कल्याण				
उप मूल्य विभाग	5/24-विभाग 18अ ठाकुर्ली - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#61		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
22800	73500	84800	91600	84800	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	41 932चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्देवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	38 12चौ मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 107 5 / 100 Apply to Rate= Rs 79012/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर ) = (( (79012-22800) * (100 / 100 ) ) + 22800 ) = Rs 79012/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 79012 * 41 932  = Rs 3313131 184/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बालकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F - G + H + I + J = 3313131 184 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3313131/- + 5% add 34,79,000/- Big Project = ₹ तेहेतीस लाख तेरा हजार एक शें एकतीस /-				

कलन-१	
दस्त क्र.	७२२७ २०२३
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*Abinapiz*



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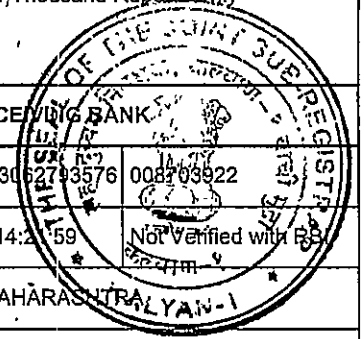


CHALLAN  
MTR Form Number-6



GRN	MH004299614202324E	BARCODE	[Barcode]			Date	27/06/2023-14:20:32	Form ID	25.2			
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR				PAN No.(If Applicable)	AYDPK6500E						
Location	THANE				Full Name	VIPUL VINAYAK KULKARNI						
Year	2023-2024 One Time				Flat/Block No.	SWAMINARAYAN CITY PHASE I/1A/1B/1C						
					Premises/Building	"ADONIA"BUILDING PLOT NO-B E-WING FLAT						
Account Head Details					Amount In Rs.	NO-1102 11TH FLOOR						
0030046401 Stamp Duty					294000.00	Road/Street	THAKURLI DOMBIVALI WEST					
0030063301 Registration Fee					30000.00	Area/Locality	KALYAN THANE					
						Town/City/District						
						PIN	4	2	1	2	0	2
						Remarks (If Any)	PAN2=ACXFS8846B-SecondPartyName=MS कालन-१ SPACE LLP LTD-					
						Amount In	Three Lakh Twenty Four, Thousand Rupees Only					
Total					3,24,000.00	Words						
Payment Details					BANK OF MAHARASHTRA FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	02300042023062793576 008263922					
Cheque/DD No.					Bank Date	RBI Date	27/06/2023-14:20:59 Not Verified with RB					
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA KALYAN-1					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

कालन-१  
इस क्र. ६२२४/२०२३  
२ १४



Department ID : Mobile No. 9870624499  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दुर्यम निबधक कार्यालयात नोंदणी कर.वयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

*Kulkaresh*  
*Shinapur*

*Kulkaresh*  
*Shinapur*

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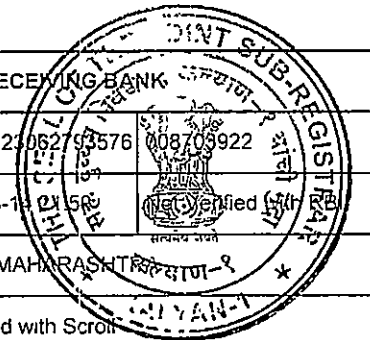
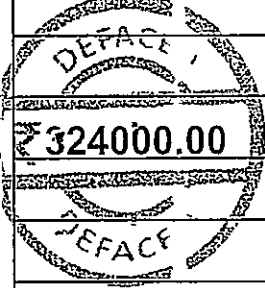


CHALLAN  
MTR Form Number-6



GRN	MH004299614202324E	BARCODE	Date		27/06/2023-14:20:32	Form ID	25 2	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name			VIPUL VINAYAK KULKARNI
Location			THANE		Flat/Block No.			SWAMINARAYAN CITY PHASE I/1A/1B/1C
Year			2023-2024 One Time		Premises/Building			"ADONIA"BUILDING PLOT NO-B E-WING FLAT
Account Head Details			Amount In Rs.		NO-1102 11TH FLOOR			
0030046401 Stamp Duty			294000 00		Road/Street			THAKURLI DOMBIVALI WEST
0030063301 Registration Fee			30000 00		Area/Locality			KALYAN THANE
					Town/City/District			
					PIN			4 2 1 2 0 2
					Remarks (If Any)			
					PAN2=ACXFS8846B~SecondPartyName=MS SWAMINARAYAN LIFE			
					SPACE LLP LTD-			
					Amount In			Three Lakh Twenty Four Thousand Rupees Only
Total			3,24,000 00		Words			
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref No		02300042C23062793576 008706922	
Cheque/DD No			Bank Date		RBI Date		27/06/2023-19:21:56	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No		Date		Not Verified with Scroll	

कलन-१  
दस्ता क्र. ७२२४ २०२३  
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Department ID: 9870624499  
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr.No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-70-7224	0002233420202324	27/06/2023-19.25:04	IGR124	30000 00

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*Asing*

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Department of Stamp & Registration, Maharashtra
Receipt of Document Handling Charges

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2706202306217	Date 27/06/2023
Received from MS SWAMINARAYAN LIFE SPACE LLP LTD , Mobile number 9870624499, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Kaiyan 1 of the District Thane.	
Payment Details	
Bank Name MAHB	Date 27/06/2023
Bank CIN 10004152023062705796	REF No. 006988767
This is computer generated receipt, hence no signature is required.	

कलन-१	
दस्ता क्र. ७२२४	२०२३
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Chulke  
Abhinav



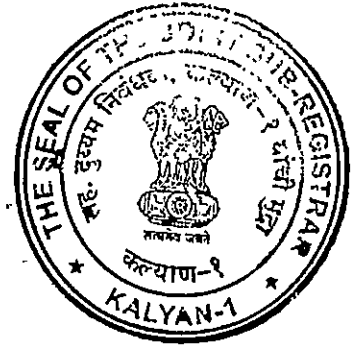


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2706202307291	Date 27/06/2023
Received from MS SWAMINARAYAN LIFE SPACE LLP LTD , Mobile number 9870624499, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Kalyan 1 of the District Thane.	
Payment Details	
Bank Name MAHB	Date 27/06/2023
Bank CIN 10004152023062706784	REF No. 007844984
This is computer generated receipt, hence no signature is required.	

*Chulkaal*

*Abinav*

कलन-१	
दस्त क्र. ७२२४	२०२३
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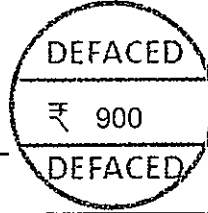
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2706202307291

Receipt Date 27/06/2023

Received from MS SWAMINARAYAN LIFE SPACE LLP LTD , Mobile number 9870624499, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 7224 dated 27/06/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.



**Payment Details**

Bank Name MAHB

Payment Date 27/06/2023

Bank CIN 10004152023062706784

REF No. 007844984

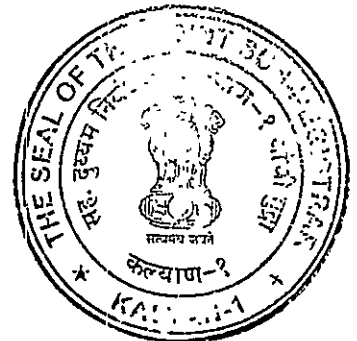
Deface No 2706202307291D

Deface Date 27/06/2023

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

*Okulkaal*  
*Subinapur*

<b>कलन-१</b>	
दस्त क्र. ७२२४	२०२३
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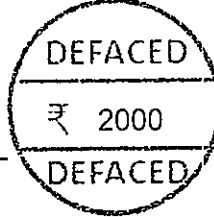
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 2706202306217

Receipt Date 27/06/2023

Received from MS SWAMINARAYAN LIFE SPACE LLP LTD , Mobile number 9870624499, an amount of Rs 2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7224 dated 27/06/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thane



### Payment Details

Bank Name MAHB

Payment Date 27/06/2023

Bank CIN 10004152023062705796

REF No. 006988767

Deface No 2706202306217D

Deface Date 27/06/2023

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

*Chulbhal*

*Abhinav*

कलन-१	
दस्ता क्र. ७२२४	२०२३
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<b>कलन-१</b>	
दस्ता क्र. ७२२४	२०२३
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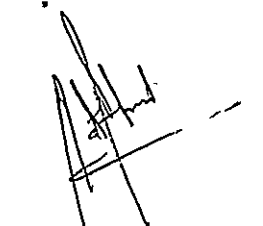
Ward : "H"  
 Wing : "E"  
 Flat No. : 1102  
 Carpet area : 38.12 Sq.meters  
 Market Value : Rs. 34,79,000/-  
 Agreement Value : Rs. 41,99,748/-



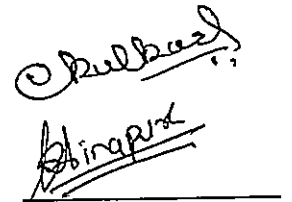
## AGREEMENT FOR SALE

**THIS AGREEMENT** (hereinafter referred to as the "Agreement") is made at ...Kalyan.... on this 27<sup>th</sup> day of ...June., 2023

**BETWEEN .....**

  
 \_\_\_\_\_  
 Owner

  
 \_\_\_\_\_

  
 \_\_\_\_\_  
 Purchaser/s

M/s. SWAMINARAYAN LIFE SPACE LLP, Limited Liability Partnership Firm, having (Pan No. ACXFS8846B) duly incorporated and registered under the provisions of The limited liability Partnership Act, 2008 having its office at 2/5, Ratna Niwas, Bhaji Market, Nehru Road, Above Kunjvihar Hotel, Dombivli (E)- 421201 Through its Partner **Mr. HEMANT MULCHAND PATEL**, age 42 years hereinafter referred to as "**THE PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the Partner, the survivor or survivors of them and the heirs, executors, and

administrators of the last surviving partner) of the **FIRST PART**;

कतना - १	
दस्तावेज नं.	७२२२ २०२३
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AND ....


1. **Mr. VIPUL VINAYAK KULKARNI**, age - 35 years, assessed to income tax under permanent account number (PAN) **AYDPK6500E**, 2. **Mrs.**

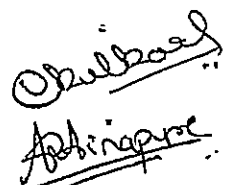
**AISHWARYA VIPUL KULKARNI**, age - 32 years, assessed to income tax under permanent account number (PAN) **AXUPA0514A**, both residing at B-5,

Ratna Niwas Society, Anand Nagar, Dindyal Road, Near Indrayani Hospital, Dombivli(W)-421202 hereinafter referred as the Flat "**PURCHASER(s)/**

**ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the **SECOND PART**;

The Promoter and the Flat Purchaser are hereinafter collectively referred to as **Parties** and individually as **Party**.

  
Owner

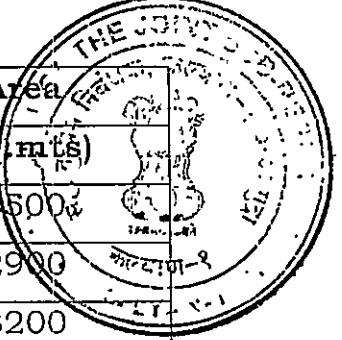
  
Purchaser/s

कल्याण-१	
दफ्त. क्र. ७२२४	२०२३
१०	१४

**WHEREAS:**

All those pieces and parcels of land having details as per 7/12 extracts as under:-


S. No.	Survey No.		Hissa No.	Area (sq. mts)
	New	Old		
1.	61	363	21	2500
2.	61	363	51	2900
3.	61	363	80	3200
4.	60	29	7	860
5.	61	363	58	1600
6.	60	29	8	180
			<b>Total Area.....</b>	<b>11240</b>

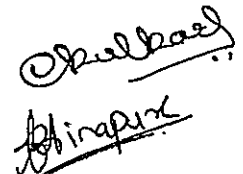


lying, being and situate at Village Thakurli, Dombivli (W), Taluka Kalyan, District Thane within the local limits of Kalyan Dombivli Municipal Corporation and Registration District Thane, more particularly described in the **Schedule** hereunder written and delineated by the boundary line on the plan annexed and marked as **Annexure "3"** hereto (hereinafter referred to as "**the said Plot A**");

**History of the said Plot A: -****1. Survey No. 61(363), Hissa No. 21 and 51**

- A. The aforesaid Land was originally owned by one Shri. Pandu Nathu Mahar. The said Pandu Nathu Mahar. After the death of the said original owner by Mutation Entry No.- 3625 dated 11/09/1977 that Smt. Bamubai Dagdu Jadhav and Smt. Laxmibai Gopal Pawar being legal heirs, their names have been recorded in record of rights in place of Pandu Nathu Mahar.
- B. The Smt. Laxmibai Gopal Pawar died on 25/05/1983 leaving behind no any legal heirs. The Smt. Bamubai Dagdy Jadhav died on 10/03/1986 leaving behind her married daughter Smt. Nirabai Halya Bhalerao. The said Smt. Nirabai Halya Bhalerao died on 11/09/1991 leaving behind the

  
Owner

  
Purchaser/s

legal heirs namely 1. Shri. Nandkumar Halya Bhalerao, 2. Shri. Ganesh Halya Bhalerao, 3. Smt. Vijayabai alies Laxmibai Manik Gaikwad, 4. Smt. Jijabai Tukaram Gaikwad and 5. Smt. Sushila Sudhakar Jadhav. These names were mutated in Revenue records on **07/01/2011** by Mutation Entry No. **4682**.

C. By and under sale Deed dated 25/05/2017 registered in the office of Sub-Registrar Kalyan-1 under Serial No. **5678/2017** the said owners sold, transferred and conveyed the S.No. 61(363), Hissa No. 21 and 51 unto M/s. Swaminarayan Life Space LLP, a Registered Partnership firm as purchaser, herein Promoter.

D. In view of the aforesaid Deeds, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land o—


कलक. ६२२४		२०२३	
2.	Survey No. 61(29),	Hissa No. 7	and Survey No. 61(363)/80
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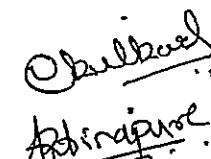
Extract and all record of rights by virtue of Mutation Entry No. **4868** dated **06/07/2017**.

A. The aforesaid property was originally owned and possessed by one Ambo Kathodi Mahar (Gaikwad). After the death of said original owner, his legal heirs were brought on record i.e. 1. Sitaram Ambo Mahar, 2. Krishna Ambo Mahar and 3. Maruti Ambo Mahar. However after the death of these legal heirs in succession the names of their legal heirs was brought time to time on revenue records in respect of the land by different Mutation entries.



B. As regards of Survey No. 61/80, By and under Sale Deed dated 13/04/2018 registered in the office of Sub-Registrar Kalyan-2 under Serial No. **4450/2018** the said owners i.e. Shri. Ankush Krishna Gaikwad and others sold, transferred and conveyed the land under reference unto M/s. Swaminarayan Life Space LLP, a Registered Partnership firm as purchaser, herein Promoter.

  
Owner

  
Purchaser/s

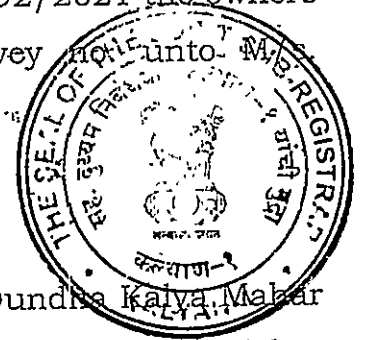
- C. In view of the said Sale Deed, the name of M/s. Swaminarayan Life Space LLP, had been mutated as owners in respect of the said land on 7/12 Extract and all record of rights by virtue of Mutation Entry No. 4934 dated 17/05/2018.
- D. As regards of Survey No. 60/7, the said owners executed , agreed and granted development rights by and under Agreements for sale dated 18/10/2016, 10/04/2017 and 28/03/2018 duly registered in the office of Sub-Registrar of assurance at Kalyan bearing Serial No 8438/2016, 3808/2017 and 3651/2018.
- E. It appears from the order passed by Collector, Thane bearing Order No-Revenue/T-2/Lnd-2/KV-48/21 dated 24/03/2021, the conditions of Navin Shart has been relaxed and the tenure of land of Survey No 60 Hissa No-7 under reference has been converted from Occupant Class-II to Occupant Class- I. (Bhogwatadar No-1).

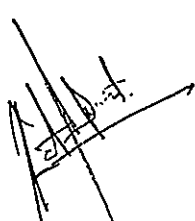
<b>कलयाण-१</b>	
दस्ता क्र. ७२२४	२०२३
१२	१४

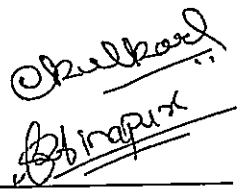
- F. By and under Sale Deed Dated 12.07.2021 registered in the office of sub registrar of assurance Kalyan-1, bearing Serial No. 7492/2021 the owners sold, transferred and conveyed the aforesaid survey unto M/s. Swaminarayan Life Space LLP., the Promoters herein.

3. **Survey No. 61(363), Hissa No. 58**

- A. The aforesaid property was originally owned by one Dundha Kalya Mahar After his death the name of his only legal heir Tukaram Dundha Mahar (Gaikwad) was subsequently shown as owner in record of rights by Mutation Entry No. 731 dated 26/03/1939. After the death of said Tukaram Dudha Mahar (Gaikwad), the name of Namdev Tukaram Gaikwad being the legal heir, his name was recorded in record of rights by Mutation Entry No. 2373 and 2374 dated 15/12/1996.



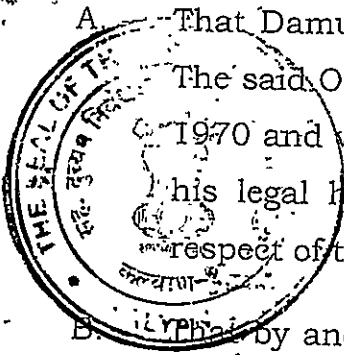
  
Owner

  
Purchaser/s

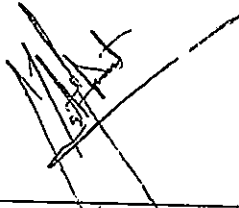
- B. After the death of Namdev Tukaram Gaikwad, the names of his legal heirs Shri. Dilip Namdev Gaikwad and 6 others were recorded in record of right by Mutation entry No. **4837** dated **01/03/2015**.
- C. By and under Sale Deed Dated 13.04.2018 registered in the office of sub registrar of assurance Kalyan-2, bearing Serial No. 4449/2018 the owners sold, transferred and conveyed the aforesaid survey no. unto M/s. Swaminarayan Life Space LLP., the Promoters herein.
- D. In view of the aforesaid Deeds, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land on 7/12 Extract and all record of rights by virtue of Mutation Entry No. **5042** dated 24/03/2021.

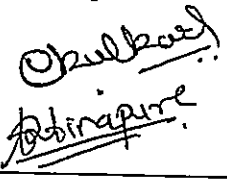
क. ७२२४	७२३
४.	Survey No. 60 (29), Hissa No. 8
१३	२०४

- A. That Damu Janu Gaikwad was the original owner of the aforesaid land. The said Original owner Damu Janu Gaikwad died somewhere in the year 1970 and vide Mutation Entry No. 2897 dated 21/10/1972, the names of his legal heirs were brought on revenue records from time to time in respect of the land vide different Mutation entries.



- B. By and under Agreement for sale dated 28/10/2016 duly registered in the office of Sub-Registrar of assurance at Kalyan-1, bearing Serial No. 11341/2016, the surviving legal heirs shown on 7/12 extract have executed, agreed and granted development rights in favour of M/s Swaminarayan Life Space LLP., the Promoters herein.
- C. It appears from the order passed by Collector, Thane bearing Order No-Revenue/T-2/Lnd-2/KV-47/21, dated 24/03/2021, the conditions of Navin Shart has been relaxed and the tenure of land of Survey No- 60 Hissa No-8 under reference has been converted from Occupant Class-II to Occupant Class- I. (Bhogwatadar No-1).

  
Owner

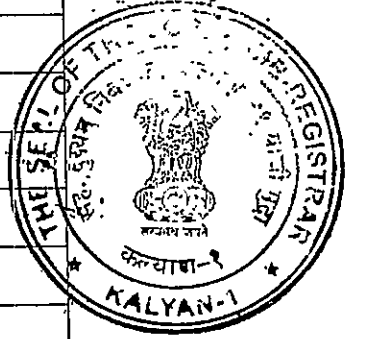
  
Purchaser/s



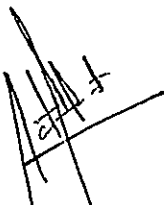
- D. By and under Sale Deed Dated 12.07.2021 registered in the office of sub registrar of assurance Kalyan-1, bearing Serial No. 7491/2021 the owners sold, transferred and conveyed the aforesaid survey no. unto M/s. Swaminarayan Life Space LLP., the Promoters herein.
- E. In view of the aforesaid Deeds, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land on 7/12 Extract and all record of rights by virtue of Mutation Entry No. 5071 dated 28/10/2021.

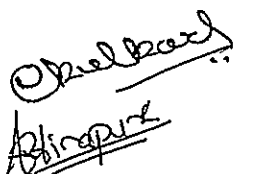
All those pieces and parcels of land having details as per 7/12 extracts as under:-

S. No.	Survey No.		Hissa No.	Area (sq.mts)
	New	Old		
1.	61	363	17	1500
2.	61	363	18	1900
3.	61	363	19	4800
4.	61	363	20	1400
5.	61	363	51(pt)	721.47
6.	61	363	52	5800
7.	61	363	53	600
8.	61	363	54	900
9.	61	363	55	1100
10.	61	363	56	800
11.	61	363	57	1200
<b>Total Area.....</b>				<b>20721.47</b>



lying, being and situate at Village Thakurli, Dombivli (W), Taluka Kalyan, District Thane within the local limits of Kalyan Dombivli Municipal Corporation and Registration District Thane, more particularly described in the **Schedule** hereunder written and delineated by the boundary line on the plan annexed and marked as **Annexure "3"** hereto (hereinafter referred to as "the said Plot B");

  
Owner

  
Purchaser/s

History of the Plot B :-

1. Survey No. 61(363), Hissa No. 17,57

A. The aforesaid land of this survey no. was Originally owned by Damu Janu Gaikwad who died somewhere in the year 1970 and vide Mutation Entry No. 2897 dated 21/10/1972 and the names of his legal heirs was brought time to time on revenue records in respect of the land by different Mutation entries.

क. ७२२	३०२३
B.	That by and under Agreements for sale dated 28/10/2016 duly registered in the office of Sub-Registrar of assurance at Kalyan-1, bearing Serial No. 11341/2016 the surviving legal heirs shown on 7/12 extract have executed, agreed and granted development rights and agreed to sell the aforesaid property un to M/s. Swaminarayan Life Space LLP, the Promoter herein.
१५	१५

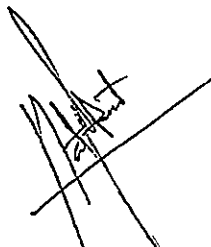
B. That by and under Agreements for sale dated 28/10/2016 duly registered in the office of Sub-Registrar of assurance at Kalyan-1, bearing Serial No. 11341/2016 the surviving legal heirs shown on 7/12 extract have executed, agreed and granted development rights and agreed to sell the aforesaid property un to M/s. Swaminarayan Life Space LLP, the Promoter herein.

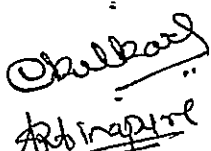


In pursuant to the aforesaid Agreement for sale dated 28/10/2016, the owners Shri. Nandkumar Bhrmdev Gaikwad and others have also executed Power of Attorney dated 28/10/2016 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney dated 28/10/2016 is registered in the office of Sub-Registrar Kalyan-1 at bearing Sr. No- 11342/2016.

D. It appears from the order passed by Collector, the conditions of Navin Shart has been relaxed and the tenure of land of Survey No- 61/17 and 61/57 under reference has been converted from Occupant Class-II to Occupant Class- I. (Bhogwatdar No-1). The said order is reflected in M.E No- 4991 dated 23/09/2019 .

E. That by and under Sale Deed dated 17/10/2019 duly registered in the office of Sub-Registrar of assurance at Kalyan-4, bearing Serial No. 13390/2019, Nandkumar Bhrhmdev Gaikwad and others have sold,

  
Owner

  
Purchaser/s

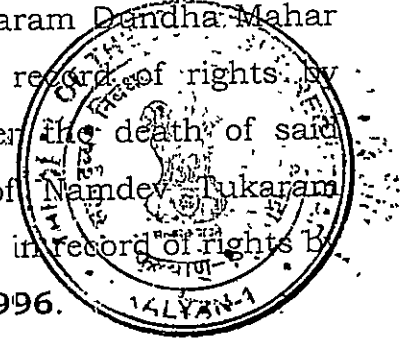
transferred and conveyed the aforesaid property to M/s. Swaminarayan Life Space LLP, the Promoter herein.


- F. In view of the aforesaid Deeds, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land on 7/12 Extract and all record of rights by virtue of Mutation Entry No. **5007** dated 28/01/2020.

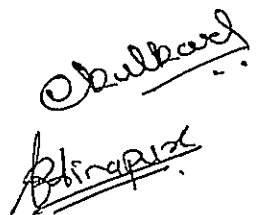
2. Survey No. 61(363), Hissa No. 18,20 and 53

कल्याण - १	
दस्त क्र. ७२२४	२०२३
१६	१४

- A. The said property was originally owned by one Dundha Kalya Mahar. After his death the name of his only legal heir Tukaram Dundha Mahar (Gaikwad) was subsequently shown as owner in record of rights by Mutation Entry No. **731** dated **26/03/1939**. After the death of said Tukaram Dudha Mahar (Gaikwad), the name of Namdev Tukaram Gaikwad being the legal heir, his name was recorded in record of rights by Mutation Entry No. **2373 and 2374** dated **15/12/1996**.
- B. After the death of Namdev Tukaram Gaikwad, the names of his legal heirs Shri. Dilip Namdev Gaikwad and 6 others were recorded in record of right by Mutation entry No. **4837** dated **01/03/2015**.
- C. That by and under Agreements for sale dated 18/10/2016 duly registered in the office of Sub-Registrar of assurance at Kalyan-4, bearing Serial No. 8454/2016. & Agreements for sale dated 20/10/2016 duly registered in the office of Sub-Registrar of assurance at Kalyan-4, bearing Serial No. 8542/2016, the surviving legal heirs shown on 7/12 extract have executed, agreed and granted rights unto M/s. Swaminarayan Life Space LLP, i.e. the promoters herein.
- D. That, in pursuance to the aforesaid Agreements, the owners also executed Power of Attorney in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out there in bearing Sr. No.8455/2016 & 8543/2016.



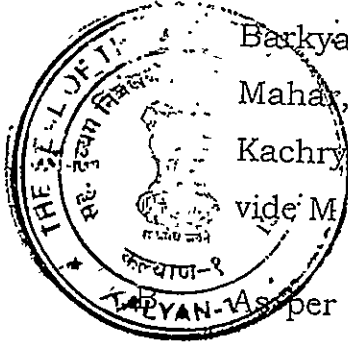
  
Owner

  
Purchaser/s

- E. It appears from the order passed by Collector, the conditions of Navin Shart has been relaxed and the tenure of land of Survey No- 61 Hissa No- 18, 61/20 and 61/53 under reference has been converted from Occupant Class-II to Occupant Class- I. (Bhogwatadar No-1). The said order is reflected in M.E No- 4989 dated 23/09/2019.
- F. That by and under Sale Deed dated 17/10/2019 duly registered in the office of Sub-Registrar of assurance at Kalyan-4, bearing Serial No. 13391/2019, Dilip Namdev Gaikwad and others have sold, transferred and conveyed the aforesaid property to M/s. Swaminarayan Life Space LLP, the Promoter herein.
- G. In view of the aforesaid Deeds, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land on 7/12-Extract and all record of rights by virtue of Mutation Entry No. 5000 dated 28/01/2020.


दस्त क्र. ७२२५	२०२३
3	Survey No. 61(363), Hissa No. 19
१७	१५५

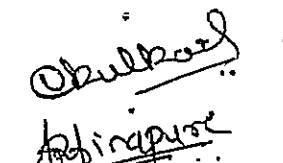
- A. The said property under reference was originally owned by one Charya Barkya Mahar. After the death of said Original owner Charya Barkya Mahar, the names of his legal heir Shri. Rama Nana Mahar and Shri. Kachrya Kalya Mahar has been recorded in record of rights as owners, vide M/E Entry No- 1425.



per the record the said Rama Nana Mahar died on 16/03/1991 and his legal heirs namely Prabhavati, Bhardwaj, Priya, Rajshree, Gautam, Dinkar and Sangita were brought on record vide Mutation Entry No- 4436 dated 13/12/1993.

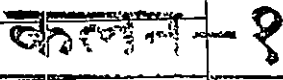
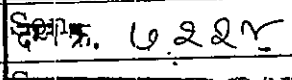
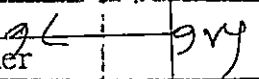
- C. The said Kachru alias Kachrya Kalya Mahar died intestate on 02/03/1991 leaving behind Waman Kalya Gaikwad, Krushna Kachru alias Kachrya Gaikwad, Ashabai Rama Jadhav and Ushabai Gautam Jadhav as his legal heirs.

  
Owner

  
Purchaser/s


D. That the one of legal heir of Kachru alias Kachrya Kalya Mahar i.e. his son Krushna Kachru alias Kachrya Gaikwad died on 11/11/1996 leaving behind his legal heirs namely Muktabai, Priyanka, Pooja, Sagar, and Ujawala and their names were recorded on 7/12 extract vide Mutation Entry No- 4496 dated 29/04/1999.

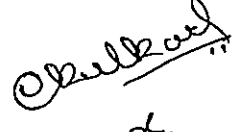
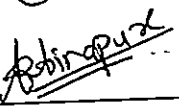
E. That the one of the legal heir of Kachru alias Kachrya Kalya Mahar i.e. his brother Waman Kalya Gaikwad died on 22/05/2000 hence the following legal heirs were recorded by Mutation Entry No- 4511 dated 09/08/2000.

Sr. No	Legal heirs names	Relation
1.	Baby Waman Gaikwad	Wife 
2.	Bhagwan Waman Gaikwad	Son 
3.	Vishnu Waman Gaikwad	Son
4.	Parvati Rajesh Jadhav	Daughter 
5.	Bharat Waman Gaikwad	Son
6.	Sharad Waman Gaikwad	Son
7.	Manda Pradeep Salvi	Daughter
8.	Jaidev Waman Gaikwad	Son

F. It further appears that the Mutation Entry No- 4511 was challenged before Sub-Divisional Officer, vide RTS Appeal no. 37/2002 & 117/2002. The Hon'ble Sub- divisional Officer, was pleased to cancel the said Mutation entry-4511. The order passed by the SDO, was recorded in the record of rights vide ME. No- 4538 dated 12/12/2002.

G. It appears that appeals bearing no. 117/2002 & 118/2002 were filed before the Dy. Collector, Thane (Appeal) against the aforesaid order passed by Sub-Divisional Officer. It appears that the order passed by the SDO was set-aside, and held that M.E No- 4511 showing the names of legal heirs of Waman Kalya Gaikwad was confirmed and the aforesaid mutation entry no. 4538 was set aside.

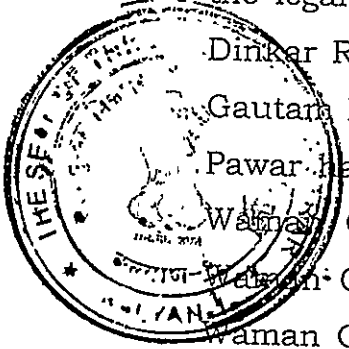
  
Owner

  
  
Purchaser/s

H. It appears that the aforesaid order was challenged before the Dy. Commissioner, Konkan Division vide RTS/REV 22/2003. It appears that the said revision was dismissed vide order dated 12/12/2004 and Mutation Entry No-4511 was confirmed by M.E No- 4550 dated

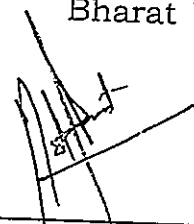
09/03/2005	
दस्तावेज क्र. ५२२४	२००३
१९	१९

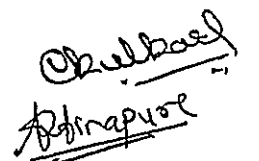
That by and under Release Deed dated 07/08/2010 registered in the office of Sub-Registrar of assurance, Kalyan- 3 at Serial No- 5230/2010, the legal heirs of Rama Nana Mahar i.e. 1. Prabahvati Rama Mahar 2. Dinkar Rama Mahar 3. Bhardwaj Rama Mahar 4. Priya Rama Mahar 5. Gautam Rama Mahar 6. Sangita Rama Mahar and 7. Rajshree Chitaman Pawar have released their respective rights in favour of 1. Shri. Vishnu Waman Gaikwad 2. Shri. Bhagwan Waman Gaikwad 3. Shri. Bharat Waman Gaikwad 4. Shri. Sharad Waman Gaikwad and 5. Shri. Jaidev Waman Gaikwad. It further appears that the effect of the said Release Deed dated 07/08/2010 was given effect on 7/12 extract vide Mutation Entry No- 4739.



J. It further appears that by and under Release Deed dated 04/02/2013 registered in the office of Sub-Registrar of assurance, Kalyan- 5 at Serial No- 1880/2013 1. Smt. Muktabai Krushna Gaikwad 2. Pooja Krushna Gaikwad 3. Sagar Krushna Gaikwad 4. Ujawala Krushna Gaikwad 5. Ashabai Rama Jadhav and 6. Ushabai alies Sushila Gautam Jadhav have released their respective rights in favour of 1. Shri. Vishnu Waman Gaikwad 2. Shri. Bhagwan Waman Gaikwad 3. Shri. Bharat Waman Gaikwad 4. Shri. Sharad Waman Gaikwad and 5. Shri. Jaidev Waman Gaikwad. The effect of the said Release Deed dated 04/02/2013 was given and the names of Muktabai and 5 others were deleted from 7/12 extract vide Mutation Entry No- 4771.

K. As per the above mentioned proceedings, Documents and 7/12 extract, 1. Shri. Vishnu Waman Gaikwad 2. Shri. Bhagwan Waman Gaikwad 3. Shri. Bharat Waman Gaikwad 4. Shri. Sharad Waman Gaikwad and 5. Shri.

  
Owner

  
Purchaser/s

Jaidev Waman Gaikwad 6. Parwati Rajesh Jadhav 7. Manda Pradeep Salvi 8. Baby Waman Gaikwad and 9. Priyanka Krushna Gaikwad are the owners in respect of the said property under reference.

L. That by and under Development Agreement dated 17/10/2017 registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even day at Serial No-11224/2017 1. Bhagwan Waman Gaikwad, 2. Bharat Waman Giakwad, 3. Sharad Waman Gaikwad, 4. Jaidev Waman Gaikwad and their respective heirs have granted development rights to extend of their share in respect of the said Property unto M/s. Swaminarayan Life Space LLP through its Partner on terms and conditions **बिना शर्त** mentioned therein.

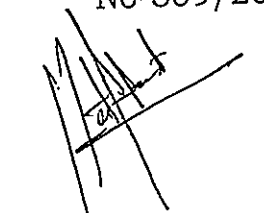
M. In pursuant to the aforesaid Development Agreement dated 17/10/2017, the Bhagwan Waman Gaikwad and others have also executed Power of Attorney dated 17/10/2017 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney dated 17/10/2017 is registered in the office of Sub-Registrar Kalyan- 2 at bearing Sr. No-11225/2017:

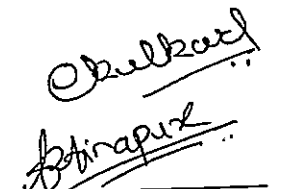
दस्तावेज क्र. ७२२४		२०२३
२०	१४	

N. It appears that the Tahashildar Vide his Letter dated 31/07/2018, was pleased to access the said Property for N.A. use as per the provisions of MLR code and accordingly the said conversion tax is paid.

O. It further appears that by and under Release Deed dated 08/11/2019 registered in the office of Sub-Registrar of assurance, Kalyan- 4 at Serial No- 14182/2019, dated 09/07/2020 Smt. Parwatibai Rajesh Jadhav have released her respective rights in favour of 1. Shri. Bhagwan Waman Gaikwad 2. Shri. Bharat Waman Gaikwad 3. Shri. Sharad Waman Gaikwad and 4. Shri. Jaidev Waman Gaikwad.

P. That by and under Development Agreement dated 14/01/2022 registered in the office of Sub-Registrar of Assurance, Kalyan-5 on even day at Serial No-509/2022 Smt. Priyanka Santosh Bhoir (before marriage Miss.

  
Owner

  
Purchaser/s

Priyanka Krishna Gaikwad) have granted development rights to extend of their share in respect of the said Property unto M/s. Swaminarayan Life Space LLP through its Partner on terms and conditions more particularly mentioned therein.


- Q. In pursuant to the aforesaid Development Agreement dated 14/01/2022, the Smt. Priyanka Santosh Bhoir (before marriage Miss. Priyanka Krishna Gaikwad) have also executed Power of Attorney dated 14/01/2022 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney dated 14/01/2022 is registered in the office of Sub-Registrar Kalyan- 5 at bearing Sr. No-510/2022.
- R. It further appears that by virtue of the above mentioned registered Development Agreements as well as Power of Attorney, The Promoter have acquired valid and legal rights in respect of the Property and are further entitled to carry out Development and construction on said property as per permissions and approvals from competent authorities.

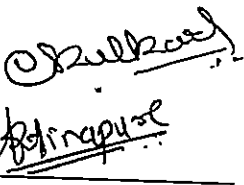
कल्याण-५	
दस्ता क्र. ६१२४	२०२३
Survey No. 61(363), Hissa No. 52	
२९	३१५
A.	

The aforesaid property was originally owned and possessed by one Ambo Kathodi Mahar (Gaikwad). After the death of said original owner, his legal heirs were brought on record i.e. 1. Sitaram Ambo Mahar, 2. Krishna Ambo Mahar and 3. Maruti Ambo Mahar. However after the death of these legal heirs in succession the names of their legal heirs was brought time to time on revenue records in respect of the land by different Mutation entries.



- B. As regards of Survey No. 61/52, By and under Sale Deed dated 13/04/2018 registered in the office of Sub-Registrar Kalyan-2 under Serial No. 4450/2018 the said owners i.e. Shri. Ankush Krishna Gaikwad and others sold, transferred and conveyed the land under reference unto M/s. Swaminarayan Life Space LLP, i.e. herein Promoter.

  
Owner

  
Purchaser/s



In view of the said Sale Deed, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land on 7/12 Extract and all record of rights by virtue of Mutation Entry No. 4934 dated 17/05/2018.

**5. Survey No. 61(363), Hissa No. 54 and 56**

- A. The said property was originally owned and possessed by one Sukrya Halya Gaikwad. The Said Sukrya Halya Gaikwad died on 20/03/1985. After the death of said original owner, his legal heirs were brought on record i.e. Narayan Sukrya Gaikwad (son) and Gangabai Krushna Gaikwad (Married daughter) were brought on record by Mutation Entry No- 4355 dated 22/05/1987. Thereafter Narayan Sukrya Gaikwad died intestate on 28/08/1997 leaving behind him the following as his only legal heirs:

Sr. No	Names of Legal Heirs of Narayan Gaikwad
1.	Suman Narayan Gikawad
2.	Chandrabhaga Narayan Gaikwad
3.	Madan Narayan Gaikwad
4.	Sangita Narayan Gaikwad

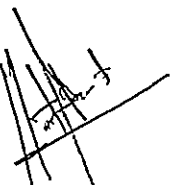
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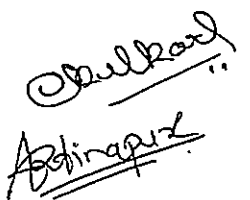
That vide mutation entry no. 4494, the names of aforesaid legal heirs of Narayan Gaikwad were recorded in the record of rights.

- B. That Chandrabhaga Narayan Gaikwad died intestate on 06/09/1993 leaving behind him the following as her only legal heirs.

Sr. No	Names
1.	Ranjana Ashok Bhoir
2.	Anjana Shirish Gaikwad
3.	Sanjivani Narayan Gaikwad
4.	Sharada Narayan Gaikwad

That vide Mutation Entry No- 4536, the names of aforesaid Legal heirs were brought on record.

  
Owner

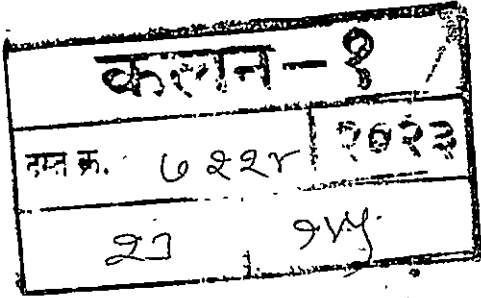
  
Purchaser/s

- C. The said Shiva Halya Gaikwad died intestate leaving behind him the following as his only legal heirs -

Sr. No.	NAMES
1.	Ramdas Shiva Gaikwad
2.	Bhagubai Sitaram Gaikwad
3.	Draupadibai Shivram Randive
4.	Mangubai Nana Gaikwad
5.	Sunanda Alias Lilabai Vasant Sonawale

That vide Mutation Entry No- 4536, the names of aforesaid legal heirs were brought on record in place of Shiva Halya Gaikwad.

- D. That Ramdas Shiva Gaikwad died intestate on 22/12/2006, leaving behind him the following as his only Legal heirs: -



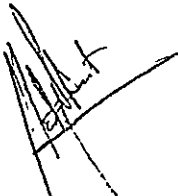
Sr. No	Names
1.	Ratan Ramdas Gaikwad
2.	Bharat Ramdas Gaikwad
3.	Santosh Ramdas Gaikwad
4.	Prashant Ramdas Gaikwad
5.	Pramila Suresh Kamble

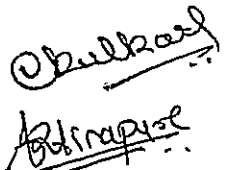
That vide Mutation Entry No- 4589 the names of aforesaid legal heirs were brought on record in place of Ramdas Shiva Gaikwad.



That Mangubai Nana Gaikwad died intestate on 11/09/1994, leaving behind the following as her only legal heirs:

Sr. No	Names
1.	Sharubai Vasant Gaikwad
2.	Ranjanabai Bhagwan Kamble
3.	Pushpa lahu Kamble
4.	Sharada Sham Gaikwad
5.	Kusum Vilas Gaikwad
6.	Kamini Bharat Gore

  
 Owner

  
 Purchaser/s

7.	Chandu Nana Gaikwad
8.	Hari Nana Gaikwad

That vide Mutation Entry No- 4601 and 5601 the names of aforesaid legal heirs were recorded in record of rights in place of Mangubai Nana Gaikwad.

- F. That the said Sunanda alias Lilabai Vasant Sonavale died on 02/07/2014. The details of legal heirs of Sunanda alias Lilabai Vasant Sonavale are as under-

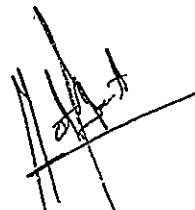
Sr. No	Names
1.	Seema Sunil Sawant
2.	Surekha Naresh Kamble
3.	Sarika Kailas Salunkhe
4.	Usha Vasant Sonavle
5.	Pooja Vasant Sonavale

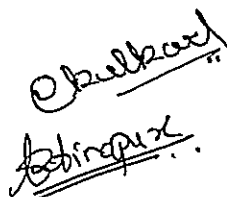
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By virtue of the aforesaid Mutation entries, the names of legal heirs of Halya Kalya Gaikwad were mutated in the record of rights as owners.

- G. That by and under Agreement for Sale dated 02/02/2017 registered in the office of Sub-Registrar of Assurance Kalyan-1 at Sr: No-1265/2017 registered on even date the land owners Smt. Suman Narayan Gaikwad and others (branch of the Sukrya Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.
- H. In pursuant to the aforesaid Agreement for sale dated 02/02/2017, the owners Smt. Suman Narayan Gaikwad and others have also executed Power of Attorney dated 02/02/2017 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out

  
Owner

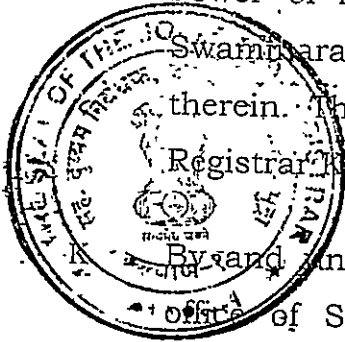
  
Purchaser/s

therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-1 at bearing Sr. No- 1266/2017.

- I. By and under Agreement for sale dated 20/04/2017 registered in the office of Sub-Registrar of Assurance Kalyan-1 at Sr. No-4314/2017 registered on even date the land owners Shri. Ratan Ramdas Gaikwad and others (Branch of Shiva Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

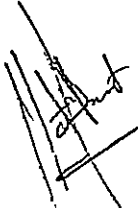
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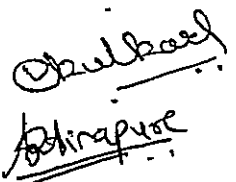
In pursuant to the aforesaid Agreement for sale dated 20/04/2017, the owners Shri. Ratan Ramdas Gaikwad and others have also executed Power of Attorney dated 20/04/2017 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-1 at bearing Sr. No- 4315/2017.



By and under Agreement for sale dated 14/07/2017 registered in the office of Sub-Registrar of Assurance Kalyan-5 at Sr. No-8755/2017 registered on even date, Smt. Ashwini alias Ranjana Ashok Bhoir and others (one of the branch of Narayan Sukrya Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

- L. In pursuant to the aforesaid Agreement for sale dated 14/07/2017, the owners Smt. Ashwini alias Ranjana Ashok Bhoir and others and others have also executed Power of Attorney dated 14/07/2017 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-5 at bearing Sr. No- 8756/2017.

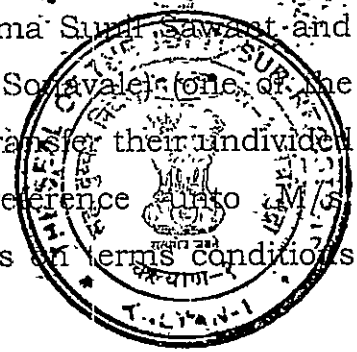
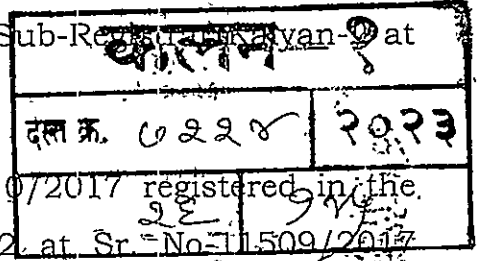
  
Owner

  
Purchaser/s

M. By and under Agreement for sale dated 09/10/2017 registered in the office of Sub-Registrar of Assurance Kalyan-2 at Sr. No-10800/2017 registered on even date, Smt. Gangabai Krishna Gaikwad have agreed to sale and transfer her undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

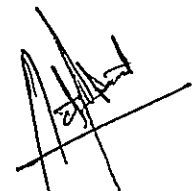
N. In pursuant to the aforesaid Agreement for sale dated 09/10/2017, the owners Smt. Gangabai Krishna Gaikwad has also executed Power of Attorney dated 09/10/2017 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-2 at bearing Sr. No- 10801/2017.

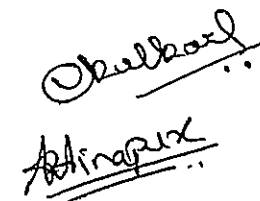
O. By and under Agreement for sale dated 30/10/2017 registered in the office of Sub-Registrar of Assurance Kalyan-2 at Sr. No-11509/2017 registered on even date the land owners Smt. Seema Sunil Sawant and others (legal heirs of Sunanda @Leelabai Vasant Sonavale) (one of the branch of Shiva Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.



P. In pursuant to the aforesaid Agreement for sale dated 30/10/2017, the owners Smt. Seema Sunil Sawant have also executed Power of Attorney dated 30/10/2017 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-2 at bearing Sr. No- 11510/2017.

Q. By and under Agreement for sale dated 19/12/2018 registered in the office of Sub-Registrar of Assurance Kalyan-2 at Sr. No-15014/2018 registered on even date the land owners Smt. Sherubai Vasant Gaikwad

  
Owner

  
Purchaser/s

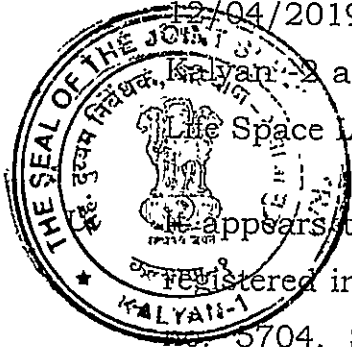
and others (legal heirs of Mangubai Nana Gaikwad) (one of the branch of Shiva Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

R. In pursuant to the aforesaid Agreement for sale dated 19/12/2018, the owners Smt. Sherubai Vasant Gaikwad and others have also executed Power of Attorney dated 19/12/2018 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-2 at bearing Sr. No- 15015/2018.

S. It appears that, by and under Agreement for Sale dated 12/04/2019 registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 5438, Shri Ramesh Sitaram Gaikwad and others have agreed to sell their share in respect of the aforesaid property unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.


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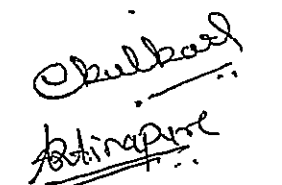
T. In pursuance to the aforesaid Agreement for Sale, Shri Ramesh Sitaram Gaikwad and others have executed a Power of attorney dated 12/04/2019, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 5439 in favour of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein.



U. It appears that, by and under Deed of Confirmation dated 18/04/2019, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 5704, Smt. Lata Balaram Gaikwad has confirmed the aforesaid Agreement for Sale dated 12/04/2019.

V. It appears from the order passed by Collector, the conditions of Navin Shart has been relaxed and the tenure of land of Survey No- 61 Hissa No-

  
Owner

  
Purchaser/s

54 and 56 under reference has been converted from Occupant Class-II to Occupant Class- I. (Bhogwatadar No-1). The said order is reflected in M.E No- 4990.

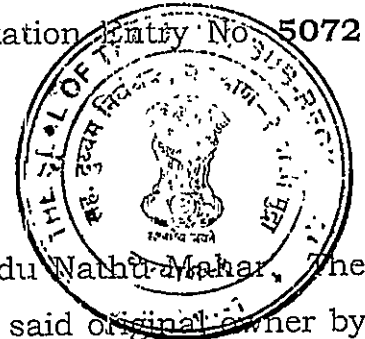
- G. That by and under Sale Deed dated 17/10/2019 duly registered in the office of Sub-Registrar of assurance at Kalyan-4, bearing Serial No. 13389/2019, Suman Narayan Gaikwad and others have sold, transferred and conveyed the aforesaid property to M/s. Swaminarayan Life Space LLP, the Promoter herein.

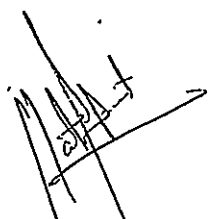
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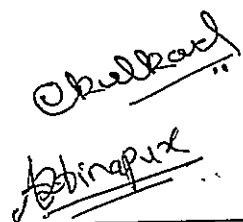
- H. In view of the said Sale Deed, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land on 7/12 Extract and all record of rights by virtue of Mutation Entry No. 5072 dated 02/11/2021.

6. Survey No. 61(363), Hissa No. 51(pt) and 55

- A. The Land was originally owned by one Shri. Pandu Nathu Mahar. The said Pandu Nathu Mahar. After the death of the said original owner by Mutation Entry No.- 3625 dated 11/09/1977 that Smt. Bamubai Dagdu Jadhav and Smt. Laxmibai Gopal Pawar being legal heirs, their names have been recorded in record of rights in place of Pandu Nathu Mahar.
- B. The Smt. Laxmibai Gopal Pawar died on 25/05/1983 leaving behind no any legal heirs. The Smt. Bamubai Dagdy Jadhav died on 10/03/1986 leaving behind her married daughter Smt. Nirabai Halya Bhalerao. The said Smt. Nirabai Halya Bhalerao died on 11/09/1991 leaving behind the legal heirs namely 1. Shri. Nandkumar Halya Bhalerao, 2. Shri. Ganesh Halya Bhalerao, 3. Smt. Vijayabai alies Laxmibai Manik Gaikwad, 4. Smt. Jijabai Tukaram Gaikwad and 5. Smt. Sushila Sudhakar Jadhav. These names were mutated in Revenue records on 07/01/2011 by Mutation Entry No. 4682.



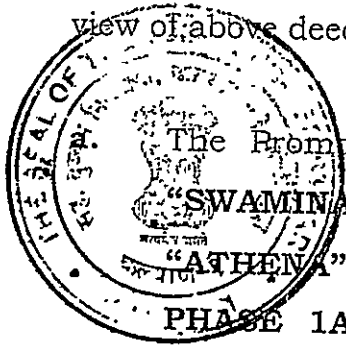
  
Owner

  
Purchaser/s

- G. By and under sale Deed dated 25/05/2017 registered in the office of Sub-Registrar Kalyan-1 under Serial No. **5678/2017** the said owners sold, transferred and conveyed Survey No. 61(363), Hissa No. 51(pt) and 55 unto M/s. Swaminarayan Life Space LLP, a Registered Partnership firm as purchaser, herein Promoter.
- H. In view of the said above Deed, the name of M/s. Swaminarayan Life Space LLP, have been mutated as owners in respect of the said land on 7/12 Extract and all record of rights by virtue of Mutation Entry No. **4868** dated 06/07/2017.

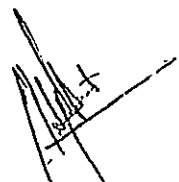
And Whereas the Plot no. A and Plot No. B are adjacent to each other and hence collectively called and referred to as the "**Entire property**".

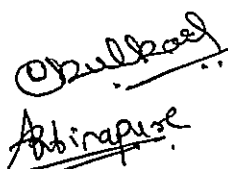
And Whereas the Promoters are in Possession of the entire property by virtue above the said Deeds. The Promoter is entitled to develop the entire property in view of above deeds in phase wise manner and / or as they deem fit and proper.



The Promoter is in the process of developing a project known as "**SWAMINARAYAN CITY PHASE I**" under the buildings name "**ATHENA**", "**ALMADA**" AND "**AVEIRO**" & "**SWAMINARAYAN CITY PHASE 1A**" under the buildings name "**ESTONIA**", "**AMADORA**", "**SWAMINARAYAN CITY PHASE 1B**" under the buildings name "**GEORGIA**" & "**SWAMINARAYAN CITY PHASE 1C**" under the buildings name "**ADONIA**" & "**FIONA**" ( the "building" or any other such names as may be decided by the Promoter) comprising of residential cum commercial buildings on the said property.

- b. The recitals with regards to acquisition of the said property are more particularly described in Title Certificates issued by Adv. Vaishali Kapure annexed as **Annexure "4"**, and the same shall be deemed to form part of the recitals of this Agreement.

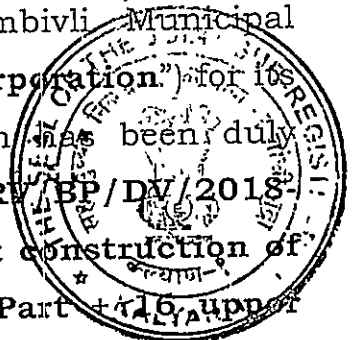
  
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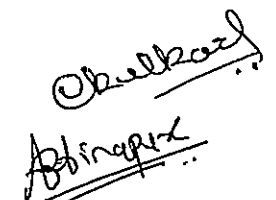


- c. The permission for non-agricultural use of the said Property has been obtained vide order bearing No. SR. 28/2018 paid by receipt no. 938 dated 29/01/2018, SR. 78/2018 paid by receipt no. 942 dated 29/01/2018 and SR. 38/2018 paid by receipt no. 58 dated 25/04/2018, SR/287/2019, SR. 298/2018 paid by receipt no. 448 dated 03/08/2018, SR. 130/2019 paid by receipt no. 157 dated 16/05/2019 and SR. 258/2019 paid by receipt no. 137 dated 05/11/2019 A copy of N.A. Order annexed hereto as **Annexure "5"**.
- d. The Promoter through its Architect **Mr. VIJAY ARVIND PATHAK** has submitted building plans to Kalyan Dombivli Municipal Corporation (hereinafter referred to as "**the said Corporation**") for its approval in respect of the said Plot no. A. The corporation has duly sanctioned the plan as per section 44 and 45 and 253 of M.R.T.P. Act 1966 vide **KDMC/NRV/BP/DOM/CC/0026/18** dated 11/07/2018 upon terms & Conditions mentioned therein for carrying out construction on Plot no. A. The said Corporation granted C.C.
- e. The Promoter through its Architect **Mr. Mr. VIJAY ARVIND PHATAK** has submitted building plans to Kalyan Dombivli Municipal Corporation (hereinafter referred to as "**the said Corporation**") for its revision in respect of the said Plot no. A which has been duly sanctioned by the said Corporation vide **KDMC/NRV/BP/DV/2018-19/0026/54** dated 26/06/2019 for carrying out construction of **Wing A & B consisting of Stilt Part, Ground Part + 16 upper Floors and Wing C consisting of Stilt Part, Ground Part + 13 upper Floors.** The said Corporation granted **Revised C.C.**
- f. The Promoter through its Architect **Mr. VIJAY ARVIND PATHAK** has submitted building plans to Kalyan Dombivli Municipal Corporation (hereinafter referred to as "**the said Corporation**") for its approval in respect of the said Plot No. B. The corporation has duly sanctioned

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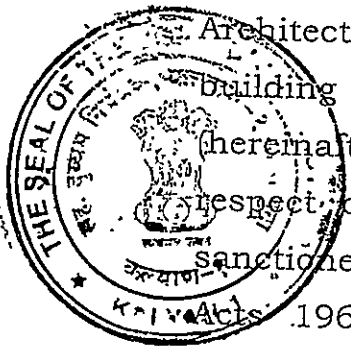
  
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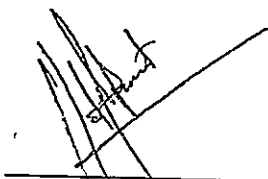
the plan as per section 44 and 45 and 253 of M.R.T.P. Acts 1966 vide **KDMC/NRV/BP/DOM/CC/0004/19** dated **10/01/2019** upon terms & Conditions mentioned therein for carrying out construction of Wing D & H consisting of Basement + Stilt + podium + 22 Upper Floors for Residential and Commercial use. The said Corporation granted C.C.

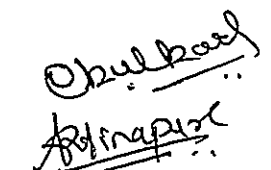
- g. The Promoter being entitle to the entire property, i.e. Plot A & plot B, decided to get the plans revised by amalgamating the entire property, i.e. Plot A & plot B, therefore The Promoter through its Architect **Mr. VIJAY ARVIND PATHAK** has submitted revised building plans to Kalyan Dombivli Municipal Corporation (hereinafter referred to as "**the said Corporation**") for its approval in respect of the said Plot No. A & B. The corporation has duly sanctioned the plan as per section 44 and 45 and 253 of M.R.T.P. Acts 1966 vide **KDMC/TPD/BP/DOM/2018-19/0026/156** dated **18/03/2021** upon terms & Conditions mentioned therein.

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The Promoter being entitle to the entire property, i.e. Plot A & plot B, decided to get the plans revised by amalgamating the entire property, i.e. Plot A & plot B, therefore The Promoter through its Architect **Mr. VIJAY ARVIND PATHAK** has submitted revised building plans to Kalyan Dombivli Municipal Corporation (hereinafter referred to as "**the said Corporation**") for its approval in respect of the said Plot No. A & B. The corporation has duly sanctioned the plan as per section 44 and 45 and 253 of M.R.T.P. Acts 1966 vide **KDMC/TPD/BP/DOM/2018-19/0026/294** dated **19/10/2022** upon terms & Conditions mentioned therein for carrying out construction of following buildings on the Project land known as "**SWAMINARAYAN CITY PHASE I**" under the buildings name "**ATHENA**", "**ALMADA**" AND "**AVEIRO**" & "**SWAMINARAYAN CITY PHASE 1A**" under the buildings name "**ESTONIA**", "**AMADORA**" &



  
Owner

  
Purchaser/s

“SWAMINARAYAN CITY PHASE 1B” under the buildings name “GEORGIA” & “SWAMINARAYAN CITY PHASE 1C” under the buildings name “ADONIA” & “FIONA” ( the “building” or any other such names as may be decided by the Promoter) comprising of residential cum commercial buildings on the said property

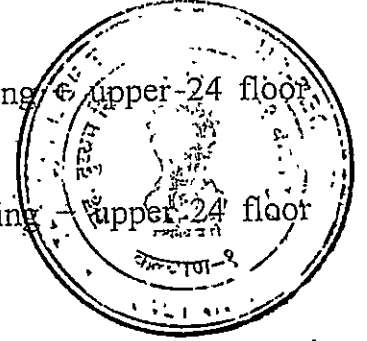
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Plot A

**Building A** – Stilt (Part) + Ground (Part) + Podium Parking + upper 24 floor  
(Residential +Commercial)

**Building B**- Stilt (Part) + Ground (Part) + Podium Parking + upper 24 floor  
(Residential +Commercial)

**Building C**- Stilt (Part) + Ground (Part) + Podium Parking + upper 24 floor  
(Residential +Commercial)



PLOT B

**Building D**- Stilt (Part) + Ground (Part) + 4 floor Podium Parking + upper 28 floor (Residential +Commercial)

**Building E**- Stilt (Part) + Ground (Part) + 5 floor Podium Parking + upper 35 floor (Residential +Commercial)


**Building F**- Stilt (Part) + Ground (Part) + 5 floor Podium Parking + upper 35 floor (Residential +Commercial)

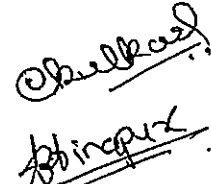
**Building G**- Stilt (Part) + Ground (Part) + 3 floor Podium Parking + upper 33 floor (Residential)

**Building H**- Stilt (Part) + Ground (Part) + 3 floor Podium Parking + upper 24 floor (Residential)

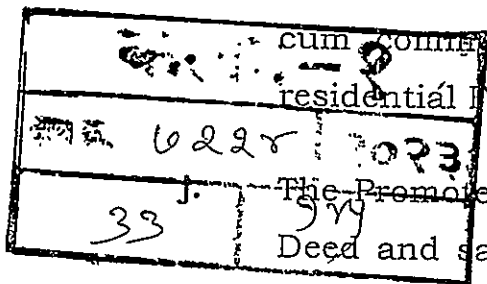
**Building G1**- Stilt (Part) + Ground (Part) + 3 floor Podium Parking + upper 33 floor (Residential) (For MHADA area 5383.48 sq.mtrs.)

The said Corporation granted Building permission for the entire property. A copy of Building permission is annexed hereto as Annexure “6”.

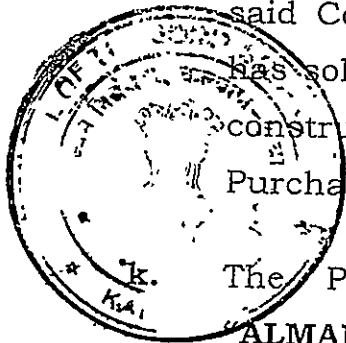
  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Purchaser/s

i. The Promoter has intended to construct multi-storied residential cum commercial buildings comprising self-contained independent residential flat.



The Promoter by virtue of the said Agreement for Sale, confirmation Deed and said Power of Attorney as well as sanctioned plan by the said Corporation, is entitled to develop the said Property and also has sole and exclusive rights to sell the Flat in the building/s to be constructed thereon and to enter into Agreement/s with the Flat Purchaser/s and receive the sale consideration in respect thereof.



The Promoter is constructing buildings namely "ATHENA", "ALMADA" AND "AVEIRO" on the Plot-A and "ESTONIA", "AMADORA", "GEORGIA", "ADONIA" & "FIONA" on the Plot-B on (the "building" or any other such names as may be decided by the Promoter)

Plot A

**Building A** - Stilt (Part) + Ground (Part) + Podium Parking + upper 24 floor (Residential +Commercial) will be known as "ATHENA".

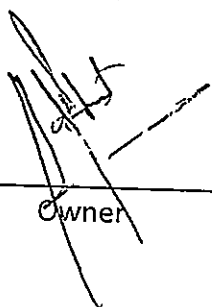
**Building B**- Stilt (Part) + Ground (Part) + Podium Parking + upper 24 floor (Residential +Commercial) will be known as "ALMADA"

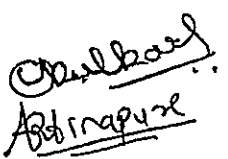
**Building C**- Stilt (Part) + Ground (Part) + Podium Parking + upper 24 floor (Residential +Commercial) will be known as "AVEIRO"

PLOT B

**Building D**- Stilt (Part) + Ground (Part) + 4 floor Podium Parking + upper 28 floor (Residential +Commercial) will be known as "ESTONIA".

**Building E**- Stilt (Part) + Ground (Part) + 5 floor Podium Parking + upper 35 floor (Residential +Commercial) will be known as "ADONIA".

  
Owner

  
Purchaser/s

**Building F-** Stilt (Part) + Ground (Part) + 5 floor Podium Parking + upper 35 floor (Residential + Commercial) will be known as "**FIONA**".

**Building G-** Stilt (Part) + Ground (Part) + 3 floor Podium Parking + upper 33 floor (Residential) will be known as "**GEORGIA**".

**Building H-** Stilt (Part) + Ground (Part) + 3 floor Podium Parking + upper 24 floor (Residential) will be known as "**AMADORA**".

**Building G1-** Stilt (Part) + Ground (Part) + 3 floor Podium Parking + upper 33 floor (Residential) (For MHADA area 5333.48 sq.mtrs.)

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1. The Promoter has registered the said Building under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**RERA**") and 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 (hereinafter referred to as "**Maharashtra RERA Rules**") with the Real Estate Regulatory Authority (hereinafter referred to as "**RERA Authority**") under project registration number :-

P51700018305 for Swaminarayan City Phase I

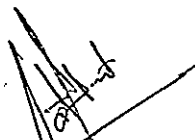
P51700019326 for Swaminarayan City Phase 1A

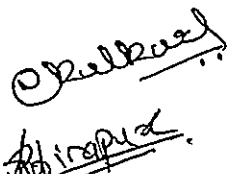
P51700031749 for Swaminarayan City Phase 1B

P51700049570 for Swaminarayan City Phase 1C

(hereinafter referred to as the "**said collectively called as Project**"). Accordingly, the said Project shall be considered as a separate project within the meaning of the RERA and Maharashtra RERA Rules. A copy of the registration certificate is annexed and marked hereto as Annexure "7".

- The Promoter has appointed Architect **Mr. VIJAY ARVIND PATHAK** having License No. CA/2001/27890 as their architects for the said Project and the same is as per the prescribed format prescribed by

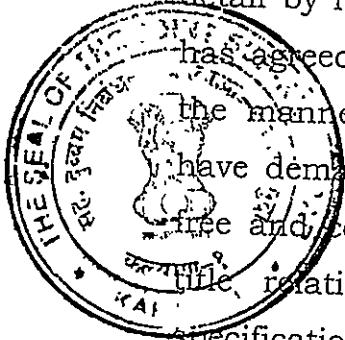
  
Owner

  
Purchaser/s

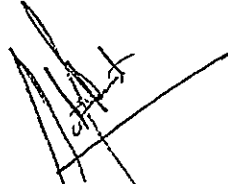
the Council of Architect, whereas the Promoter has also appointed RCC specialist and Structural Engineer **Mr. Subramanya Rao (SR Consultants)** having Registration No. **MCGM/STR/R/43** for preparation of the structural designs and drawings of the buildings (Wing "A", Wing "B", Wing "C" & Wing "H" by his Certificate) & **Mr. Manoj Ramakrishna (City Engineering Services)** having Registration No. **BMC/STR/R/60** for preparation of the structural designs and drawings of the buildings (Wing "D", Wing "E", Wing "F" & Wing "G" by his Certificate) by accepting the professional supervision of the Architects and the structural Engineers till the completion of the Building. The structural designs prepared by the said structural engineers are earthquake resistance which is duly

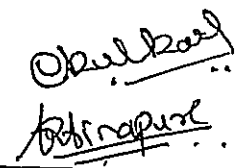
certified by said Structural Engineer. A copy of stability certificate is annexed as Annexure "8".

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३५	RERA Certificate



The Purchaser has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and/or other consultants. The Purchaser has agreed and consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Purchaser/s has/have demanded from the Promoter and the Promoter has given full, free and complete inspection to the Purchaser/s of all the documents of title, relating to the said Property, the said plans, designs and specifications prepared by the Promoter's Architect, Engineers and approved by the concerned authorities and such other documents as are specified under the **RERA** (herein referred to as the "said Act") and the Rules made there under. The Promoter has furnished to the Purchaser/s true copies of all such documents as mentioned hereinabove. The Purchaser hereafter shall not be entitled to make any requisition or call for any further documents of title of the said property, from the Promoter. The Purchaser has also examined all documents and information uploaded by the Promoter on the website of the Authority as

  
Owner

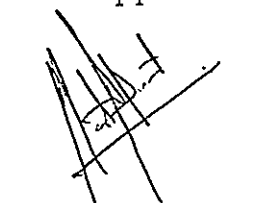
  
Purchaser/s

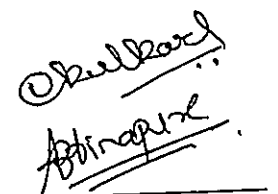
required by RERA and the RERA Rules and has understood the documents and information in all respect. The Purchaser/s has/have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/herself/ themselves as regards the title of the Promoter to the said Property. The Purchaser/s hereby accepts the title of the Promoter to the same;

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- n. The Purchaser/s has/ have applied to the Promoter for allotment to the Purchaser/s and Promoter has agreed to allot to the Purchaser/s on Ownership basis a Flat, ("Carpet Area" shall mean the net area of the Unit including the area covered by the internal partition walls of the Unit, but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/- 3 percent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/ fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area the details of which are more particularly described in Annexure "1" hereto and shown by red colour outline on the plan annexed hereto as Annexure "11" ("hereinafter referred to as the "said Flat"), together with/without the a covered (i.e. stilt/podium/mechanically operated car parking space;

- o. The Promoter alone shall have the sole and exclusive right to sell, lease, convey, assign, transfer etc. the Flat and premises in the said building to be constructed by the Promoter and to enter into agreement/s with the purchaser/s and to receive the sale price in respect thereof. The Purchaser/s further agree/s that the Promoter shall in its own discretion appoint an agency to maintain, manage and control all the other

  
Owner

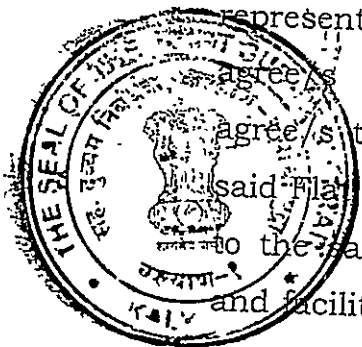
  
Purchaser/s

common areas and amenities and facilities in the said building and for such other purposes as may be agreed upon between the Promoter and the said agency;

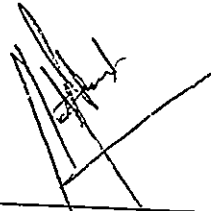
- p. The Promoter alone shall have the sole and exclusive right to sell, lease, convey, assign, transfer etc. the Flat and premises in the said building to be constructed by the Promoter and to enter into agreement/s with the purchaser/s and to receive the sale price in respect thereof. The Purchaser/s further agree/s that the Promoter shall in its own discretion appoint an agency to maintain, manage and control all the other common areas and amenities and facilities in the said building and for each other purposes as may be agreed upon between the Promoter and the said agency;

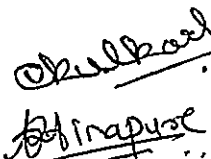
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After satisfying himself/herself/themselves with regards to the title of the said property and all orders, permissions and plans and the representations made herein by the Promoter, the Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agree/s to sell and transfer to the Purchaser/s on Ownership basis the said Flat along with the right to use in common the open areas attached to the said Flat as well as the proportionate common areas, amenities and facilities in the said building on the terms and conditions hereinafter appearing;



- r. The total consideration of the said Flat and the payment terms thereof are detailed in Annexure "2" annexed hereto and the Purchaser/s has/ have agreed to pay to the Promoter balance of the sale consideration and other charges and deposits in the manner hereinafter appearing;

  
Owner

  
Purchaser/s



- s. The Promoter is required to execute a written agreement for sale of said Flat to the Purchaser/s under the said Acts being in fact these presents and also registered the said Agreement under the Registration Act 1908.
- t. In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties as well as replying upon the said application made by the Allottee, the Promoters hereby agree to sell and the Allottee hereby agrees to purchase the said Flat and or Parking (if any) at or for the consideration and on ownership basis in the manner appearing hereinafter.

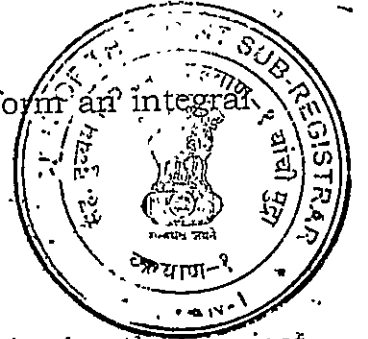
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**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY**  
**AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**


The Parties hereto agree that the recitals hereinabove shall form an integral part of this Agreement.

**1. PLANS:**

The Promoter shall construct/develop the said building/s in the project known as "SWAMINARAYAN CITY PHASE I/1A/1B/1C" or any other name as may be decided by the Promoter on the said Property for the residential cum commercial use in accordance with the plans, designs, specifications approved and/ or will be approved and/ or amended by the concerned local authorities from time to time. It is agreed by the Parties hereto that the Promoter shall be entitled to make such variations and modification as the Promoter may consider necessary for using the full potential of the said Property or as may be required by the concerned local authority/ Government, using such present and future Floor Space Index ("FSI")/ Transferable Development Right ("TDR") that may be available to the Promoter, from the concerned authority and/ or such other global FSI/ TDR that may be available to the Promoter. It being clearly agreed and understood by the Purchaser/s, that any benefit available by way of increase in FSI/ TDR, which may be increased by way of global FSI/



  
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 Owner

  
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 Purchaser/s

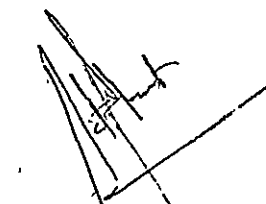
TDR or otherwise, shall only be for the use and utilization by the Promoter, and the Purchaser/s shall have no right and/ or claim in respect of the same, whether during the time of commencement of construction or during construction or after construction having been completed but before execution of the final conveyance deed that may be executed in favour of the society or condominium or any other entity that may be formed between the Flat purchaser/s but after completion of the entire project.

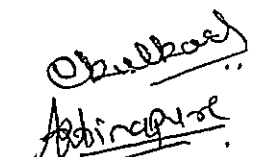
The Allottee has prior to execution of this agreement satisfied himself with the title of the said first owner & promoter to their respective property including the agreements & other documents referred to hereinabove and the allottee hereby agree and confirm that he/she/they shall not be entitled to further investigate the title of the respective co-promoter (owner) and promoter, right of development

and no requisition or objection shall be raised by the allottee in any matter relating thereto or howsoever in connection therewith.

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2 AGREEMENT:	
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The carpet area of the said Flat No. E/1102 is 38.12 square meters and "carpet area" means the net usable floor area of 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 Allottee or varanda area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat (i.e. carpet area of the Flat is 38.12 sq. meters and of the exclusive balcony area, open Terrace area, Cupboard area & service area is 3.60 sq. meters) on 11<sup>TH</sup> floor, in the Building "ADONIA" on Plot No- B (herein after referred to as the said "premises"), in the scheme of construction known as "SWAMINARAYAN CITY PHASE I/1A/1B/1C" more particularly described in Annexure "1" along with the right to use in common the open areas attached to the said Flat as well as the proportionate common areas, amenities and facilities in the said building for the total consideration as mentioned in Annexure "2".

  
Owner

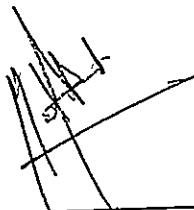
  
Purchaser/s


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### 3. PAYMENT :

3.1 In addition to the above consideration, the Purchaser/s has/have further agreed and accepted to pay the amount towards GST, cess, any other taxes as applicable, stamp duty, registration charges, fees, deposit and charges for society formation, maintenance charges, charges for electricity connections/ meter, legal charges, and various other charges, which has been stated under this Agreement. The Purchaser shall also pay in addition to the total consideration as mentioned in **Annexure "2"**, any WCT/GST/cess or any other new levies/ tax (direct and indirect) become payable in respect of this Agreement either in future or with retrospective effect, the same shall be borne and paid by the Purchaser/s alone. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said building is complete and the Occupation Certificate with respect to the said Flat is granted by the KDMC, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. It is hereby agreed that if there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser towards consideration, which shall be payable by the Purchaser prior to taking possession of the said Flat.

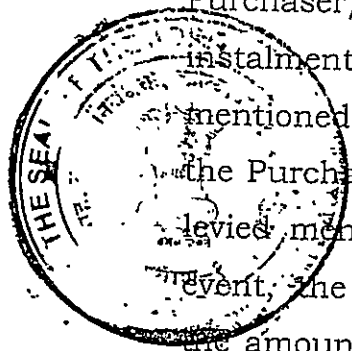
3.2 The Purchaser/s hereby agree to pay all the amounts (including interest) payable under the terms of this Agreement as and when it becomes due and payable, time for the payment of each installment being the essence of this Agreement. Dispatch of demand letter electronically or / and by post/ courier, shall be deemed as receipt of the same by the Purchaser, the Purchaser shall not claim non receipt of the demand letter as a plea, or an excuse for non- payment of any amount or amounts on their respective due dates.

  
Owner


  
Purchaser/s

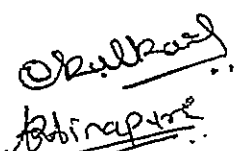
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३३	Time shall be
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Purchaser/s hereby agree and undertake to pay each and every instalment within 10 (Ten) days of the respective due dates as mentioned in Annexure "10" hereto. Without prejudice to the above, if the Purchaser/s fails to make the payment within a period of 10 days or as levied mentioned in the demand letters/emails, then and in such an event, the Purchaser/s agrees to pay to the Promoter interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2% Provided that, payment of interest shall not save the termination of this agreement by the Promoter on account of any default/ breach committed by the Purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the Purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Promoter will be first appropriated towards interest receivable by the Promoter.



- 3.4 In addition to the purchase price and the charges and deposits mentioned hereinabove, the Purchaser/s doth/do and each of them doth hereby agree/s to pay/reimburse to the Promoter on demand his/ her/ their proportionate share of increased development charges or other charges/deposits in case the Municipal Corporation or the Concerned Authority/Government claims the same either due to any change in the Laws, Rules, Bye-laws or otherwise for any reason whatsoever.
- 3.5 The Purchaser/s further agrees, declares and undertakes that in the event of delay in payment of any instalment or any other amount under this agreement or otherwise, the Promoter shall be entitled to raise, recover and receive the amount of interest at any point of time.

  
 Owner

  
 Purchaser/s

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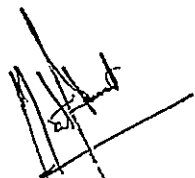
3.6 The total consideration as mentioned in **Annexure "2"** to be paid by the Purchaser/s has been calculated inter alia on all the authorities, permissions and on the basis that the Purchaser/s have granted their irrevocable and binding consent to make any such variations, alterations, amendments or deletions as may be permissible under the provisions of law. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of consideration under **Annexure "2"** shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure suffered by the Promoter due to such consent not being granted to the Promoter.

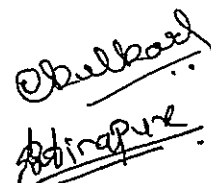
3.7 The Allottee authorizes the Promoters to adjust/appropriate all payment made by him/her under any Head(s) of dues against lawful outstanding if any in his /her name as one Promoter may in their sole discretion deem fit and one Allottee undertakes not to object/demand direct the Promoters to adjust his payment in any manner.

#### 4. **OBLIGATIONS OF PROMOTER:**

4.1 The Promoter hereby agrees to observe perform and comply with all the terms and conditions, stipulations and restrictions if any, which, may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Flat to the Purchaser/s, obtain from the concerned local authority occupation, either in full or in part/or completion certificates in respect of the said Flat.

4.2 As per the revised sanctioned C.C. the area of FSI has been enhanced to extend for **Plot A - 32792.89** and **Plot B- 73170.18** square meters and therefore the **151260** square meters FSI is available in respect of the said Property as per the prevailing Development Control Regulations.

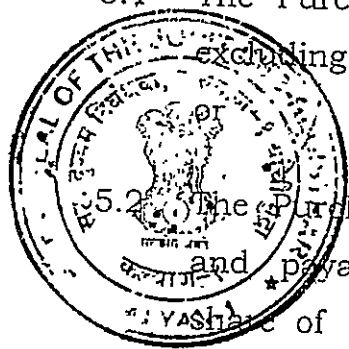
  
 \_\_\_\_\_  
 Owner

  
 \_\_\_\_\_  
 Purchaser/s

- 4.3 In addition to the above, the Promoter has further informed to the Purchaser/s that as per the prevailing rules and regulations of the Development Control Regulations Act., 1991 and/ or Kalyan Dombivali Municipal Corporation, the Promoter is additionally entitled to purchase and load TDR on the said Property for construction purposes, and the Promoter shall carry out the construction activities on the said Property, as per the discretion of the Promoter.

<b>कलम-१</b>	
<b>5. DEFAULT BY THE PURCHASER/S AND THE CONSEQUENCES:</b>	
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In the event that,	
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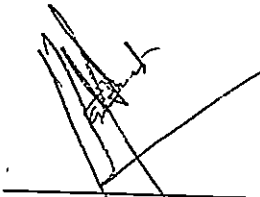
- 5.1 The Purchaser terminates this agreement for any reason whatsoever excluding any termination due to a default of the Promoter under RER.

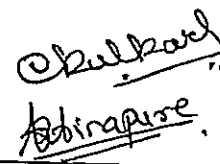


- 5.2 The Purchaser/s committing default in payment of any amount due and payable under this Agreement (including his/her proportionate share of property taxes levied by concerned local authority and other outgoings, deposits etc.)

- 5.3 and/ or the Purchaser/s committing breach/es of any of the terms and conditions herein contained, this Agreement shall stand terminated.

- 5.4 Provided always that in the above events the Promoter shall have given to the Purchaser/s notice in writing of its intention to terminate this Agreement specifying the default in payment of amounts or/and other the breach or breaches of terms and conditions of this agreement and giving the Purchaser/s an opportunity to remedy such breaches within 15 days of such notice. In the event the Purchaser fails to remedy the breach/es, this Agreement shall stand terminated forthwith, irrespective of whether the Promoter has refunded any amounts to the Purchaser. Upon such termination of this Agreement as per Clause 5.1 above, the

  
Owner


  
Purchaser/s

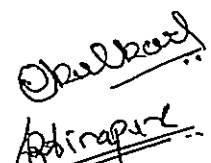
Purchaser consents and the Parties agree that 50% of the sale consideration and any other amount which may be payable to the Promoter shall stand forfeited and the Promoter shall refund the balance sale consideration received after adjusting and retaining the 50% of the total sale consideration for the Flat towards agreed liquidated damages.

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In the event that the sale consideration paid till the date of termination is less than 50% of the sale consideration, the Promoter shall be entitled to retain the entire sale consideration paid till the date of termination as agreed liquidated damages. It is agreed that the upon such termination, the Purchaser shall sign, execute, and register Deed of Cancellation with respect to the said Flat. In the event Purchaser fails to do so, the Promoter shall be entitled to retain all amounts to be refunded to the Purchaser as stated above and shall not be entitled to claim any right, title and/or interest over the said Flat. It is agreed that the Promoter shall not be liable to pay to the Purchaser/s any interest on the amount refunded upon termination of this agreement. Irrespective of whether the Purchaser executed the Deed of Cancellation or received the refund amount, the Promoter shall be at liberty to dispose and sell the said Flat to such person and at such price as the Promoter may in its absolute discretion think fit irrespective of whether any amount to be refunded to the Purchaser has been refunded. It is further expressly agreed and understood between Promoter and Purchaser/s that the Promoter shall not be liable to refund the amount to the Purchaser/s till such time the said Flat is sold by the Promoter to the third party and have realized the total amount from third party.

- 5.5 In the event of such termination, if the amount paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Promoter within 7 days of such cancellation, failing which the amount would attract interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate

  
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 Owner

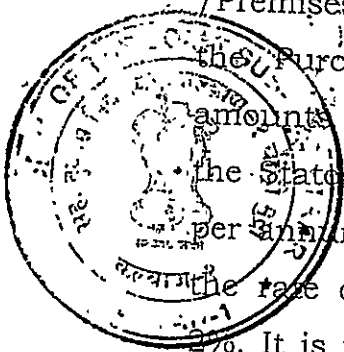
  
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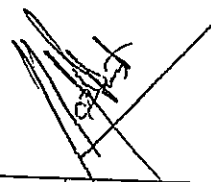
plus 2% and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the SBI PLR plus 2% till such time that the payments are made.

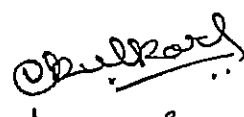
5.6 The refund of any amounts by the Promoter shall be net of any taxes, cess, charges, fees paid to the Government or any competent authority including tax deducted at source, Goods and Service Tax, etc. and the Promoter shall not be liable to refund such amounts paid in respect thereof.

5.7 The Promoter shall also be entitled to adjust and retain any other amount which may be payable to the Promoter by the Purchaser/s.

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5.8	Only in the event that the Purchaser/s terminates this Agreement due to failure of the Promoter to give possession of the said Flat/Premises within the period agreed herein, the Promoter shall refund to the Purchaser/s the booking amount/earnest money or any other amounts till then paid by the Purchaser to the Promoter with interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2%. It is further provided, that in such circumstances, the Purchaser/s shall not be entitled to any additional compensation, loss or damage including but not limited to the loss, if any, being the difference of the amount in the rate at which the Purchaser/s booked the said Flat and the rate prevailing at the time of cancellation by the Purchaser/s. The Purchaser/s will also be liable to pay interest on any default payment as per the terms, herein contained, at the time of making accounts when the Purchaser/s has expressed his/ her/ their desire to cancel the Agreement. It is agreed by and between the Parties that the entire above-referred amount due and payable by the Purchaser/s as specified hereinabove shall be received by the Promoter from the Purchaser/s till the time of such cancellation. In the event of such termination, if the



  
Owner

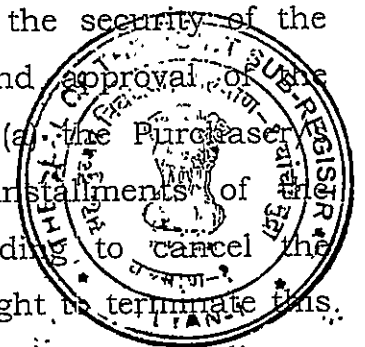
  
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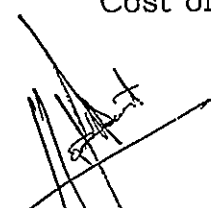
monies paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Promoter within 30 days of the application for cancellation, failing which the amount would attract interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p a over and above the State Bank of India PLR plus 2%, till such time that the payments are made, inclusive of the accrued interest.

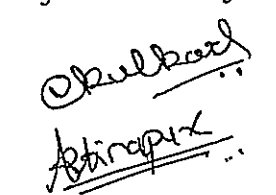
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5.9 If the Purchaser/s has availed of a loan from financial institutions or banks or any other lender (the "Lender") against the security of the said Flat for which a written NOC/ consent and approval of the Promoter has been issued, then in the event of (a) the Purchaser committing a default of the payment of the installments of the consideration amount (b) the Purchaser/s deciding to cancel the agreement and/ or (c) the Promoter exercising its right to terminate this Agreement, the Purchaser/s shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser/s shall obtain the NOC or such necessary letter and other documents including but not limited to the original registered Agreement for Sale and NOC from the Promoter, receipt etc. from the Lender stating that the Purchaser/s has/ have cleared the mortgage debt. Notwithstanding the above, the Purchaser's obligation to make payment of the installments under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.



5.10 It is also agreed that the Purchaser/s shall be solely responsible to ensure timely disbursement of the installments towards consideration from the Lender. Any delay in receiving the installment from the Purchaser/s or the Lender for any reason whatsoever will entitle the Promoter to charge interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond 30 days

  
Owner

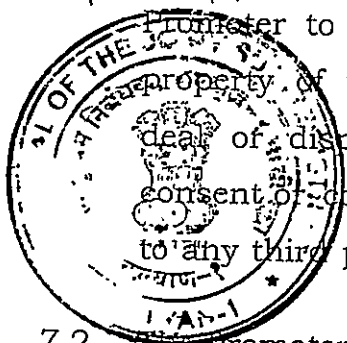
  
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penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2% on the outstanding amount.

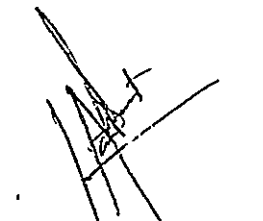
6. AMENITIES:

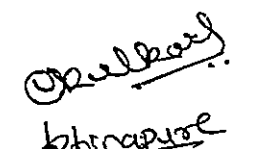
The Promoter has agreed to provide the amenities/facilities in the said Flat as per details mentioned in the Annexure "9".

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7. <u>RIGHTS OF PROMOTER:</u>	
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7.1	It is expressly agreed that the right of the Purchaser/s under this Agreement is only restricted to the said Flat agreed to be sold by the



- 7.1 It is expressly agreed that the right of the Purchaser/s under this Agreement is only restricted to the said Flat agreed to be sold by the Promoter to the Purchaser/s and all other premises shall be the sole property of the Promoter and the Promoter shall be entitled to sell, deal or dispose of the same without any reference or recourse consent or concurrence from the Purchaser/s in any manner whatsoever to any third party.
- 7.2 The Promoter shall be at liberty and be entitled to amend the lay-out plan of the said Property, the building plans, other approvals for, in accordance with prevailing provisions of law, including but not limited to:
- 7.3 acquisition of additional plots/ property/ adjoining property and inclusion of such plots of land in the lay out plan of the said Property; and
- 7.4 amalgamation of the said Property with any adjoining plots of land;
- 7.5 The Purchaser/s and/ or the Organisation/ Apex Body or any other body formed by the purchasers/ of the said Property shall not have any objections to the aforesaid and the Purchaser/s hereby grants his/ her/ their irrevocable consent and no objection to the Promoter to carry out the necessary acts, deeds, matters and things.

  
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 Owner

  
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 Purchaser/s

7.6 The Promoter plans to construct and develop the said Property or the said Project further in the future and details of which have been certified and permitted / or will be certified and permitted under the RERA certificate and inter alia the include the following

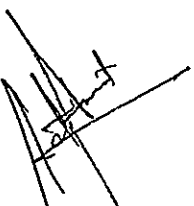
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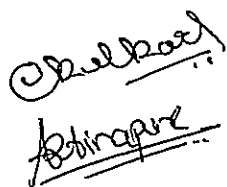
7.7 If the Floor Space Index (FSI), by whatever name or form is increased (a) in respect of the said Property and/ or additional construction (i.e. more than what is envisaged at present) is possible on the said Property (b) on account of Transfer of Development Rights (TDR) or in any other manner is made available for being utilised or otherwise and/ or if the sanctioning authorities permit the construction of additional floors, wing, then in such event, the Promoter shall be entitled to construct such additional floors, wing/s as per the revised building/s plans and deal with the same in the manner the Promoter deems fit and proper.



7.8 The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Promoter to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat is not reduced.

7.9 The Promoter shall always have a right to get the benefit of additional Floor Space Index for construction from sanctioning authorities and also to make the additions, alterations, raise storey/s or put up additional structures as may be permitted by sanctioning authorities

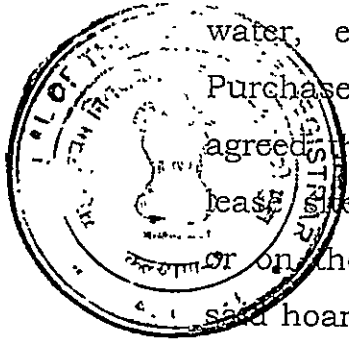
  
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 Owner

  
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 Purchaser/s

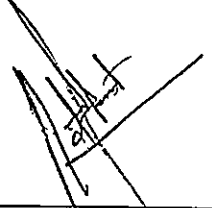
and other competent authorities and such additions structures and storey/s will be the sole and absolute property of the Promoter alone.

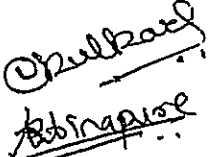
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The Promoter will be entitled to use the terrace/s including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as, water, electricity etc. available in the said Flat to which the Purchaser/s shall not have any right to object, and it is expressly agreed that the Promoter shall be entitled to put a hoarding or give on lease site for cell base station and telecom towers on the said Property on the Buildings or any part thereof including the terrace and the said hoardings may be illuminated or comprising neon sign and for that purpose Promoter is fully authorized to allow temporary or permanent construction or erection or installation either on the exterior of the building/s as the case may be and the Purchaser/s agrees not to object or dispute the same. The Purchaser/s shall not be entitled to raise any objection or claim or any abatement in the price of the said Flat agreed to be acquired by him/ her/ them and/ or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Promoter. The Promoter shall be entitled to install its logo in one or more places in or upon the building/s and the Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.



- 7.11 The Purchaser/s hereby further agrees and covenants with the Promoter to sign and execute all papers and documents in favour of the Promoter or otherwise as may be necessary for the purpose of enabling the Promoter to construct the said building/s in accordance with the said plans relating thereto or such other plans with such additions and alterations as Promoter may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of the KALYAN DOMBIVALI MUNICIPAL

  
Owner

  
Purchaser/s

CORPORATION or any other appropriate authorities in that behalf as well as for the construction of such building/s in the said Property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Flat agreed to be purchased by the Purchaser/s is/ are not in any manner adversely affected. The Purchaser/s agree/s that the said consent is irrevocable.

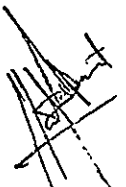
7.12 The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Promoter for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Promoter's office or on the website of the Real Estate Authority. Further, the Promoter shall not be required to obtain consent in the following events:

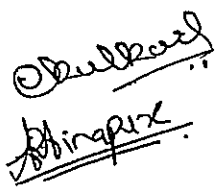
- Any minor additions or alterations.
- Any addition or alterations to any common areas, amenities, etc.
- Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.

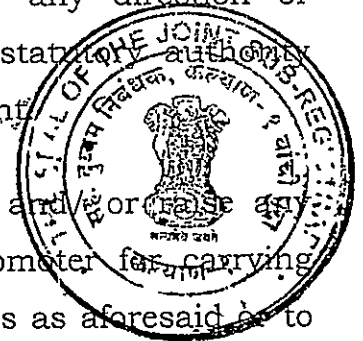
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दस्ता क्र. ७२२४	२०२३
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7.13 The Purchaser/s irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter for carrying out amendments, alterations, modifications, variations as aforesaid or to the further building/s plans, if any, in respect of one or more floors, wing or wings and/ or building or buildings to be developed and/ or constructed that are permissible as per the provisions of law.

7.14 The Purchaser/s is/are aware that proposed building is constructed with concession in open spaces/joint open spaces and the Promoter has executed registered undertaking in favour of the Municipal Corporation. It is further agreed between the parties that all undertaking, declaration, Indemnity bond/ bonds, deeds and writing/s given/ executed by the Promoter in favour of concerned bodies/ authorities in respect of the

  
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Owner

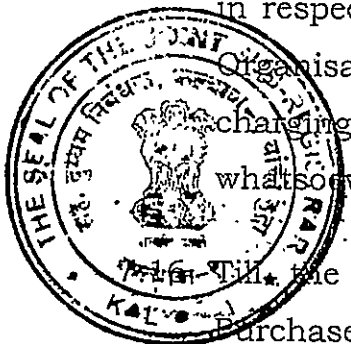
  
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said Property and its development shall be binding upon the Purchaser/s and society or condominium formed by the Purchaser/s of Flat.

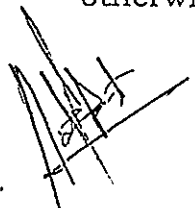
7.15 In the event of the Organisation being formed and registered before the sale and disposal by the Promoter of all the Flat in the Building/s, the power and authority of the Organisation so formed or that of the Purchaser/s and the Purchaser/s of other premises in the Building/s shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Promoter shall have the absolute authority and control as regards the unsold Flat and disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actuals, respect of the unsold Flat, if any. In case the Organisation is formed before the disposal by the Promoter of all the Flat premises then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold Flat and as and when such Flat are sold, the Organisation shall admit such Purchaser/s as the member/s without exchanging any premium/ transfer fees or extra payment of any nature whatsoever.

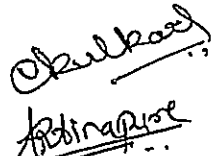
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the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

7.17 The Promoter shall be at liberty to sell, assign, transfer mortgage or otherwise deal with its right, title and interest in the said Property and/

  
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 Purchaser/s

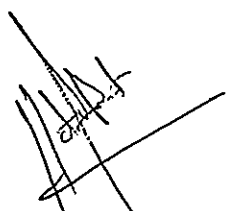
or the Building, provided that the same does not in any way materially prejudice the right of the Purchaser/s in respect of the said Flat which is agreed to be sold to the Purchaser/s.

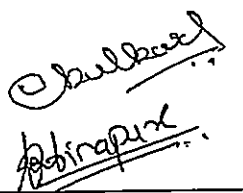
7.18 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Promoter in proportion to the carpet area of the Flat or otherwise as may be determined by the Promoter and non-payment of the same, shall constitute breach of this Agreement.

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7.19 The Promoter shall have the right to designate any space in the said Property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the said Property. The Promoter shall also be entitled to designate any space in the said Property to such utility provider either on lease and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Property and the building/s constructed thereon.

7.20 Under the present Agreement, the Promoter has given a bare permission to the Purchaser/s, to enjoy the common facilities like internal roads, garden, recreation, open space or otherwise, of the said Property which at the discretion of the Promoter is liable to be shifted, without giving any prior intimation and/ or notice in writing, to the Purchaser/s or otherwise, and Purchaser/s shall not be entitled for any loss, damages, costs, charges, expenses or otherwise of any nature whatsoever from the Promoter or their nominees or transferees on these account.

  
Owner

  
Purchaser/s

7.21 Notwithstanding the other provisions of this Agreement, the Promoter shall be entitled to nominate any person ("project management agency") to manage the operation and maintenance of the building(s), and the infrastructure on the said Property, common amenities and facilities on the said Property for a period until the Organisation is formed and the charge for maintenance is handed over to the said Organisation or until said Property is developed (as determined by the Promoter). The Promoter shall have the authority and discretion to negotiate with such project management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/ them. The cost incurred in appointing and operating the project management agency shall be borne and paid by the occupants of the buildings that may be developed in the said Property, including the Purchaser/s on a pro rata basis as part of the development and common infrastructure charges referred to herein.


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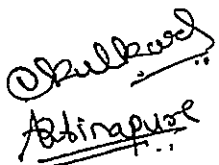
7.22 In such event, the Purchaser/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter or the project management agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Property and common areas and facilities within the said Property and buildings constructed thereon and inclusive of the payment fees of the project management agency.



7.23 The Promoter shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the said Property, till such time as the said Property together with the buildings constructed thereon are transferred to the Organisation/ Apex Body.

7.24 The Promoter shall be entitled to construct site offices/ sales lounge in the said Property and shall have the right to access the same at any

  
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 Owner

  
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 Purchaser/s



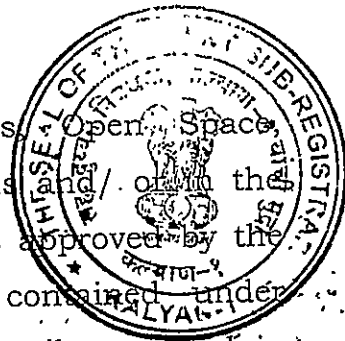
time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Organisation or the Apex Body and shall continue until the entire said Property is developed.

7.25 Save and except or otherwise not to reduce any area of the said Flat, the Promoter shall have full and absolute discretion, to do all acts, so as to exploit full residential or commercial potential (if any) of the said Property. The Promoter shall also be entitled to use utilize and consume the development potential of the said Property in ~~the manner~~ as the Promoter may deem fit and proper in their absolute discretion;

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7.26 The Promoter shall be entitled to amend, modify and/ or vary the building plans, and/ or the specifications in respect thereof, without reducing area of the said Flat.

7.27 Brochures, Pamphlets, Literature, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/ or the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies. Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.



7.28 Irrespective of disputes if any, which may arise between the Promoter and the Purchaser/s and/ or the Organisation, all amounts contributions and deposits, including amounts payable by the

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Owner

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Purchaser/s

Purchaser/s to Promoter, under this Agreement, shall always be paid punctually by the Purchaser/s, to the Promoter and shall not be withheld pending the disputes, by the Purchaser/s for any reason, whatsoever.

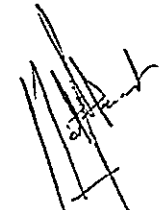
7.29 The Promoter shall be entitled to transfer and/ or assign the benefit of, additional F.S.I./ T.D.R. or any other rights of the said Property to any third party and/or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the said Property, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

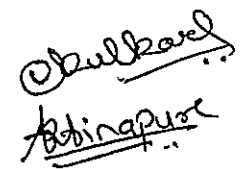
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55	Promoter

For all or any of the purposes mentioned under this Agreement the Promoter shall be entitled to keep and/ or store any construction materials, on any portion of the said Property, and/ or to have additional Electricity Supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event, the Purchaser/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Purchaser/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.



7.31 The Purchaser/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or

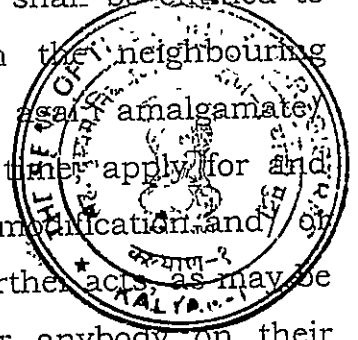
  
Owner

  
Purchaser/s

prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the said Property and/ or on adjoining properties.


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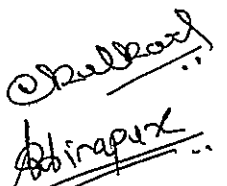
7.32 In order to facilitate development and/ or to explore total commercial/ residential potential, of the said Property, Promoter shall be entitled to sub divide/ amalgamate the said Property with the neighbouring property, and/ or after sub division/ amalgamation ~~as an amalgamate~~ sub-divide the said Property, and/ or from time to time apply for and obtain revised approved plans and/ or ask for any modification and/ or change the approved Plans, including to do such further acts as may be necessary. It is further agreed that Purchaser/s or anybody on their behalf shall not be entitled to raise any objections against the Promoter exercising their aforesaid power.



7.33 Under the present Agreement, Promoter has agreed to sell and transfer only the said Flat to the Purchaser/s. The Purchaser/s hereby agree that he/ she /they shall not claim any right, title and interest in the said Property or any part thereof or in the buildings on the said Property or any part thereof, save and except the said Flat. The Purchaser/s shall have right only in respect of the said Flat agreed to be sold to him/ her/ them and only upon full payment of the consideration and other charges and deposit, which is agreed in this Agreement.

7.34 Under the present Agreement and at this stage, Promoter intends to use actual FSI and TDR alongwith any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only of an actual FSI of the said Property. The

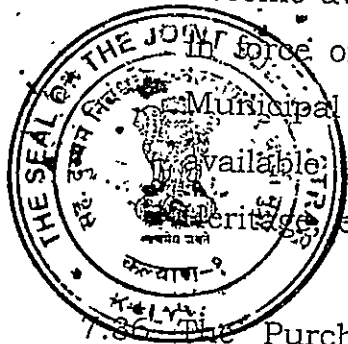
  
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Promoter, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ additional buildings on the said Property. For all times in future, Promoter shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization that is to be formed by the Purchaser/s of various premises in the building and as permissible under the applicable laws. For the purpose of consuming such balance and/ or additional FSI/ TDR, the Promoter shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/ or the new or additional structure/ building, as the Promoter may think fit and proper and to do all such things, as may be necessary

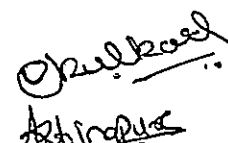
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on this purpose and as permissible under the applicable laws. The Promoter shall be entitled to purchase, load, consume additional and/ or balance F.S.I./ TDR now available or which may hereafter become available, under D.C. Rules or any other law for the time being in force or by reason of any special concession being granted by the Municipal Corporation or any other Authorities (including F.S.I. available in lieu of the D.P. Road, Setback Reservations, Slum Heritage etc.) and as permissible under the applicable laws.



The Purchaser/s do hereby give their irrevocable consent and no objection to the Promoter for carrying out any such additional construction on the terrace or otherwise in or upon any part of the said Property as permissible under law. Contractors or agents shall not be entitled to enter upon or have access to the terrace/s or any part thereof, save and except for the limited purpose of attending to the

  
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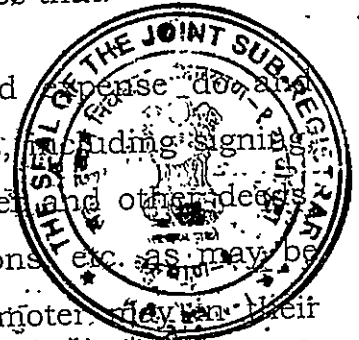
water tank for the purpose or cleaning or carrying out repairs thereto. The Purchaser/s hereby further gives irrevocable consent to the demolition, removal and relocation of the water tank or any other articles for the time being, to carry out such additional constructions.

7.37 The Purchaser/s hereby grants their irrevocable consent to the Promoter for mortgaging the said Property or any part thereof along with the building/s being constructed on the said Property save and except the Purchaser's Flat in favour of any bank, financial institutions, body, trust, lenders, persons etc., to enable the Promoter to augment the fund for the Promoter for development of the said Property. The Promoter shall clear the mortgage debt in all respect before the execution of conveyance of the proportionate area of the said Property in favour of the said Organization formed of all the Purchaser/s in the said building.

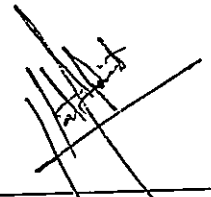
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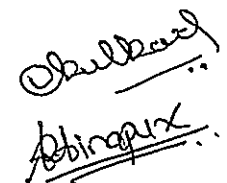
7.38 The Purchaser hereby also grants its irrevocable authority, permission and consent to the Promoter and agrees and undertakes that:

i) The Purchaser/s shall at their sole cost and expense perform all necessary acts, things and matters, including signing, executing and admitting execution of all further and other deeds, documents, writings, papers, forms, applications etc. as may be directed by the Promoter and which the Promoter in their sole and absolute discretion deem fit and proper, putting into complete effect the provisions of this Agreement.



ii) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and/or said building or any part thereof. The Purchaser/s shall have no claim save and except the said Flat hereby agreed to be sold hereunder and all open spaces, lobbies, common space, parking stilt, podium or basement, staircase,

  
Owner

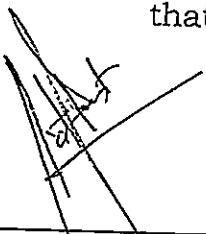
  
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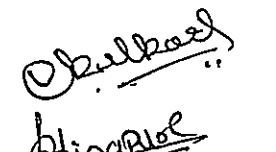
garden, terraces, recreation spaces etc. remain the property the Promoter until the Property and said building/s are conveyed to the Organization as herein, mentioned.

iii) Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser/s whether expressly or impliedly, shall be deemed to be covenant running with the said Flat and shall be binding upon the Organization.

iv) For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/ or store any construction materials, on any portion of the said Property for carrying out additional constructions, and/ or to have addition- electricity supply and/ or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. It is further agreed that in such an event, the Purchaser/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Purchaser/s directly and/or indirectly, shall not do any act, deed, matter or a thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstructio— hindrance or otherwise.

v) The Promoter has provided and/or will provide certain amenities plot/area/facilities to the Municipal Corporation as per the terms of the Plans approved by the Municipal Corporation. The Purchaser/s or their nominee or assignee or Organisation hereby specifically and unconditionally agrees and undertakes that all the TDR/ FSI and any other benefits/ advantages present

  
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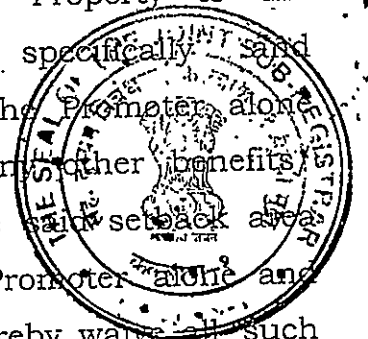
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or future arising out of the said amenities plot/area/ facilities shall solely and exclusively belong to the Promoter alone and Purchaser/s or their nominees or assignee hereby waive all such claim etc. Additionally, all the benefits, areas under the podium shall solely and exclusively belong to the Promoter and Purchaser/s and/ or Organization/ society shall not raise any claim or objection on the same. The Promoter has further informed to the Purchaser/s that in addition to the above any additional benefits arising out of the said amenities plot by any reason whatsoever nature, the Promoter will exclusively be entitled to make or use such claim or benefits/ advantages of the said amenities plot and the Purchaser/s or their nominee or assignee or Organization will not have any claim, objection or protest of any nature at any time in future hereafter.


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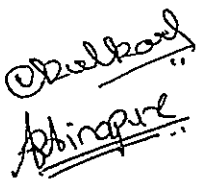
- vi) In the event of a portion of the said Property being notified for setback prior to the transfer of the said Property to the Organization, the Purchaser/s hereby specifically and unconditionally agree and undertakes that the Promoter alone shall be entitled to the TDR/ FSI and any other benefits/ advantages present or future arising out of the said setback area shall solely and exclusively belong to the Promoter alone and Purchaser/s or their nominees or assignee hereby waive all such claim etc.



- vii) It is clearly agreed and accepted by the Purchaser/s that neither the Purchaser/s nor any of their assignee or nominee will have any claim, right, title or interest on any parts of the land, said buildings, open space, car parking, amenities plot save and except the said Flat which is agreed to be sold under this Agreement.

- viii) The Promoter has further informed to the Purchaser/s that the Promoter will be developing the adjoining plots/ portions and

  
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 Owner

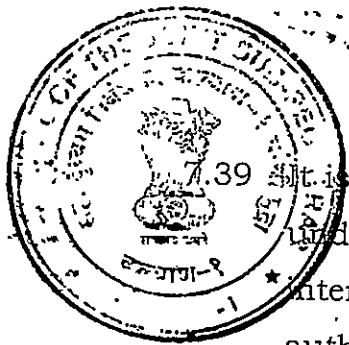
  
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Purchaser/s undertake, declare and confirm that at no point of time they or anybody on their behalf should raise any objections/ protest, claim of whatsoever nature on account of noise pollution, vibration, disturbance and like similar nature for construction and use of the aforesaid areas by the Promoter.

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ix) It is further agreed that car parking allotment letter will be issued to the Purchaser/s at the time of handing over the possession of the said Flat indicating the location and car parking number/s.

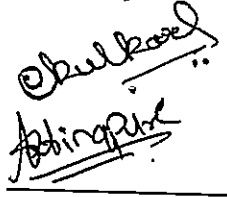
x) The terrace on top of the building shall not be a part of the common area/amenities available to the Purchaser/s or to any Flat Purchaser in the project.



7.39 It is expressly agreed between the Parties that the consideration payable under Annexure-“2” and as per Annexure-“10” by the Purchaser/s is inter alia based on and arrived at after taking into consideration all the authorities, permissions and consents provided by the Purchaser/s under this Clause 7 and otherwise in this Agreement. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of consideration under Annexure “2” shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure (including loss of business) suffered by the Promoter due to such consent not being granted to the Promoter.

7.40 Various terms and conditions of this Agreement shall always be read subject to the terms and conditions, mentioned in the aforesaid paragraphs.

  
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## 8. POSSESSION:

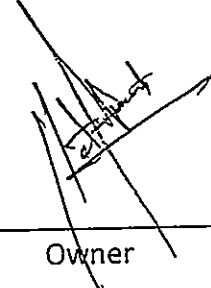
8.1 The possession of the said Flat shall be delivered to the Purchaser/s after the said Flat is ready for use and occupation provided all the amounts due and payable by the Purchaser/s under this Agreement and the stamp duty and registration charges in respect of the said Flat are duly paid by the Purchaser/s. Subject to force majeure, the Promoter expects to give possession of the Premises to the Purchaser/s on or before **31st December 2029** Provided that the Promoter shall be entitled to reasonable extension of time for giving possession on the aforesaid date, if the completion of building in which the said Project is to be completed is delayed on account of

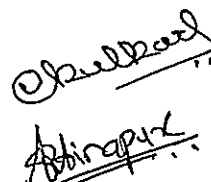
- i) war, civil commotion or act of God
- ii) any notice, order, rule, notification of the Govt. and/or other public or competent authority/court and
- iii) circumstances beyond the control of the Promoter

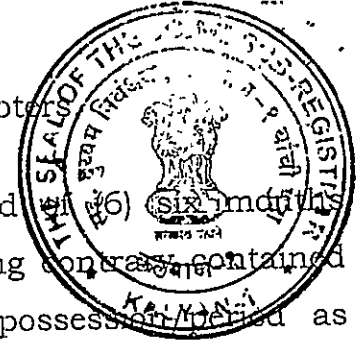
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8.2 The Promoter shall be entitled to a grace period of (6) (Six) months beyond the aforesaid date. Notwithstanding anything to the contrary contained in this Agreement the date of handing over possession as mentioned in Clause hereinabove shall be automatically extended for the period during which a force majeure event exists as under the applicable provisions of RERA and/or any other applicable laws.

8.3 If as a result of any legislative order or regulation or direction of the Government or Public authorities, or change in rules, the Promoter is unable to complete the aforesaid building and/ or give possession of the said Flat to the Purchaser/s in the time prescribed in 8.1 and 8.2 above, the Promoter may by notice in writing terminate this Agreement and the only responsibility and liability of the Promoter in such an event will be to pay over to the Purchaser/s such consideration as may have

  
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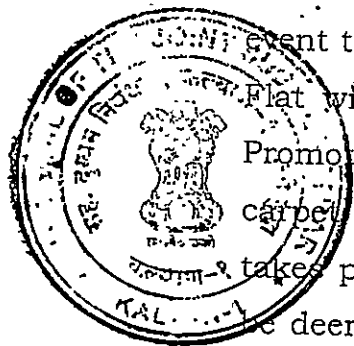


been paid by the Purchaser/s with interest thereon as may be prescribed under the applicable law from time to time from the date of receipt of each installment till the date of notice of termination by the Promoter.

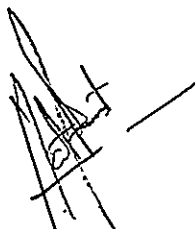
- 8.4 The Purchaser/s agree that the refund of the payment and the interest/ damages mentioned under this Agreement constitutes the Purchaser's sole remedy in such circumstances and the Purchaser/s foregoes any and all his/ her/ their rights to claim against the Promoter for any specific performance and/ or any losses, damages, costs, expenses or liability whatsoever.

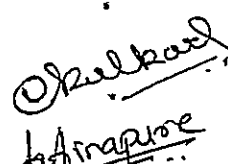
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8.5 The Purchaser/s shall take possession of the said Flat within 15(Fifteen) days of the Promoter giving written notice to the Purchaser/s intimating that the said Flat is ready for use and occupation. In the



event the Purchaser/s fails and/or neglects to take possession of the said Flat within the said period, the Purchaser/s shall be liable to pay the Promoter compensation calculated at the rate of Rs. 10/- per sq.ft. of the carpet area per month or part thereof till such time the Purchaser/s takes possession of the said Flat. Notwithstanding the aforesaid, it shall be deemed that the Purchaser/s has taken possession from the expiry of the 7<sup>th</sup> day of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser/s related to the said Flat shall be deemed to be effective from the date of such Date of Possession. The Purchaser/s shall be liable to pay maintenance, outgoings and other charges, taxes from the date of Date of Possession irrespective as to whether Purchaser/s takes possession of the said Flat or not. In case of non payment, Promoter shall be entitled to exercise various rights, available under this Agreement. The Purchaser/s shall alone be responsible/ liable in respect of any loss or damage that may be caused to the said Flat from the expiry of 7 days from the notice of possession.

  
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9. DEFECT LIABILITY

If within a period of 5 (Five) years from the date of making available the said Flat to the Purchaser/s for fit outs or such other minimum period as may be prescribed under the applicable laws, the Purchaser/s brings to the notice of the Promoter in writing any major structural defect or defect in workmanship of the said Flat or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser/s) shall be rectified by the Promoter at their own costs. Provided further, if any defect or damage is found to have been caused due to any changes carried out by the Purchaser or due to the negligent use, act or omission of the Purchaser/s or his agents, then the Promoter shall not be liable for the same.

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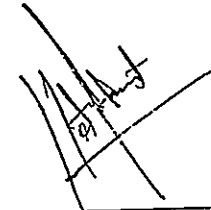
10. CAR PARKING

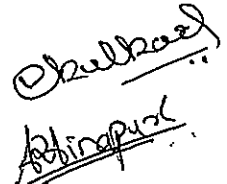
10.1 The Purchaser/s is/ are aware that, as a part of the building the Promoter is constructing ground & podium which consist of several covered/ stilt / podium/ mechanically operated car parking spaces to be used by the purchasers of the residential Flat in the building/ Project.



10.2 Promoter hereby allocate to the Purchaser/s car parking spaces as indicated in **Annexure "2"** hereto (hereinafter referred to as "the said Car Parking Space"). The exact location of the said Car Parking Space allocated to the Purchaser/s shall be finalized by the Promoter and will be handed over at the time of handing over possession of the said Flat.

10.3 The Purchaser/s is/ are aware that the open car park allotted is part of the building common amenity which shall subject to the Purchaser's right of use, is owned by the Promoter/ Society/ Company. The exact location of the said Car Parking Space allocated to the Purchaser/s

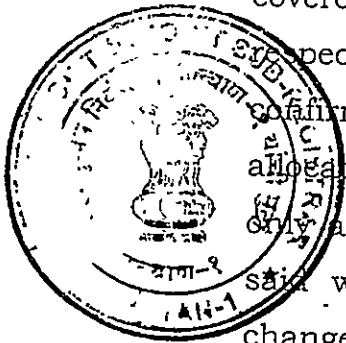
  
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shall be finalized by the Promoter and will be handed over at the time of handing over possession of the said Flat. The Purchaser/s is/ are aware that the Promoter has in like manner allocated and shall be allocating other car parking space/s to several purchasers of the residential flats in the Building/Project and the Purchaser undertakes not to raise any objection in that regard and the rights of Purchaser to raise any such objection shall be deemed to have been waived.

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The Purchaser/s hereby accords his/ her/ their irrevocable and unconditional consent to the Promoter to sell/ allocate the other covered / uncovered car parking spaces to the purchasers of the

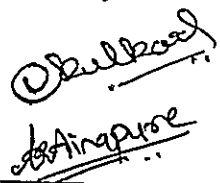


respective residential Flat in the building. The Purchaser/s hereby confirms warrants and undertakes to use the car parking spaces so allocated to him/ her/ them for the purpose of the parking of only and not otherwise. The allottee agrees not to change the user of the said without consent in writing of Promoter and any unauthorised change by user by allottee shall render this agreement voidable at the option of promoter and allottee in that event shall not be entitled to any right arising out of this agreement The Purchaser/s hereby further warrants and confirms that the Purchaser/s shall upon formation of the Organization/ Apex Body, as contemplated herein, cause such Organization/ Apex Body to confirm and ratify and shall not and/ or shall cause the Organization/ Apex Body not to alter or change the allocation of car parking spaces in the manner allocated by the Promoter to the various purchasers(including the Purchaser/s hereof) of the residential Flat in the Building/ Project. The allocation is for smooth functioning and to avoid disputes between Purchaser/s.

#### 11. ORGANISATION AND APEX BODY:

11.1 The Promoter shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960 / condominium under the

  
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MOA Act in respect of the Building (the "Organisation") as per provisions of applicable law.

11.2 It is agreed and understood by the Parties that the Promoter may, in its sole, discretion form and register an apex organisation ("Apex Body") comprising of the various organisations formed in respect of the Building and/ or other buildings to be constructed on the said Property including the Organisation referred to hereinabove for the purpose of proper management, maintenance, regulation and control of the infrastructure and common amenities and facilities of the said Property and for such other purposes as the Promoter may decide.

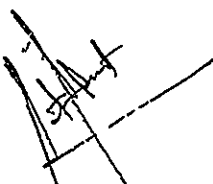
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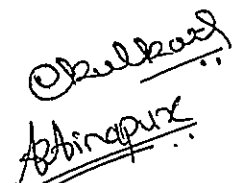
11.3 The Purchaser/s and the purchaser/s of the other Flat shall join in the formation and registration of the Organization and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary application documents and other papers and writings for the purpose of formation and registration of the Organization including bye-laws of the Organization and duly fill up sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority.



11.4 The Apex Body shall be formed by the Promoter after formation of all organizations and the execution of all conveyance(s) or deed of assignment or transfer documents in their favour to look after the repair and maintenance of the infrastructure and common amenities and facilities of the said Property and the management of the Corpus Fund.

11.5 The Purchaser/s shall observe and perform all the rules and regulations and bye-laws of the Organisation and/ or the Apex Body on its formation

  
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and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the buildings standing on the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser/s shall also observe and perform all the terms and stipulations laid down by the Organisation and/ or the Apex Body regarding occupation and use of the Flat and shall pay outgoings in accordance with the terms of this Agreement.


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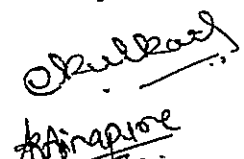
The Promoter hereby agrees that they shall, before execution of a conveyance/assignment of lease of the said Property in favour of an Organization to be formed by the purchaser/s of Flat in the building to be constructed on the said Property make full and true disclosure of the nature of their title to the said Property as well as encumbrances, if any including any right, title interest or claim of any party or over the said Property and shall as far as practicable, ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said Property so as to enable them to convey to the said Organisation such absolute, clear and marketable title on the execution of a Conveyance of the proportionate area of the said Property by the Promoter in favour of the said Organisation.



## 12. COVENANTS BY THE PURCHASER/S:

12.1 The Purchaser/s shall use the said Flat or any part thereof or permit the same to be used only for the purpose of residence and shall not use the said Flat for any purpose other than for residence/commercial except with the written permission of the Promoter or the organization when formed. The Purchaser/s shall use the parking space only for purpose of keeping or parking the Purchaser/s own vehicles. The Purchaser/s

  
Owner

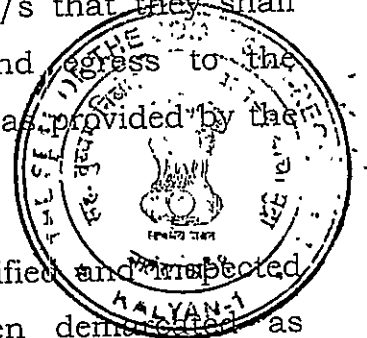
  
Purchaser/s

shall not use the open spaces/ parking/ stilt/ podium area etc. for parking their vehicles without prior written permission of the Promoter/ Organization as the case may be.

12.2 The Purchaser/s has/ have declared that he/ she/ they have already complied with all the requirement of Income Tax, and other concerned authorities including RBI (in case of Non Resident Indian) before entering into this Agreement for Sale with the Promoter. Any breach or violation of any Acts or Rules or Laws by the Purchaser/s shall be entirely at their own cost and risk.

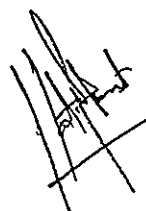
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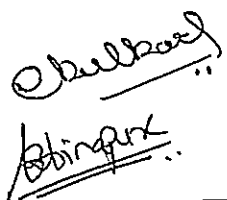
12.3 Notwithstanding anything contained under this Agreement, it is clearly and expressly agreed and accepted by the Purchaser/s that they shall not use any other road or access for ingress and egress to the residential property, save and except the access road as provided by the Promoter.



12.4 The Purchaser/s further confirms that they have verified and inspected the approved 'plans and certain areas' have been demarcated as reservation and other set back and Promoter have given various undertaking and writing to the Municipal Corporation and authorities which shall be binding upon the Purchaser/s and the benefits/ TDR/ DRC shall be for the sole benefit of the Promoter alone for which Purchaser/s have no objection for the same. The Purchaser/s is/ are aware of that proposed building is constructed with concession in open spaces/ joint open spaces and the Promoter has executed registered undertaking in favour of the Municipal Corporation.

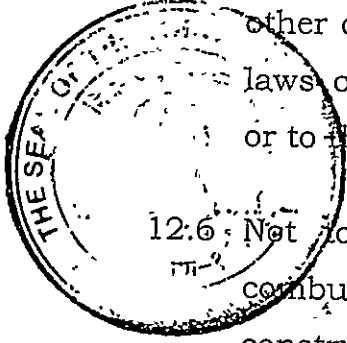
12.5 The Purchaser/s with an intention to bring all persons in whose hands the said Flat may come, doth hereby covenant with the Promoter as follows: To maintain the said Flat at the Purchaser's own cost in good tenantable repairs and condition from the date on which the Purchaser are offered access to the said Flat for carrying out interior work

  
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Owner

  
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Purchaser/s

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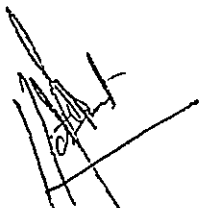
(irrespective of whether such offer is accepted) and shall not do or suffer to be done anything in or to the building/s, staircase/s, passage/s or any other common areas which may be against the rules, regulations or bye-laws of concerned local authority or change/ alter or make addition in or to the building or the said Flat or part thereof;

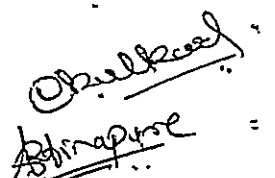


12.6 Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the building/s including the entrance thereof. In case any damage is caused to the said Flat or the building/s on account of the negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

12.7 To carry at the Purchaser's own cost all internal repairs to the said Flat and maintain it in good condition, state and order and not to do or suffer to be done anything in the Flat which is in contravention of rules, regulations or bye-laws laid down by the Promoter or of the concerned local public authority;

12.8 Not to demolish or cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat or any part thereof nor alter the elevation and outside colour scheme of the building/s and to keep the portion, sewers, drain pipes in the Flat and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other part of the Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC parts or other structural members in the said Flat;

  
Owner

  
Purchaser/s



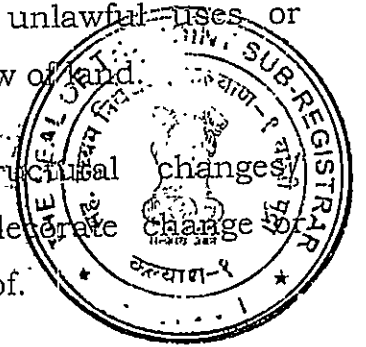
12.9 Not to do or permit to be done any act which may render void or voidable any insurance of the said Property or the building(s) or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;

12.10 Not to enclose the balcony area or flowerbed inside the said Flat without express written permission of the Promoter.

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12.11 To use the said Flat only for residence & commercial as the case may be and not to use the said Flat for any unlawful uses or purposes, which is prohibited/ restricted under any law of land.

12.12 The Purchaser/s shall not carry out any structural changes or modification inside of the Flat and also shall not deteriorate or modify the exterior of the said Flat or any part thereof.

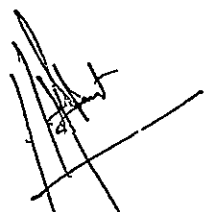


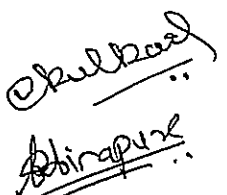
12.13 Not to carry out any illegal activity from the said Flat, which is against the interest of the Organisation/other purchasers in the building.

12.14 Not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the said Property and the Building/s and not to place or keep any garbage cans, waste paper baskets, in the common passage, staircases, landing or lobbies of the said Property and the building/s thereon or any part of the compound thereof.

Pay to the Promoter within 7 (seven) days of demand by the Promoter, his/ her share of deposit/ charges demanded by the concerned local authority or government for giving water, electricity or any other service connection to the building/s;

12.15 To bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if

  
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Owner

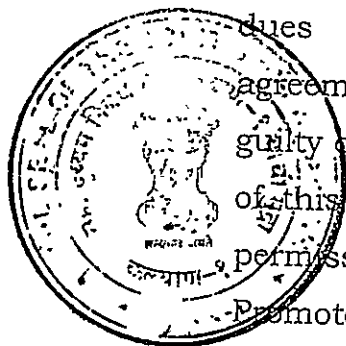
  
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any, which are and which may be imposed by the Municipal Corporation and/ or Government and/ or other public authority on account of change of user of the said Flat or otherwise.

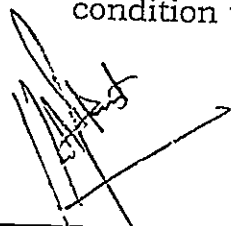
12.15 To bear and pay all works contract tax, GST, etc., and such other levies, if any, which may be imposed with respect to the construction on the said Property and/ or any activity whatsoever related to the Flat by the Corporation and/ or State/ Central/ Government and/ or Public Authority from time to time;

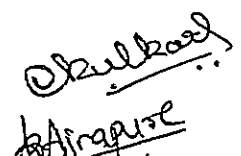
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Not to sub-let, transfer, assign, mortgage or give Power of attorney or any authority or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the said Flat until all the dues payable by the Purchaser/s to the Promoter under this agreement are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has obtained prior written permission of the Promoter which permission shall be granted by the Promoter on such terms and conditions as may be applicable from time to time. The Promoter will always be entitled to and are hereby authorized to charge administrative charges, legal charges and other costs, charges and expenses pertaining to such transfer at such rates and on such other terms and conditions as the Promoter may stipulate. The Purchaser/s does/do hereby agree and undertake not to oppose or object to the stipulations of such charges and/ or such other terms and conditions as may be stipulated by the Promoter and will forthwith pay and abide by the same;



12.18 Till the management of the Building/s is handed over to the Organisation and/ or the Apex Body, the Purchaser shall allow the Promoter/Organisation, its surveyors and agents at all reasonable time to enter into or upon the said Flat to view and examine the state and condition thereof and to carry out repairs;

  
Owner

  
Purchaser/s

12.19 Not to change the external colour scheme or the pattern of the colour of the building;

12.20 Not to change exterior elevation or the outlay of the building/s,

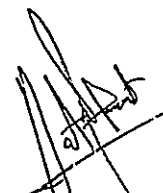
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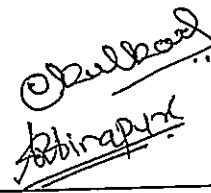
12.21 Not to fix any grill to the building/s or windows except in accordance with the design approved by the Promoter. The split unit air conditioners should be appropriately installed in the place provided therefor. This may be clarified by the Promoter;;

12.22 Not to carry out civil work, including, but not limited to, any work in the kitchen and bathroom/toilets wherein any work of tiling, flooring etc. which damages the waterproofing, plumbing or sanitary lines laid at site. In case the Purchaser carries out any changes, modifications or alterations by himself or his agencies then the warranty of the said items becomes null and void and the defect liability of the Promoter shall be lapsed and the Purchaser is solely liable to rectify and repair the same for all the affected area within his Flat and/or the floors below accordingly at his own costs, expenses and consequences.

12.23 Purchaser/s shall not do or suffer to be done anything in the said Flat or in the said Property or the building which, would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser/s commits any acts or omissions in contravention to the above, the Purchaser/s alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Promoter in that behalf;

12.24 During the execution of interior works, the Purchaser/s shall be responsible for acts of any contractor/ workmen/ agents/ representatives and if such persons behave in any manner which is

  
Owner

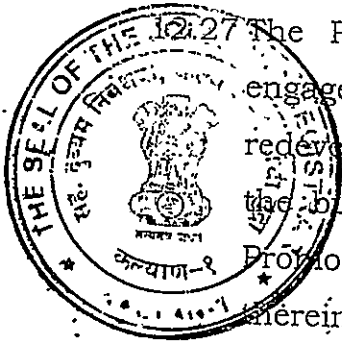
  
Purchaser/s

unacceptable to the Promoter then such contractor/ workmen/ agents/ representatives will be removed forthwith and will not be allowed to re-enter the said Premises again;

12.25 The Purchaser/s shall ensure that the execution of interior works in the said Premises is carried on only between 8 a.m. to 2 p.m. and 4 p.m. to 7 p.m. on all days of the week except Sundays;


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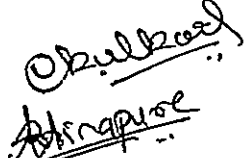
12.26 The Purchaser/s shall extend full cooperation to the Promoter, their agents, contractors to ensure good governance of such works;



12.27 The Purchaser/s is/are further made aware that the Promoter are engaged in the business of construction, development and redevelopment of immovable properties and during the construction of the building/s on the said Property and after completion thereof, the Promoter may desire to show the said building/s and or any areas therein, including but not limited to common areas to various prospective clients of the Promoter including inter alia occupants of building/s which the Promoter are redeveloping or proposing to redevelop and accordingly, the Promoter may arrange for site visits to the said Property and the building/s thereon and may organize functions in the common areas like compound/s, terrace/s, lobby/ies, podium/s, amenities, etc. of the said Property for such purposes and the Purchaser/s either in their individual capacity or as member/s of the said Organisation shall not object thereto.

12.28 The Promoter may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the said Property and the buildings thereon in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Promoter may deem fit and the Purchaser/s either in their individual capacity or as member/s of the Organisation shall not object thereto.

  
Owner

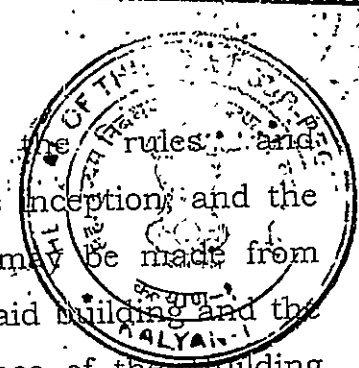
  
Purchaser/s

12.29 The Purchaser/s is/are aware of the various terms, conditions and stipulations mentioned by the KDMC and other concerned authorities while granting various approvals for the purpose of construction of the said Property and which terms, conditions and stipulations are more particularly mentioned in the permissions granted by KDMC and other concerned authorities and the Purchaser/s has/have read and understood the contents thereof and after being aware of the same in all respects has/have agreed to acquire the said Premises and is/are entering into these presents;


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12.30 These covenants shall be binding and operative even after the formation of the Organization/Apex Body.

12.31 The Purchaser/s shall observe and perform all the rules and regulations which the Organisation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-Laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser / s shall also observe and perform all the stipulations and conditions laid down by the Organisation regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.



12.32 The Purchaser/s shall have no claim, save and except in respect of the Flat. All other areas including common area and facilities will remain the property of the Promoter until the whole of the said Property is transferred as herein provided subject to the rights of the Promoter as contained in this Agreement.

  
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 Owner

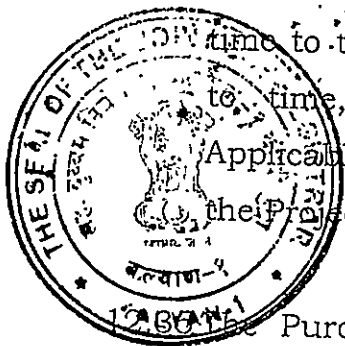
  
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12.33 The Purchaser/s shall not enclose the said terrace/balcony till the permission in writing is obtained from the concerned local authority and the Promoter or the Society or the Limited Company as the case may be.


12.34 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter 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 Promoter.

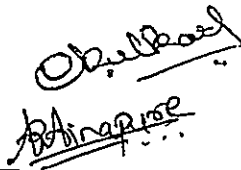
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12.35 This agreement shall be subject to the applicable provisions of the MA Act, MOFA, RERA and the rules thereunder for Maharashtra any other provisions of law applicable thereto or any other law applicable from time to time. The Purchaser/s hereby agrees to comply with, from time to time, all the requirements, requisitions, provisions etc. of the Applicable Laws as may be in force and/or come into force in respect of the Project.



12.36 The Purchaser/s hereby agrees that in the event of any amount by way of premium or security or any charges is payable to the Municipal Corporation or State Government or to the Utility Companies, or betterment charges or development charges, tax or security deposit charges for the purpose of giving water connection, drainage, connection and electricity connection or any other tax or payment of similar nature becoming payable by the Promoter, the same shall be paid by the Purchaser/s to the Promoter in proportion to the area of the said Flat and in determining such amount the discretion of the Promoter shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean

  
Owner

  
Purchaser/s


and include pro-rate charges which the Purchasers may be called upon to pay the Promoter in respect of installation of water line, water mains, sewerage lines, electric cables, electric sub-station (if any) making and maintaining of internal road, and access to the said Property drainages, layouts, etc. till handover of the Flat to the organization of all purchasers and this amount shall be in addition to any other amount mentioned under this Agreement.

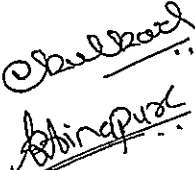
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12.37 The Purchaser/s shall not ask for any partition, and/ or division towards his/ her rights in the said Flat and/ or the said building, in which the said Flat is situated and/ or of the said Property and/ or shall not ask for independent rights, access in the said building and/ or the said Property and/ or any independent agreement or any other agreement of the said Flat.



12.38 The Purchaser/s are aware that stilt car parking, podium car parking, covered parking and open car parking belong to the Promoter only and the same cannot be used by the Purchasers/ Ad-Hoc Committee/ Proposed Societies/ Managing Committee unless acquired from the Promoter under a separate allotment letter and or an Agreement is executed by the Promoter. The security of Promoter shall have every right to remove any such car/ vehicles parked by purchasers, Ad-Hoc Committee/Society Managing Committee from site, who have parked, without obtaining such allotment letter/ Agreement. Without prejudice to the aforesaid, it will be the personal, joint and several responsibility of members of the Adhoc Committee and/ or of the Committee of an Organisation, to ensure that, members and/ or the Purchaser/s do not park their cars, on any open area of the said Property, to whom, the Promoter have not allotted, any car parking, and in such an event, the person committing default, along with members of the Committee, shall personally be responsible, jointly and severally, for the costs and consequences thereof. The Purchaser/s are not allowed/ entitled to

  
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 Owner

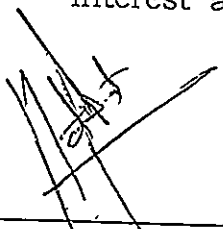
  
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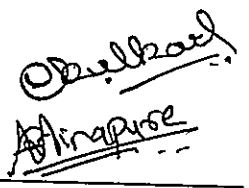
use any area for car parking or otherwise unless the Promoter in writing permits the same.

13 **OUTGOINGS:**

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7 (Seven) days after notice in writing is given by the Promoter to the Purchaser/s that the Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area of the Flat) of outgoings in respect of the said Property and said buildings viz. local taxes, betterment charges and such other charges as levied by the concerned local authority and/ or Government, water charges, insurance, common lights, repairs and salaries of the clerk, bill collectors, chowkidars, sweepers, liftman, electricians, maintenance and all other expenses necessary incidental to the Management and maintenance of the Property and said buildings. Until the Organisation/s is formed and the building/s are transferred to it, the Purchaser/s shall pay to the Promoter whether demanded or not at all times such proportionate share of outgoings in respect of the said premises, all rates, taxes, dues, duties, impositions, outgoings, burden, water charges, insurance premium, maintenance, common lights charges, repairs, salaries of employees (bill collector, chowkidar, liftman, sweeper, etc...) and all other expenses of and incidental to the management and maintenance of the said building whether the same are charged separately or as a part maintenance bills in the manner as the Promoter may determine. The Purchaser/s further agrees that till the Purchaser/s' share is so determined the Purchaser/s shall pay to the Promoter provisional monthly contribution per month towards the outgoings charges, payable in advance for 24 months. The amounts so paid by the Purchaser/s to the Promoter shall be utilized/ spent for meeting the outgoing charges in respect of the said Flat/Project and the same shall not carry any interest and balance if any shall remain with the Promoter until the

  
Owner

  
Purchaser/s




formation of Society/ Deed of Conveyance is executed in favour of the Society or Limited Company as aforesaid, subject to the provisions of the said Acts. On such conveyance or any other Deed as may be agreed between the Promoter and Organization being executed, the aforesaid and the below mentioned deposits subject however to the deductions by the Promoter of the amounts due and payable by the Purchaser/s of the premises to the Promoter under the terms and conditions of this agreement shall be paid over by the Promoter to the Organization. The Purchaser/s undertake to pay such provisional monthly contributions and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

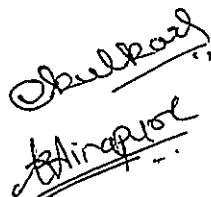
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13.2 The Purchaser/s agree and confirm that as from the date of delivery of possession of the said Flat, the Purchaser/s and other purchaser/s shall observe and perform all the rules and regulations of the Municipal Corporation and other statutory bodies and shall indemnify and keep indemnified the Promoter against any loss or damage.

13.3 The Purchaser/s shall in addition to consideration mentioned in this Agreement before the delivery of possession of the said Flat, pay to the Promoter, the amounts also detailed in **Annexure "2"** hereto.

13.4 In the above payments/ deposits, if there is any increase in the rate of electricity service provider, gas services provider or any of the abovementioned items or any services, same shall be payable by the Purchaser/s before possession of the said Flat /Premises. In addition to the above any WCT Tax/GST and or any other new levies/ tax that may become due and payable at any time hereinafter on the aforesaid charges shall be borne and paid by the Purchaser/s alone.

  
Owner

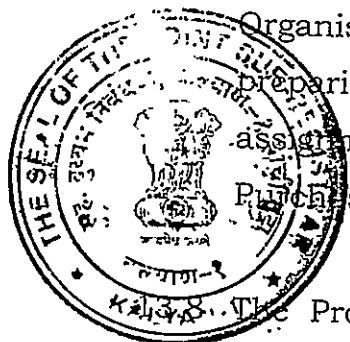
  
Purchaser/s

13.5 The grill fitting in the said Flat will be done by the Purchaser/s, as per the design provided by the Promoter. The Purchaser/s will have to pay extra for the grill and for fitting thereof. The Purchaser/s will not be provided a separate grill, or allowed to make any change in the design or do any alteration with the grill. The Purchaser/s further undertakes not to fix or install the grill from outside of sliding window, which may damage, the elevation of the said buildings.

13.6 Before taking possession of the said Flat, the Purchaser/s will inspect the said Flat and will fully and completely satisfy himself/ herself/ themselves with the said Flat in respect of the area, item of work or quality of work or the materials used for construction of the said building and the amenities provided, and after taking possession, the Purchaser/s will not raise any claims about the area, amenities provided by the Promoter /s with respect to the said Flat.


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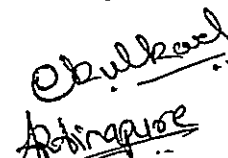
The Promoter shall utilize the sum as referred to herein above for meeting all legal costs, charges including the professional cost of the Attorney/ Advocates of the Promoter in connection with formation of the Organisation preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the conveyance/ assignment of lease and in case of any short fall in the expenses, the Purchaser/s agree/s and accepts to pay the Promoter for the same.



The Promoter shall hand over the deposits or balance thereof to the Organisation/ as aforesaid. In the event of any additional amount becoming payable, the Purchaser/s shall forthwith on demand pay and deposit the difference to the Promoter. The aforesaid amount/ deposit shall not carry any interest.

13.9 Subject to what is stated herein above, the Promoter shall maintain a separate account in respect of sum received by the Promoter from the Purchaser/s as advance or deposit, on account of the share capital of

  
 \_\_\_\_\_  
 Owner

  
 \_\_\_\_\_  
 Purchaser/s

the Organisation, outgoings, legal charges and shall utilize the same for the purpose for which they have been received;

**14. SET OFF/ ADJUSTMENT**

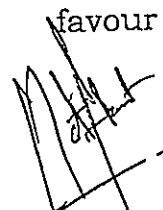
The Purchaser/s hereby grants to the Promoter the unequivocal and irrevocable consent to recover/ set off/ adjust the amounts payable by the Purchaser/s to the Promoter including the total consideration, the said charges, interest and/ or liquidated damages from the amounts if any, payable by the Promoter to the Purchaser/s. The Purchaser/s agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/ set off and the claims, if any, of the Purchaser/s, in that regard, shall be deemed to have been waived.

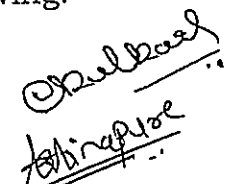
**15. FINAL TRANSFER DOCUMENT:**

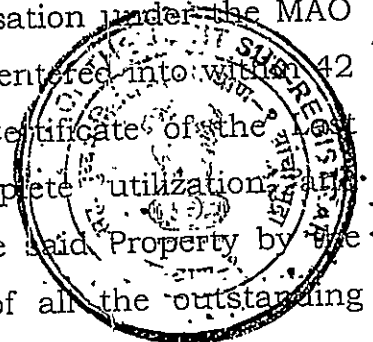
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6225	2023
20	9/11

15.1 The Conveyance, Lease or Assignment of the Structures and the entire undivided underlying land in favour of the Organisation under the MAO Act/ MOFA or RERA as the case may be shall be entered into within 42 months of obtaining the BCC or Occupation Certificate of the building on the said Property and the complete utilization and exploitation of the FSI and TDR potential of the said Property by the Promoter and shall be subject to the receipt of all the outstanding payments from the respective buyers of the Flat in the said Property. Further, such Conveyance/assignment shall be in accordance either all the terms and conditions of this Agreement and will contain such terms and conditions as the Promoter may in their absolute discretion determine.

15.2 A Deed of Conveyance or Deed of Assignment to be executed in respect of the said Property in favour of the Organisation or Declaration to be submitted under the MAO Act/ MOFA and RERA other documents in favour of the Organisation shall inter alia contain the following:

  
 \_\_\_\_\_  
 Owner

  
 \_\_\_\_\_  
 Purchaser/s

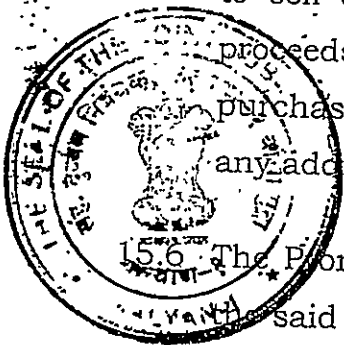


15.3 such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest in the said Property and the Building

15.4 a covenant by the Purchaser/s to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.

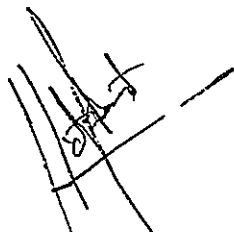
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49	329

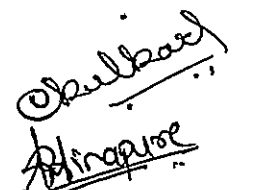
15.5 The right of the Promoter to full and complete access of the said Property for the construction of the additional structures as mentioned herein and to sell or otherwise transfer the same and appropriate the entire sale proceeds thereof and the obligation of the Organization to admit such purchaser of the Flat comprised therein as its member without charging any additional amount.



15.6 The Promoters shall be entitled to construct site offices/ sales lounge in said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Purchasers and shall continue until the entire said Property is developed;

15.7 Even after conveyance of the said Property the Promoter shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any Flat or building or plot which is still not sold or allotted and shall be allowed to do so without any restriction or entry of the building and development of common areas;

  
Owner

  
Purchaser/s


15.8 The Promoter shall be permitted access and entry to the buildings and the common areas on the said Property so as to discharge the obligations of the Promoter under Section 14(3) of the Real Estate (Regulation and Development) Act;

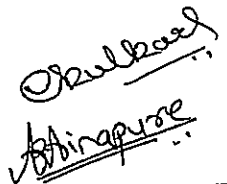
15.9 The obligation of the Organization to become a member of the Apex Body as and when formed;

<b>कलन-१</b>	
दस्तावेज क्र. ७२२४	२०२३
८२	१०५

15.10 The project shall be deemed to be completed upon the development of the said Property by utilization of the fullest present or future and TDR thereof and upon completion of the entire scheme of development of the said Property in accordance with the Scheme and completion of the infrastructure and common areas and facilities and the sale of buildings or built-up areas therein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and/ or any other agreements made with purchaser/s and/ or lessees, licensees, etc. and formation of all society/ condominium and execution of conveyances/ deeds of assignment in favour of the Organisation and other organisations formed in respect of all the buildings constructed on the said Property.

15.11 The Advocates for the Promoter shall prepare and/or approve, as the case may be, deed of conveyance or deed of assignment in favour of the Organisation or the Declaration to be submitted under the MAO Act, the deeds of apartments or any and all other documents to be executed. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the deed of conveyance/deed of assignment declaration and other documents and formation and registration of the Organization shall be borne and paid by all the purchaser/s of the various Flat in the Building and/or Organization on its formation. Such amount shall be

  
\_\_\_\_\_  
Owner

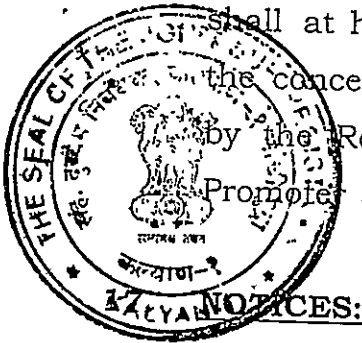
  
\_\_\_\_\_  
Purchaser/s

kept deposited by the Purchaser/s with the Promoter at the time of taking the possession of the said Flat and shall, until utilization, remain with the Promoter.

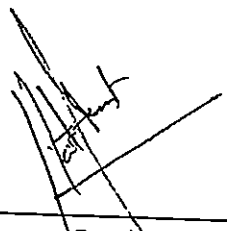
15.12 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Property or the Building or any part thereof save and except the said Flat agreed to be sold to the Purchaser/s.

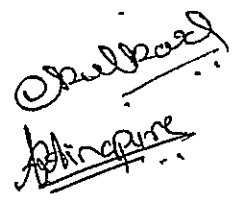
कल-१	
16: STAMP DUTY AND REGISTRATION:	
दस्ता क्र. ७२२२	७०२३
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The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser/s. The Purchaser/s shall at his/ her/ their cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof.



Any notice, demand letter, intimation or communication ("Notice") to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details as mentioned in their respective description at the beginning of the agreement; Each party shall inform the other party in writing of any changes in his/ her/ contact details. Notices shall be deemed to have been properly given, if sent through any one of the modes viz. registered letter, courier service, personal delivery e-mail or facsimile. Date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service for facsimile notice shall be the business day after sending of such facsimile and the date of service of email Notice shall be deemed to be the date on which the email has

  
Owner

  
Purchaser/s

been sent by the concerned Party. The Parties hereby agree and undertakes to send/ receive any Notice to/ from the other Party by email to the email addresses specified in this Agreement.

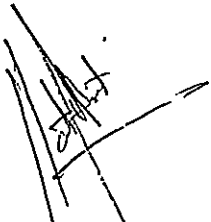
18. INDEMNIFICATION BY THE PURCHASER/S:

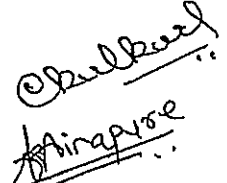
कलन--१	
क्र. ७२२४	२०२३
२४	३४

The Purchaser/s hereby indemnify and keep indemnified the Promoter, and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional and legal fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser/s in the performance of any and/ or all of his/its obligations under this agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/ or occupation of the said Flat and directly or indirectly as a result of the negligence, act and/ or omission of the Purchaser/s or his / her/ its agents, servants, tenants, guests, invitees and/ or any person or entity under his/its control; and (d) Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the said Flat.

19. DISPUTE RESOLUTION-

All or any disputes that may arise with respect to the terms and conditions of the Agreement, including the interpretation and validity of the provisions hereof and the respective rights and obligations of the parties shall be first settled through mutual discussion and amicable settlement, failing which the same shall be subject to RERA Authorities.

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Purchaser/s

## 20. GENERAL PROVISIONS

20.1 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous writings, agreements, deeds, documents, including sales brochures, marketing materials, models, photographs, videos, illustrations concerning the said Flat between the parties hereto.

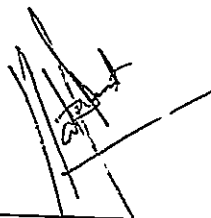
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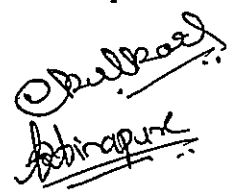
The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.



20.3 No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

20.4 If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchasers shall be joint and several. All communications shall be sent by the Promoter to the Purchaser whose

  
Owner

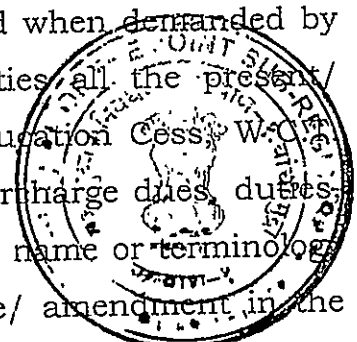
  
Purchaser/s

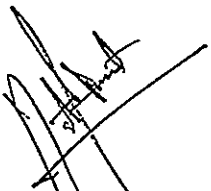


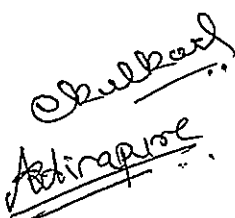
name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchasers.

<b>कलम-१</b>	
सं. क्र.	७२२४ २०२३
१६/११	

20.5 Notwithstanding anything contained under this agreement, the Purchaser/s has/ have expressly agreed, accepted and confirmed to pay/ reimburse to the Promoter immediately as and when demanded by the Promoter and/ or to the appropriate authorities all the present/ future/ revised/ new Property/ Municipal Tax, Education Cess, W.C. tax/GST, and/ or any other levies, taxes, cess, surcharge, duties, fines, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In determining such amount, the decision of the Promoter shall be conclusive and binding upon the Purchaser. The Purchaser/s shall pay such amount in addition to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Promoter shall be entitled at its own option to terminate this Agreement. Provided, always that the power of termination herein before contained shall not be exercised by the Promoter, unless and until the Promoter shall have given to the Purchaser/s 30 days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which; it is intended to terminate this Agreement and default shall have been made by the Purchaser/s in remedying such breaches within 7 days after giving such notice.



  
 \_\_\_\_\_  
 Owner

  
 \_\_\_\_\_  
 Purchaser/s

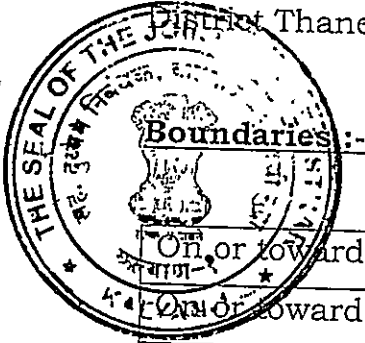
SCHEDULE OF THE PLOT NO. A

All those pieces and parcels of land bearing As per 7/12 extracts


S. No.	Survey No.		Hissa No.	Area (sq.mts)
	New	Old		
1.	61	363	21	2500
2.	61	363	51	2900
3.	61	363	80	3200
4.	60	29	7	860
5.	61	363	58	1600
6.	60	29	8	180
Total Area.....				11240

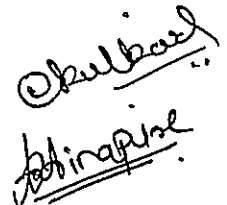
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दस्ता क. ७२२४  
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७४ १४

lying, being and situate at Village Thakurli, Dombivli (W), Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation



On or towards East	:	Property of Survey No. 61(363), Hissa No. 12,13
On or towards West	:	Property of Survey No. 61(363), Hissa No. 59,60
On or towards North	:	Property of Survey No. 61(363), Hissa No. 78,79,82
On or towards South	:	Property of Survey No. 61(363), Hissa No. 22,55,56

  
Owner

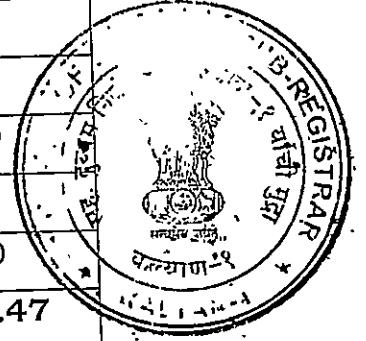
  
Purchaser/s

**SCHEDULE OF THE PLOT NO. B**

All those pieces and parcels of land bearing as per 7/12 extracts

S. No.	Survey No.		Hissa No.	Area (sq.mts)
	New	Old		
1.	61	363	17	1500
2.	61	363	18	1900
3.	61	363	19	4800
4.	61	363	20	1400
5.	61	363	51(Pt)	721.47
6.	61	363	52	5800
7.	61	363	53	600
8.	61	363	54	900
9.	61	363	55	1100
10.	61	363	56	800
11.	61	363	57	1200
<b>Total Area.....</b>				<b>20721.47</b>

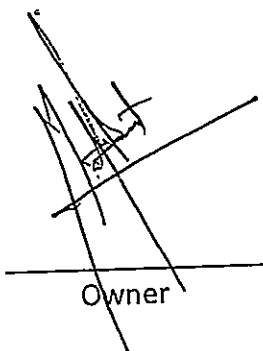
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/L १५५

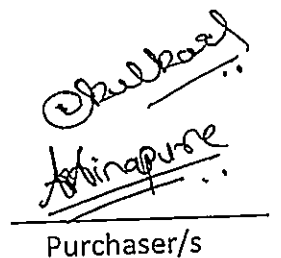


lying, being and situate at Village Thakurli, Dombivli (W), Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation

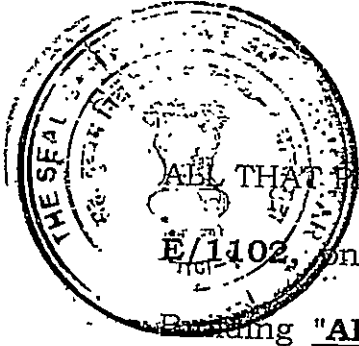
**Boundaries :-**

On or towards East	:	Survey No. 61(363), Hissa No. 13
On or towards West	:	45 mtrs Ring Road
On or towards North	:	18 Mtrs Road
On or towards South	:	Survey No. 61(363), Hissa No. 18 and 14

  
Owner

  
Purchaser/s

कलम -	
दस्तावे. ७२२४	२०२३
८८	१४

**SECOND SCHEDULE OF PROPERTY**

ALL THAT PIECE OR PARCEL of the Self-Contained Ownership Flat bearing No. E/1102, on 11<sup>TH</sup> Floor, admeasuring 38.12 Sq. mtrs. Carpet area, in the Building "ADONIA" on Plot No-B in the scheme of construction known as "SWAMINARAYAN CITY PHASE I/1A/1B/1C" Situated at Mauje Thakurli, Reti Bandar Road, Dombivli (West), Taluka-Kalyan, Dist Thane.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

**SIGNED & DELIVERED**

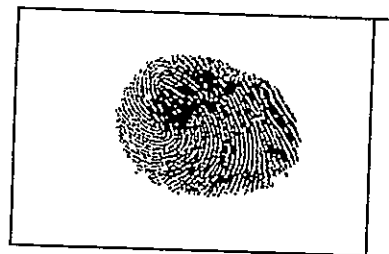
By the withinnamed Promoter

**M/s. SWAMINARAYAN LIFE SPACE LLP**

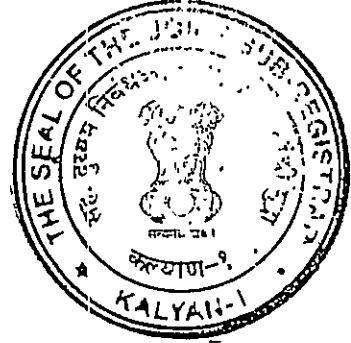
Limited Liability Partnership firm:

Through its partner/s

**Mr. HEMANT MULCHAND PATEL**



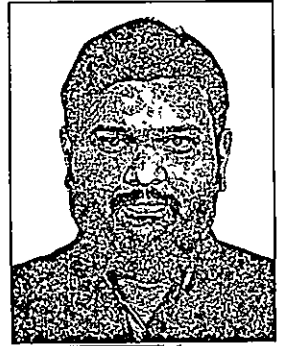
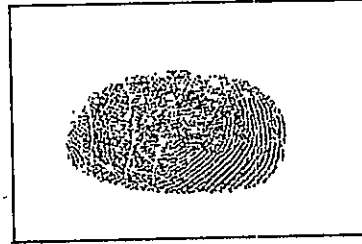
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दस्ता क्र. ७२७२	२०२३
१०	१५



**SIGNED & DELIVERED**  
by the withinnamed  
**PURCHASER(s)/ALLOTTEE**

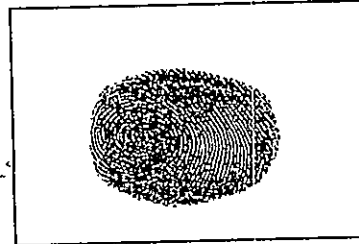
*Vipul Kulkarni*

**1. Mr. VIPUL VINAYAK KULKARNI**



*Aishwarya Kulkarni*

**2. Mrs. AISHWARYA VIPUL KULKARNI**



**WITNESS:**

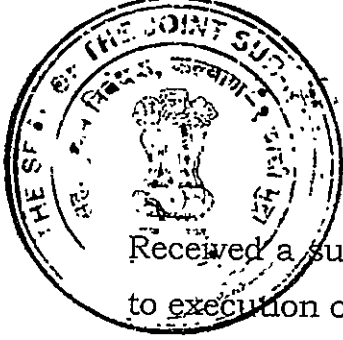
1. Mr. Gaudam S. Rokade

*G. S. Rokade*

2. Mr. Ashish R. Satardekar

*A. R. Satardekar*

कलन-१	
दस्ता क्र. 6227	2023
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**RECEIPT**

Received a sum of Rs. 2,05,000/- (Rupees Two Lakh Five Thousand only) prior to execution of this Agreement in the following manner:-

No.	Cheque No.	Date	Amount	Bank
1.	swipe	05/01/2023	51,000/-	-----
2.	IMPS	09/01/2023	33,000/-	-----
3.	IMPS	17/02/2023	1,00,000/-	-----
4.	IMPS	25/03/2023	20,000/-	-----
5.	IMPS	25/03/2023	1,000/-	-----
<b>Total -----</b>			<b>2,05,000/-</b>	

From the Allottee herein as and by way of advance/part consideration payable by him to us in respect of the said Flat.

**Rs. 2,05,000/-**

We say Received

**For SWAMINARAYAN LIFE SPACE LLP**



Authorized Signature

The Promoter

ANNEXURE - "1"

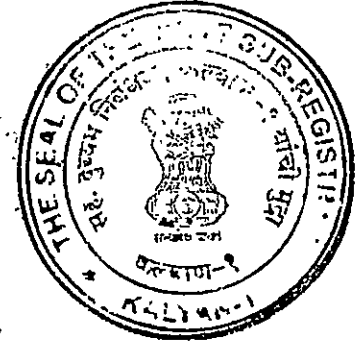
कलन - १	
दस्तावेज क्र. ५२२५	२०२३
९२	१५

CARPET AREA

Building Name :- "ADONIA"

Flat No. :- E/1102

Area (Carpet area) :- 38.12 sq.mtrs.

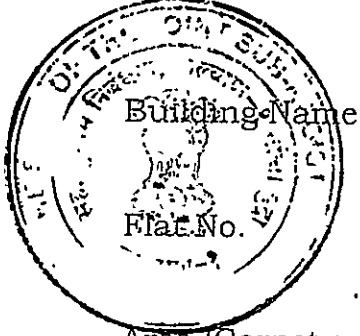


Carpet Area		Exclusive area	
Particulars	Sq.mtrs.	Particulars	Sq.mtrs.
Including Inter walls as per RERA	38.12	Usable Enclosed Balcony, Usable Projected Balcony, Cupboard Area, F.B. area, Service Area	3.60
<b>Carpet Area</b>	<b>38.12</b>	<b>Exclusive free of cost area</b>	<b>3.60</b>

कलन-१	
दलक. ७२२२	२०२३
२३	१४

ANNEXURE - "2"

Total Consideration Of Flat



Area (Carpet area)

:- "ADONIA"

:- E/1102

:- 38.12 sq.mtrs.

Carpet Area		Exclusive area	
Particulars	Sq.mtrs.	Particulars	Sq.mtrs.
Including Inter walls as per RERA	38.12	Usable Enclosed Balcony, Usable Projected Balcony, Cupboard Area, F.B. area, Service Area	3.60
<b>Carpet Area</b>	<b>38.12</b>	<b>Exclusive free of cost area</b>	<b>3.60</b>

Actual Value	Rs. 41,99,748/-	(Rupees: Forty One Lakh Ninety Nine Thousand Seven Hundred Forty Eight only)
Stamp Duty, Registration Fees, GST, and any other Govt. Taxes extra as applicable		



**ANNEXURE - "3"**

कल्याण-१	
दात क्र. ७२२४	२०२३
er	२४

**PLOT A**

All those pieces and parcels of land bearing As per 7/12 extracts

S. No.	Survey No.		Hissa No.	Area (sq.mts)
	New	Old		
1.	61	363	21	2500
2.	61	363	51	2900
3.	61	363	80	3200
4.	60	29	7	860
5.	61	363	58	1600
6.	60	29	8	180
<b>Total Area.....</b>				<b>11240</b>

lying, being and situate at Village Thakurli, Dombivli (W), Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation

**Boundaries :-**

On or towards East	:	Property of Survey No. 61(363), Hissa No. 12,13
On or towards West	:	Property of Survey No. 61(363), Hissa No. 59,60
On or towards North	:	Property of Survey No. 61(363), Hissa No. 78,79,82
On or towards South	:	Property of Survey No. 61(363), Hissa No. 22,55,56

**PLOT B**

All those pieces and parcels of land bearing As per 7/12 extracts

S. No.	Survey No.		Hissa No.	Area (sq.mts)
	New	Old		
1.	61	363	17	1500
2.	61	363	18	1900
3.	61	363	19	4800
4.	61	363	20	1400
5.	61	363	51(Pt)	721.47
6.	61	363	52	5800
7.	61	363	53	600
8.	61	363	54	900
9.	61	363	55	1100
10.	61	363	56	800
11.	61	363	57	1200
<b>Total Area.....</b>				<b>20721.47</b>

lying, being and situate at Village Thakurli, Dombivli (W), Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation

**Boundaries :-**

On or towards East	:	Survey No. 61(363), Hissa No. 13
On or towards West	:	45 mtrs Ring Road
On or towards North	:	18 Mtrs Road
On or towards South	:	Survey No. 61(363), Hissa No. 18 and 14



ಹಾಗರಿಕೆ ಇಲಾಖೆ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಪ್ರತಿ ಸರ್ಕಾರಿ ಕಛೇರಿಗೆ  
ಬೆಂಗಳೂರು, 15/05/2023

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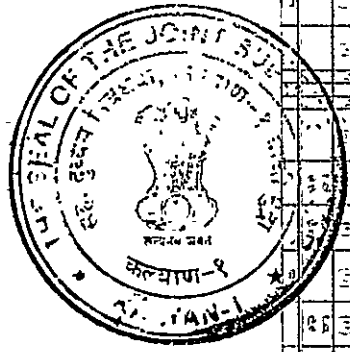


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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಪ್ರತಿ ಸರ್ಕಾರಿ ಕಛೇರಿಗೆ  
ಬೆಂಗಳೂರು, 15/05/2023

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ಕ.ಸಂ. 1-2  
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ಪ್ರತಿ ಸರ್ಕಾರಿ ಕಛೇರಿಗೆ  
ಬೆಂಗಳೂರು, 15/05/2023

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ಬೆಂಗಳೂರು, 15/05/2023

ಹಾಗರಿಕೆ ಇಲಾಖೆ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಬೆಂಗಳೂರು, 15/05/2023

Page No. 2023  
Date: 20/02/2019

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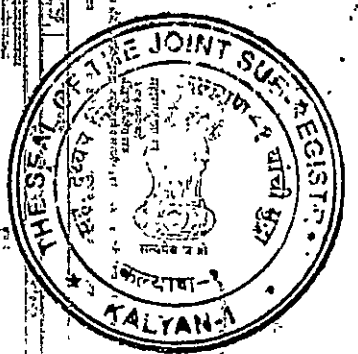


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Page No. 2023  
Date: 20/02/2019

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Page 1 of 2  
 Application No: 2282019

2020  
 2020



Sl. No.	Description	Amount
1	Share Capital	1000000
2	Reserves	500000
3	Other	500000
4	Total	2000000

Sl. No.	Description	Amount
1	Share Capital	1000000
2	Reserves	500000
3	Other	500000
4	Total	2000000

Application for registration of a company under the Companies Act, 2013.

Name of the company: [Name]

Registered office: [Address]

Authorized signatory: [Name]

Sl. No.	Description	Amount
1	Share Capital	1000000
2	Reserves	500000
3	Other	500000
4	Total	2000000

Page 1 of 2  
 Application No: 2282019

2020  
 2020

Sl. No.	Description	Amount
1	Share Capital	1000000
2	Reserves	500000
3	Other	500000
4	Total	2000000

Application for registration of a company under the Companies Act, 2013.

Name of the company: [Name]

Registered office: [Address]

Authorized signatory: [Name]

Sl. No.	Description	Amount
1	Share Capital	1000000
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4	Total	2000000

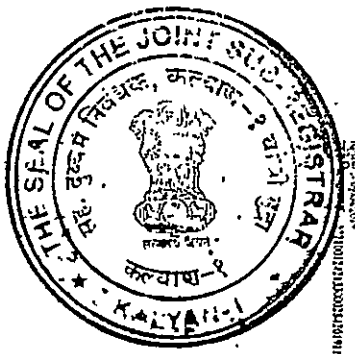


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 ದಿನಾಂಕ: 01/04/2023

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**ಕರಣ**  
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पंजीरणी मंत्रालय  
पंजीरणी विभाग  
पंजीरणी विभाग

वर्ष	२०२२
क्रमांक	१००
दिनांक	१४



पंजीरणी मंत्रालय  
पंजीरणी विभाग  
पंजीरणी विभाग

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३	२०२२	१००	१४	१४	१४	१४	१४	१४	१४

क्र.सं.	वर्ष	दिनांक	पंजीरणी विभाग	पंजीरणी विभाग	पंजीरणी विभाग	पंजीरणी विभाग	पंजीरणी विभाग	पंजीरणी विभाग	पंजीरणी विभाग
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पंजीरणी मंत्रालय  
पंजीरणी विभाग  
पंजीरणी विभाग

Annexure "4"

*Basudeb Kalpane*

ADVOCATE IDEAL COURT

11, P.O. Box 11, Sector 13, Gurgaon, Haryana

Mobile No. 98100 11111

11/11/2022

**HIL CERNITAL**

1. I have appeared and in compliance with the provisions of the Indian Contract Act, 1930 and the Arbitration and Conciliation Act, 1996, I have entered into an arbitration agreement with the Respondent, M/s. Kalpana Enterprises, Gurgaon, Haryana, India, for the purpose of resolving all disputes arising out of the contract entered into between the Parties on the date of the signing of this agreement, which is dated 11/11/2022.

2. I have appeared and in compliance with the provisions of the Indian Contract Act, 1930 and the Arbitration and Conciliation Act, 1996, I have entered into an arbitration agreement with the Respondent, M/s. Kalpana Enterprises, Gurgaon, Haryana, India, for the purpose of resolving all disputes arising out of the contract entered into between the Parties on the date of the signing of this agreement, which is dated 11/11/2022.

*Basudeb Kalpane*

ADVOCATE IDEAL COURT

11, P.O. Box 11, Sector 13, Gurgaon, Haryana

Mobile No. 98100 11111

11/11/2022

**HIL CERNITAL**

1. I have appeared and in compliance with the provisions of the Indian Contract Act, 1930 and the Arbitration and Conciliation Act, 1996, I have entered into an arbitration agreement with the Respondent, M/s. Kalpana Enterprises, Gurgaon, Haryana, India, for the purpose of resolving all disputes arising out of the contract entered into between the Parties on the date of the signing of this agreement, which is dated 11/11/2022.

2. I have appeared and in compliance with the provisions of the Indian Contract Act, 1930 and the Arbitration and Conciliation Act, 1996, I have entered into an arbitration agreement with the Respondent, M/s. Kalpana Enterprises, Gurgaon, Haryana, India, for the purpose of resolving all disputes arising out of the contract entered into between the Parties on the date of the signing of this agreement, which is dated 11/11/2022.

*Basudeb Kalpane*

ADVOCATE IDEAL COURT

11, P.O. Box 11, Sector 13, Gurgaon, Haryana

Mobile No. 98100 11111

11/11/2022

**HIL CERNITAL**

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*Basudeb Kalpane*

ADVOCATE IDEAL COURT

11, P.O. Box 11, Sector 13, Gurgaon, Haryana

Mobile No. 98100 11111

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कार्यक्रम-२

दस्ता क्र. ७२२४ २०२३

१०१



1. I have appeared and in compliance with the provisions of the Indian Contract Act, 1930 and the Arbitration and Conciliation Act, 1996, I have entered into an arbitration agreement with the Respondent, M/s. Kalpana Enterprises, Gurgaon, Haryana, India, for the purpose of resolving all disputes arising out of the contract entered into between the Parties on the date of the signing of this agreement, which is dated 11/11/2022.

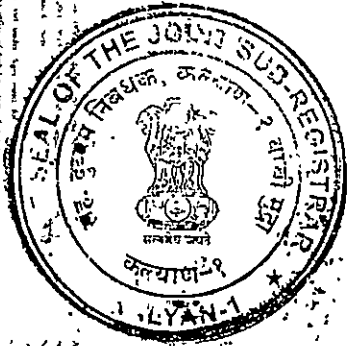
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**Wadhvani Reference**

APPROPRIATE AGENCIES  
FOR THE RECORDS OF THE  
GOVERNMENT OF INDIA  
AND THE STATES

१२५	
१२५	१२५



**Wadhvani Reference**

APPROPRIATE AGENCIES  
FOR THE RECORDS OF THE  
GOVERNMENT OF INDIA  
AND THE STATES

1. The Government of India, Ministry of Home Affairs, New Delhi, is requested to forward to the Government of Maharashtra, Mumbai, the records of the Government of India, Ministry of Home Affairs, New Delhi, relating to the subject mentioned above, for the purpose of being placed on file in the records of the Government of Maharashtra, Mumbai.

**Wadhvani Reference**

APPROPRIATE AGENCIES  
FOR THE RECORDS OF THE  
GOVERNMENT OF INDIA  
AND THE STATES

2. The Government of India, Ministry of Home Affairs, New Delhi, is requested to forward to the Government of Maharashtra, Mumbai, the records of the Government of India, Ministry of Home Affairs, New Delhi, relating to the subject mentioned above, for the purpose of being placed on file in the records of the Government of Maharashtra, Mumbai.

**Wadhvani Reference**

APPROPRIATE AGENCIES  
FOR THE RECORDS OF THE  
GOVERNMENT OF INDIA  
AND THE STATES

**ADMINISTRATIVE**

3. The Government of India, Ministry of Home Affairs, New Delhi, is requested to forward to the Government of Maharashtra, Mumbai, the records of the Government of India, Ministry of Home Affairs, New Delhi, relating to the subject mentioned above, for the purpose of being placed on file in the records of the Government of Maharashtra, Mumbai.

4. The Government of India, Ministry of Home Affairs, New Delhi, is requested to forward to the Government of Maharashtra, Mumbai, the records of the Government of India, Ministry of Home Affairs, New Delhi, relating to the subject mentioned above, for the purpose of being placed on file in the records of the Government of Maharashtra, Mumbai.

**Wadhvani Reference**

APPROPRIATE AGENCIES  
FOR THE RECORDS OF THE  
GOVERNMENT OF INDIA  
AND THE STATES

5. The Government of India, Ministry of Home Affairs, New Delhi, is requested to forward to the Government of Maharashtra, Mumbai, the records of the Government of India, Ministry of Home Affairs, New Delhi, relating to the subject mentioned above, for the purpose of being placed on file in the records of the Government of Maharashtra, Mumbai.

6. The Government of India, Ministry of Home Affairs, New Delhi, is requested to forward to the Government of Maharashtra, Mumbai, the records of the Government of India, Ministry of Home Affairs, New Delhi, relating to the subject mentioned above, for the purpose of being placed on file in the records of the Government of Maharashtra, Mumbai.

**Wastafale Karyana**

ADVOCATE GENERAL

1. The Government of Madhya Pradesh, through the Secretary, Government of Madhya Pradesh, has directed me to advise the Government of Madhya Pradesh on the following points:

2. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

3. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

4. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

**Wastafale Karyana**

ADVOCATE GENERAL

1. The Government of Madhya Pradesh, through the Secretary, Government of Madhya Pradesh, has directed me to advise the Government of Madhya Pradesh on the following points:

2. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

**Wastafale Karyana**

ADVOCATE GENERAL

1. The Government of Madhya Pradesh, through the Secretary, Government of Madhya Pradesh, has directed me to advise the Government of Madhya Pradesh on the following points:

2. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

**Wastafale Karyana**

ADVOCATE GENERAL

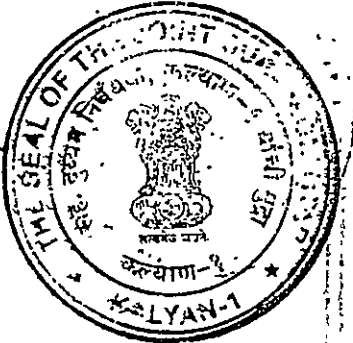
1. The Government of Madhya Pradesh, through the Secretary, Government of Madhya Pradesh, has directed me to advise the Government of Madhya Pradesh on the following points:

2. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

3. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

4. The Government of Madhya Pradesh has directed me to advise the Government of Madhya Pradesh on the following points:

<b>कालन-१</b>	
दस क्र. ७२२२	२०२३
१०३	९४





**Wardakali Rajpore**

Wardakali Rajpore  
District of ...  
No. ...

1. The ...  
2. The ...  
3. The ...  
4. The ...  
5. The ...

**Wardakali Rajpore**

Wardakali Rajpore  
District of ...  
No. ...

1. The ...  
2. The ...  
3. The ...  
4. The ...  
5. The ...

**Wardakali Rajpore**

Wardakali Rajpore  
District of ...  
No. ...

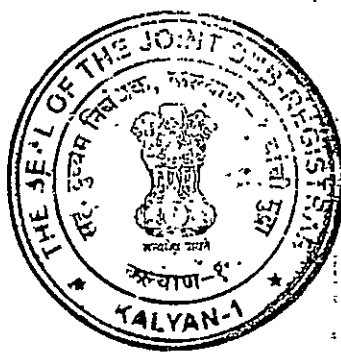
1. The ...  
2. The ...  
3. The ...  
4. The ...  
5. The ...

**Wardakali Rajpore**

Wardakali Rajpore  
District of ...  
No. ...

1. The ...  
2. The ...  
3. The ...  
4. The ...  
5. The ...

कलियान-१	
दस्त क्र. ७२२२	२०२३
१०५	१२५



1. The ...  
2. The ...  
3. The ...  
4. The ...  
5. The ...

1. The ...  
2. The ...  
3. The ...  
4. The ...  
5. The ...





**Natasha Kalyane**

ADVOCATE HIGH COURT  
U.S. 111 B  
101, New Gate Building, 2nd Floor, Park Road,  
Mumbai - 400 009 (India)

Date: The said report of Attorney's request in the office of  
Registrar Kalyan, dated 10/01/2017.

20) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.

21) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.

22) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.

**Natasha Kalyane**

ADVOCATE HIGH COURT  
U.S. 111 B  
101, New Gate Building, 2nd Floor, Park Road,  
Mumbai - 400 009 (India)

**HIGHLIGHTS**

- 1. The said report of Attorney's request in the office of  
Registrar Kalyan, dated 10/01/2017, is in compliance  
of the said order of the Hon'ble Mh. H. J. J. dated  
10/01/2017.
- 2. The said report of Attorney's request in the office of  
Registrar Kalyan, dated 10/01/2017, is in compliance  
of the said order of the Hon'ble Mh. H. J. J. dated  
10/01/2017.
- 3. The said report of Attorney's request in the office of  
Registrar Kalyan, dated 10/01/2017, is in compliance  
of the said order of the Hon'ble Mh. H. J. J. dated  
10/01/2017.

कलान-१  
दि.क्र. ७२२४  
२०२३  
१९



**Natasha Kalyane**

ADVOCATE HIGH COURT  
U.S. 111 B  
101, New Gate Building, 2nd Floor, Park Road,  
Mumbai - 400 009 (India)

- 23) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.
- 24) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.

**Natasha Kalyane**

ADVOCATE HIGH COURT  
U.S. 111 B  
101, New Gate Building, 2nd Floor, Park Road,  
Mumbai - 400 009 (India)

- 25) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.
- 26) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.

**Natasha Kalyane**

ADVOCATE HIGH COURT  
U.S. 111 B  
101, New Gate Building, 2nd Floor, Park Road,  
Mumbai - 400 009 (India)

27) It is to be noted that the said report of Attorney's  
request in the office of Registrar Kalyan, dated 10/01/2017  
is in compliance of the said order of the Hon'ble  
Mh. H. J. J. dated 10/01/2017.







नहरिनाथदास तन्ना कार्याकारी देहाधिकारी कार्यालय, कल्याण

वर्षावधि 1957-58 का आय और व्यय का विवरण

दिनांक 31 मार्च 1958 तक का विवरण

श्री. नहरिनाथदास तन्ना (व्यक्तिगत) का आय और व्यय का विवरण

Table with 3 columns: Particulars, Amount, and Balance. Rows include Salary, Dearness Allowance, Gratuity, etc.

श्री. नहरिनाथदास तन्ना (व्यक्तिगत) का आय और व्यय का विवरण

Handwritten notes and stamps: कल्याण-1, दस्ता क्र. 6227, 2023, 999, 974



श्री. नहरिनाथदास तन्ना (व्यक्तिगत) का आय और व्यय का विवरण

Text describing the financial details and calculations for the individual's income and expenses.

Summary table with columns for Particulars, Amount, and Balance. Rows include Total Income, Total Expenditure, and Net Income.

श्री. नहरिनाथदास तन्ना (व्यक्तिगत) का आय और व्यय का विवरण

Handwritten signature and stamp at the bottom right.



तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण  
ता. कल्याण याचे कार्यालय

११/११/२०२३ दिनांक ११/११/२०२३

दिनांक: १०/११/२०२३

प्रति,  
श्री विठ्ठल लक्ष्मण वट्टम धोरेदार  
मिथ्या न्याय न्याय मंडळ



विषय - मृत्यूनुसार (सीआय २१९) आण घडवण्यात.

वर्ष	एकुण क्षेत्र (चौ. मी.)	रुपानेरीत कर घटक
२०२२	२३००.००	२३००.००
२०२३	२३००.००	२३००.००
एकुण	४६००.००	४६००.००

- १. मृत्यूनुसार व घडवण्यात येणाऱ्या मृत्यूनुसार मृत्यूनुसार कर घटक मूळ २३००.०० दाखल्यात आण घडवण्यात येऊन २३००.००
- २. मिथ्या न्याय न्याय मंडळ यांच्याकडून व घडवण्यात येणाऱ्या मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००
- ३. आण घडवण्यात येणाऱ्या मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००

मृत्यूनुसार व घडवण्यात येणाऱ्या मृत्यूनुसार मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००

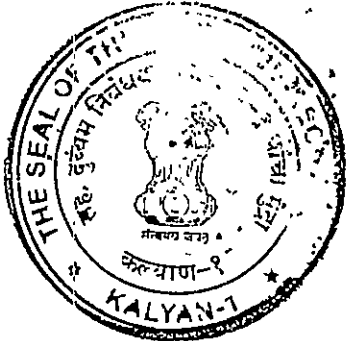
मृत्यूनुसार व घडवण्यात येणाऱ्या मृत्यूनुसार मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००

मृत्यूनुसार व घडवण्यात येणाऱ्या मृत्यूनुसार मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००

**कल्याण-१**

क्र. ६२२४ २०२३

११२ १४५



Gen 21/03/158 No. 17/2023

वाढवण्याची जबाबदारी मृत्यूनुसार व घडवण्यात येणाऱ्या मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००

मृत्यूनुसार व घडवण्यात येणाऱ्या मृत्यूनुसार मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००

अ.क्र.	गावाचे नाव	एकुण क्षेत्र (चौ.मी.)	गावाचा दर	रुपानेरीत कर घटक
१.	ठाकुली	२३००.००	२३०८	२३०८
रुपानेरीत कर				२३००.०० X २३०८ = २८३२ ४० X ५
रुपानेरीत कर				२८३२.४०-
अनुसंधान भाड्याची				२३००.०० X २३०८ =
एकुण				२८३२.४०-

वरिलप्रमाणे रुपानेरीत कर घटक आण घडवण्यात येऊन २३००.०० आण घडवण्यात येऊन २३००.००

मृत्यूनुसार व घडवण्यात येणाऱ्या मृत्यूनुसार मृत्यूनुसार कर घटक मूळ २३००.०० आण घडवण्यात येऊन २३००.००



तहसिलदार कल्याण



तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण  
ता. कल्याण यांचे कार्यालय

क्र. कल्याण २-२/१०११/२०२३/१९

दिनांक २२/११/२०२३

प्रति,  
श्री.सविन भुलचंद धाविया (जमिन मालका यांचे फ.मु.दा.)  
रा.२/५, रत्न निवास, भद्र राड,  
भाजी मावेड डॉविवनी (पूर्व)

विषय:- रुपांतरितकरण (रुपवर्धन) भूतन घेण्याबाबत.

मौजे ठाकुली गाववेची, ता. कल्याण नि दाणे

क्र.सं.	एकूण रकम (रु.मं.मा.)	जमीनदार यांना भरण्यात आलेली रकम (रु.मं.मा.)
६२/१७	१५००.००	१५००.००
६२/१८	११००.००	११००.००
६२/२०	१४००.००	१४००.००
६२/५४	१०००.००	१०००.००
६२/५६	८००.००	८००.००
६२/५७	२०००.००	२०००.००
६२/६४	१०००.००	१०००.००
६२/७५	१४००.००	१४००.००
६२/७६	५०००.००	५०००.००
७५/२७	१०००.००	१०००.००
एकूण		१२५००.००

सदर :- १. महसूल व रकम विभाग, यशोवती, मादामजमा गा.पं., हुलका चौक, मुंबई ४०० ०३३ यांचेकडील अधिसूचना दिनांक ५ जूनवार, २०१७.  
२. ता. जिल्हाधिकारीद्वारे याचकडील पत्र क्र.महसूल/क-४/३-१/२०२३ क्र.३ आगाराचा क्र.महसूल-०४/१७, पत्रक्र. १४/०३-२०२३  
३. आपण या कार्यालयतून स्वतंत्रित कर भरण्याबाबती विलेला अर्ज

महसूल व रकम विभाग, महाराष्ट्र शासन यांना निर्गमित विलेला यशोवती जमिन महसूल व रकम (रुपवर्धन) अध्यादेश - २०१७ मध्ये महसूल जमिन महसूल अधिनियम २०६६ चे यशोवती ८७ च (१) नुसार कलम ४७ ख, ४८ कलम ४८ अ वा मध्ये कोटिरी भागणी असलेली जमीन, महाराष्ट्र प्रादेशिक नियोजन व नगरविकास आयोग, १९६६ याच्या तरतुदीनुसार कोणत्याही शक्यतेत आता विकास योजनेत प्रथम फलस्वरूप, नग. गा.प. कलम (२) मध्ये एकाच फलस्वरूपाने स्वतंत्रता कर, वार्षिक आकारणी अर्जात नमूद असताना, नगरपालिका किंवा अधिसूचित शिक्का नगर शासनाच्या दख्खी याचा भंगना घेऊन असताना, अशा योजनेत समाविष्ट असलेल्या कोणत्याही जमिनीत याचकडील अर्जात विकास योजनेतील वाटद, आरक्षण किंवा निर्देशनात या योजनेत द्याविलेला याचकडील स्वतंत्रित कर भरण्यात आले असल्याचे सांगण्यात येऊन भर घेण्यात आले व त्यानुसार

Com 21/UD 21SR No. Thatwari

अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्जाविलेल्या यापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी दाणे यांचेकडील दिनांक १६/०३/२०२३ रोजीचे परिपत्रकाच्या दिलेल्या सूचनांप्रमाणे आपण विनंती केलेल्या विषयाबाबत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदींना अधीन राहून उपलब्ध कागदपत्रानुसार व कल्याण डॉविवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमूद असलेली टिप, वास्तुविशारद यांचेकडील पत्र व आपण सादर केलेले प्रतिज्ञापत्र यास अधीन राहून भरून घेण्यात येत आहे सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर फक्त कल्याण डॉविवली महानगरपालिका यांचेकडील झोन दाखल्यामध्ये नमूद प्रयोजनासाठी भरून घेण्यात येत आहे. तसेच सदरचा रुपांतरित कर भरून घेताना वार्षिक आकारणी यांचेकडील दाखल्यानुसार हरीत विभागाने वाधित असलेली जागा वगळण्यात आलेली आहे. मात्र अशा आरक्षित जागेवर प्लॅन मंजूर झाल्यास व नवीन प्लॅन वापर सुरु करण्याबाबत, गंवांधीत वापराच्या अनुषंगाने रुपांतरित कर अकृषिक कर भरणा करून घेणे आवश्यक असेल तरथाप, सदर रुपांतरित कराची रक्कम शासन जमा केलेच नंतर भविष्यात उक्त जमीन मिळकतीचे मालकीसटर्मात कोणताही वाद किंवा कोणतीही न्यायानयान वाव उद्भवल्यास त्याची सर्वस्वी जबाबदारी आपली असल

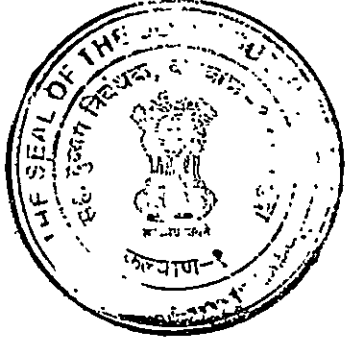
अ.क्र.	गावाचे नांव	एकूण क्षेत्र (चौ.मा.)	रुपांतरित कराची रक्कम
१.	ठाकुली	११३००.००	
	एकूण		१४७६६८.४०/-

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे जाग्यजमा करावी सदर रक्कम आपण शासनास भरणे केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून वाधकामावाचन परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यवत गाव नमुना नं ७/१२ उतारे २) वाधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी दाणे यांचे कार्यालयात सनद मिळणकामो अर्ज करावा.



(सिनक आकडे)  
तहसिलदार कल्याण

६२-१  
दस्तावेज क्र. ७२२५/२०२३  
९९३/१५





ANNEXURE - "6"

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,  
Mr. Ankush Krishna Gaikwad & Others.  
POA -: M/s. Swaminarayan Life Space LLP Through  
Mr. Sachin Mulchand Vaviya.  
Architect:- Shri. Vijay Pathak, Navi Mumbai  
Structural Engg:- Shri. Manoj Ramkrishnan, Mulund.

Sir,

With reference to your application dated 08/07/2022 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. 60/7, 60/8, 61/17, 61/18, 61/19, 61/20, 61/21, 61/51, 61/52, 61/53, 61/54, 61/55, 61/56, 61/57, 61/58, 61/75C, 61/80, 61/81, 61/95 Village - Thakurli situated at Road/Street Reti bandar Road, Dombivali west, the Revised 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

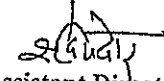
Office No. KDMC | TPD | BP | DOM | 2018-19 | 0026 | 294.

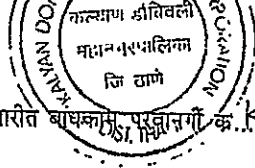
Office Stamp

Date : 19/10/2022.

Yours faithfully,



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



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

सुधारीत बांधकाम परवानगी क्र. KDMC/TPD/BP/DOM/2018-19/0026/294.

दि. 19/10/2022.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व.न. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-ठाकुर्ली येथील सनं ६०/७, ६०/८, ६१/१७, ६१/१८, ६१/१९, ६१/२०, ६१/२१, ६१/५१, ६१/५२, ६१/५३, ६१/५४, ६१/५५, ६१/५६, ६१/५७, ६१/५८, ६१/५५क, ६१/८०, ६१/८१, ६१/९५ येथील ३२४९३.०० चौ.मी. क्षेत्राच्या भुखंडावर नैसर्गिक विभाजनाने तयार झालेले प्लॉट ए व प्लॉट बी च्या अनुषंगाने प्लॉट ए १०३०६ १२चौ मी वर ३३५९३ ९५ चौ मी क्षेत्रास व प्लॉट बी करीता १३०९० ८३ चौ मी. वर ३५०५० ४८ क्षेत्रास सुधारीत बांधकाम परवानगी प्रदान करण्यात आलेली आहे सद्यस्थितीत प्लॉट बी वर UDCPR नुसार Basic FSI, Premium FSI, Ancillary FSI चा विचार करून एकूण ७३१७०.१८ चौ.मी. बांधकाम क्षेत्राच्या भुखंडावर विचार करण्यासाठी केलेल्या दिनांक ०८/०७/२०२२ च्या अर्जास अनुसरून, खालील अटी व शर्ती वर गहून तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडेभिंतीच्या बांधकाम प्रमाणपत्र देण्यात येत आहे.

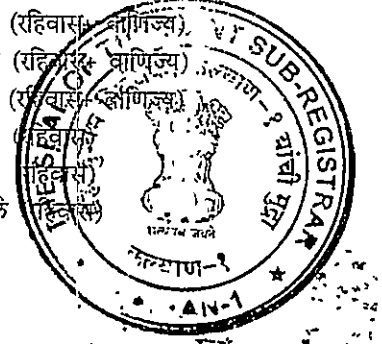
प्लॉट अ

इमारत-अ, बी, सी.- स्टिल्ट (पै), तळ (पै), + पोटियम पार्किंग + चोवीस मजले

प्लॉट बी -

इमारत डी:-स्टिल्ट (पै), तळ (पै), + चार मजले पोटियम पार्किंग + अठावीस मजले  
इमारत इ:- स्टिल्ट (पै), तळ (पै), + पाच मजले पोटियम पार्किंग + पसत्तीस मजले  
इमारत एफ:-स्टिल्ट (पै), तळ (पै), + पाच मजले पोटियम पार्किंग + पसत्तीस मजले  
इमारत जी:-स्टिल्ट (पै), तळ (पै) + तीन मजले पोटियम पार्किंग + तेहत्तीस मजले  
इमारत एच:-स्टिल्ट (पै), तळ (पै), + तीन मजले पोटियम पार्किंग + चोवीस मजले  
इमारत जी १:-स्टिल्ट (पै), तळ (पै), + तीन मजले पोटियम पार्किंग + तेहत्तीस मजले  
(म्हाडा करीता क्षेत्र ५३८३.४८ चौ मी. क्षेत्र)

अटी व शर्ती - १	
दि. क्र. ७२२०	२०२३
९९६	९५५
(रहिवास+ वाणिज्य)	

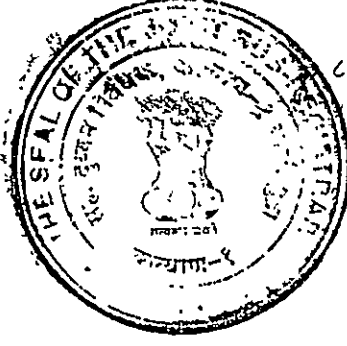


अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.२८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे
- ३) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ४) सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये.
- ५) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक याचेवर राहिल, याची नोंद घ्यावी.
- ६) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल

*(Signature)*

कलम - १	
सं. क्र. ७२२४	२०२३
११८	१४



- ७) जागत जूने भाडेकर असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकर यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ८) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये
- ९) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डो.म.पा.) च्या परवानगीशिवाय वळवू अथवा बदल करू नये.
- १०) बांधकामाचे माहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल
- ११) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिक्रमीत (Supersede) झाला असे समजण्यात यावे
- १२) रेखांकन प्रस्तावातील सर्व भूखड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी
- १३) भूखडातील आरक्षित भाग ममतल करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क डो म पा स विनामूल्य हस्तांतरित करावे.
- १४) वापर परवाना दाखला घेण्यापूर्वी जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क डो म पा यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल
- १५) जागेच्या मालकांनी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल
- १६) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुड्याची व्यवस्था करणे आपणावर बंधनकारक राहिल
- १७) UDCPR मधील विनियम क्र १३.२ नुसार ४००० चौ.मी पेक्षा जास्त क्षेत्राच्या भूखडावरील इमारतीत सौरडर्जा उपकरणे बसवणे आपणावर बंधनकारक राहिल
- १८) UDCPR मधील विनियम क्र १३.३ नुसार भूखडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अमलबजावणी करणे आपणावर बंधनकारक राहिल
- १९) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गोंणखनिज स्वामित्वधन रक्कम शासनास जमा केलेल्यावनाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखल्यापूर्वी मा जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल
- २१) UDCPR मधील विनियम क्र १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क्र १३.५ नुसार वनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल
- २३) नकाशात हिरेच्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- २४) इमारतीचे बांधकाम या सोबतच्या मजूर केलेल्या नकाशाप्रमाणे आणि त्ररीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल
- २५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी इमारतीच्या आवारात सी सी टी कॅमेरा लावणे आपणावर बंधनकारक राहिल.

*De*



२६) प्रकरणी आपणास सदर बांधकाम परवानगी देतेवेळी देण्यात आलेले फी पत्रामध्ये सुट देण्यात आली असून सदर सुटीच्या अनुषंगाने पुढील टप्पा विहित मुदतीत भरणे आपणावर बंधनकारक राहिल.

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

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

बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रकमेचा तपशिल:

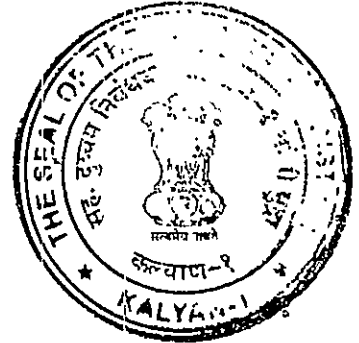
अ. क्र.	लेखाशिर्ष	एकुण रक्कम	पहिला टप्पा १० टक्के प्रमाणे भरण्यात आलेली रक्कम	पावती क्र	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	३३४०७७६६/-	३३४०७७६/-	AC21905	१४/१०/२२	-	-
२	ARI 020102	८०००/-	८०००/-	AC21905	१४/१०/२२	-	-
३	ARI 020103	२२३१९०/-	२२३१९०/-	AC21905	१४/१०/२२	-	-
४	ARI 020104	९५७६९४४९/-	९५७६९४५/-	AC21905	१४/१०/२२	-	-
५	ARI 020110	६१९३६७७०/-	६१९३६७७/-	AC21905	१४/१०/२२	-	-
६	ASI 010304	१३३९१४००/-	१३३९१४०/-	AC21907	१४/१०/२२	-	-
७	ASI 010513	१७२०५१६०/-	१७२०५१६/-	AC21905	१४/१०/२२	-	-
८	ASI 010518	२४६५५९२०/-	२४६५५९२/-	AC21911	१४/१०/२२	-	-
९	ARI 020519	६१९३६७७०/-	६१९३६७७/-	AC21905	१४/१०/२२	-	-
	Total	३०८४३४४२५/-	३१०५१५१४/-	-	-	-	-

सहाय्यक संचालक नगररचना (कृति)  
कल्याण डोंबिवली महापालिका, कल्याण

प्रत:- १) कर निर्धारक व संचालक कडोमपा कल्याण  
२) प्रभाग क्षेत्र अधिकारी 'ह' प्रभाग क्षेत्र

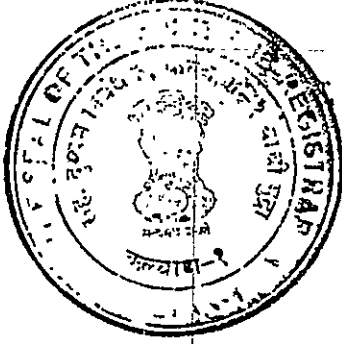


कलम-१	
दस्ता क्र. ७२२४	२०२३
११८	१२५



कलन-१	
क्र. ७२२४	२०२३
९९९	९४४

ANNEXURE - "7"



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 - P51700049570

Project: Swaminarayan City Phase 1C . Plot Bearing / CTS / Survey / Final Plot No .S.no. 61/55, 61/19, 61/20 at DOMBIVLI, Kalyan, Thane, 421202;

1. Swaminarayan Life Space Llp having its registered office / principal place of business at Tehsil Kalyan, District: Thane, Pin 421201

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 15/02/2023 and ending with 31/12/2029 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:15-02-2023 16:01:19

Dated: 15/02/2023  
Place. Mumbai

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

ANNEXURE "8"



CITY ENGINEERING SERVICES

कार्यालय - १	
दस्तावेज क्र. ७२२४	२०१३
१२०	१४५

Date: 03-03-2013

**STABILITY CERTIFICATE**  
TO WHOMSOEVER IT MAY CONCERN



- 1. Proposal:** Proposed "E-Wing At Swaminarayan City Phase - 1C" Situated On The Plot Bearing Survey No. 61(363), Hissa No. 17, 18, 19, 20,51(Pt), 52, 53, 54, 55, 56 And 57, Of Mauje Thakurli, Taluka - Kalyan, District - Thane, Pin 421202"
- 2. Name & Address Of Owner :** M/s Swaminarayan Lifespaces LLP, Mauje Thakurli, Taluka-Kalyan, District Thane
- 3. Name & Address Of Architet :** Arch. Vijay Phatak (AVP) Juhu Nihanka Mirage, 5<sup>th</sup> Floor, Office No.508 Plot No.274, Kopra Rd Sector 10 Kharghar, Navi Mumbai-410210

This is to certify that the above-referred Building have been designed for Stilt+ 5 Floor Podiums Parking + 35 Upper Floors(Residential & Commercials) & worked out so as to able to resist the seismic forces as per the provisions of the I.S. code No IS No 1893,1984 and IS 13920- Criteria for the earthquake resistant design structure (4<sup>th</sup> revision) (Amendment No.1) and IS No. 4326-1993-code of practice for earthquake resistant.

I am fully responsible for all the consequences due to earthquake Failing to which I will be liable for any legal actions as per provision of law

Thanking You,

*Manoj*  
MANOJ RAMAKRISHNAN  
STRUCTURAL CONSULTANT  
BMC. STR/R/60

Manoj Ramakrishna

BMC/STR/R/60

GEETA SADAN, ROOM NO 12, 1<sup>ST</sup> FLOOR, NETAJI SUBHASH ROAD, NEAR DHANWANTRI HOSPITAL, MULUND (WEST),  
MUMBAI-400030

ANNEXURE“9”

SCHEDULE OF AMENITIES AND FACILITIES

SCHEDULE OF

• R.C.C

Earthquake Resistance

• EXTERNAL FEATURES

Decorative Entrance Lobby.

Power Backup Elevators, Staircase, Common Lights & Water

Pumps. Elevator of Reputed Brand.

वर्क-२	
दात क्र. ७२२४	२०२३
१२१	१४

FLOORING

Elegant Vitrified Tiles in Entire Flat.

Good Quality Anti-skid Bathroom & Flower Bed.

WALL FINISH

Gypsum/P.O.P. Finished Wall & Ceiling. OBD Paint in Complete Flat.

Semi Acrylic Paint for External Walls.

• KITCHEN

Granite Kitchen platform with stainless steel sink. Provision for water purifier.

Good quality design tiles above platform upto above door.



- **BATHROOM**

Provision for heater in Common bathrooms. Concealed CPVC/GI Pipes.  
Jagur/Equivalent concealed plumbing fittings.  
All Bathrooms beautifully designed with premium designer good quality tiles to door level.

- **DOORS**

Decorative Main Door.

Good Quality Wooden frames with oil paint finished/melamine polish.  
Branded accessories on all doors in entire flat.

कल्याण-१	
दस्त क्र. ७२२४	२०२३
१२२	१५

- **WINDOWS**

Elegant French windows with marble sills.  
Colour anodized/power coated aluminium sliding window (tinted glass) with mosquito net shutter.



- **ELECTRICALS**

Single Phase connection in each flats.

Well planned concealed electrical points with branded /ISI quality wiring.  
T.V. and Telephone points in entire flat. Fan and Tube light points in entire flat.

Distribution board with ELCB & Circuit breaker & branded modular switches.

- **ELECTRICALS**

C.C.T.V. Security system on ground level. Flat to Flat security intercom system.

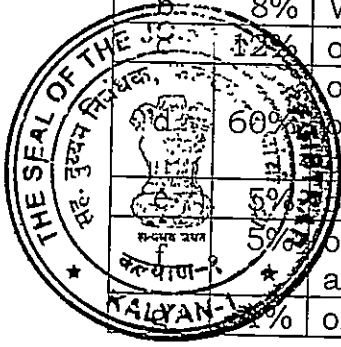
Fire fighting system.

Annexure - "10"

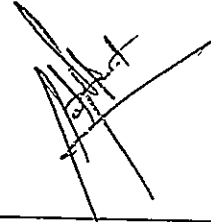
Total Consideration of the said Flat No. E/1102 of 38.12 sq.mtrs. carpet area is Rs. 41,99,748/- out of which we have received a sum of Rs. 2,05,000/- and the Balance amount of Rs. 39,94,748/- will be pay as per following Payment Schedule

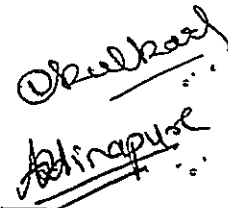
PAYMENT SCHEDULE

कालन-१	
दस्तावे. ७२२७	२०२३
२२३	१२५



a	9%	on or before issuing this Document
b	8%	Within 15 days from the date of Booking
	12%	on intimation of commencement of Plinth work
	60%	on intimation of commencement of slabs (Divided in to total No. of Slabs. Demand will be sent for two slabs together on commencement of the first slab)
	5%	on intimation of commencement of the flooring work
	5%	on intimation of commencement of the door & windows work, and
	2%	on possession

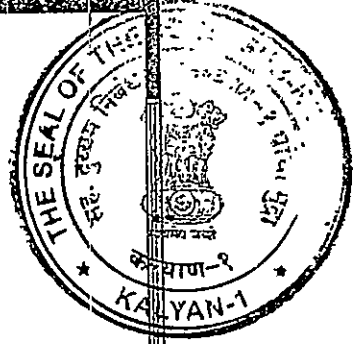
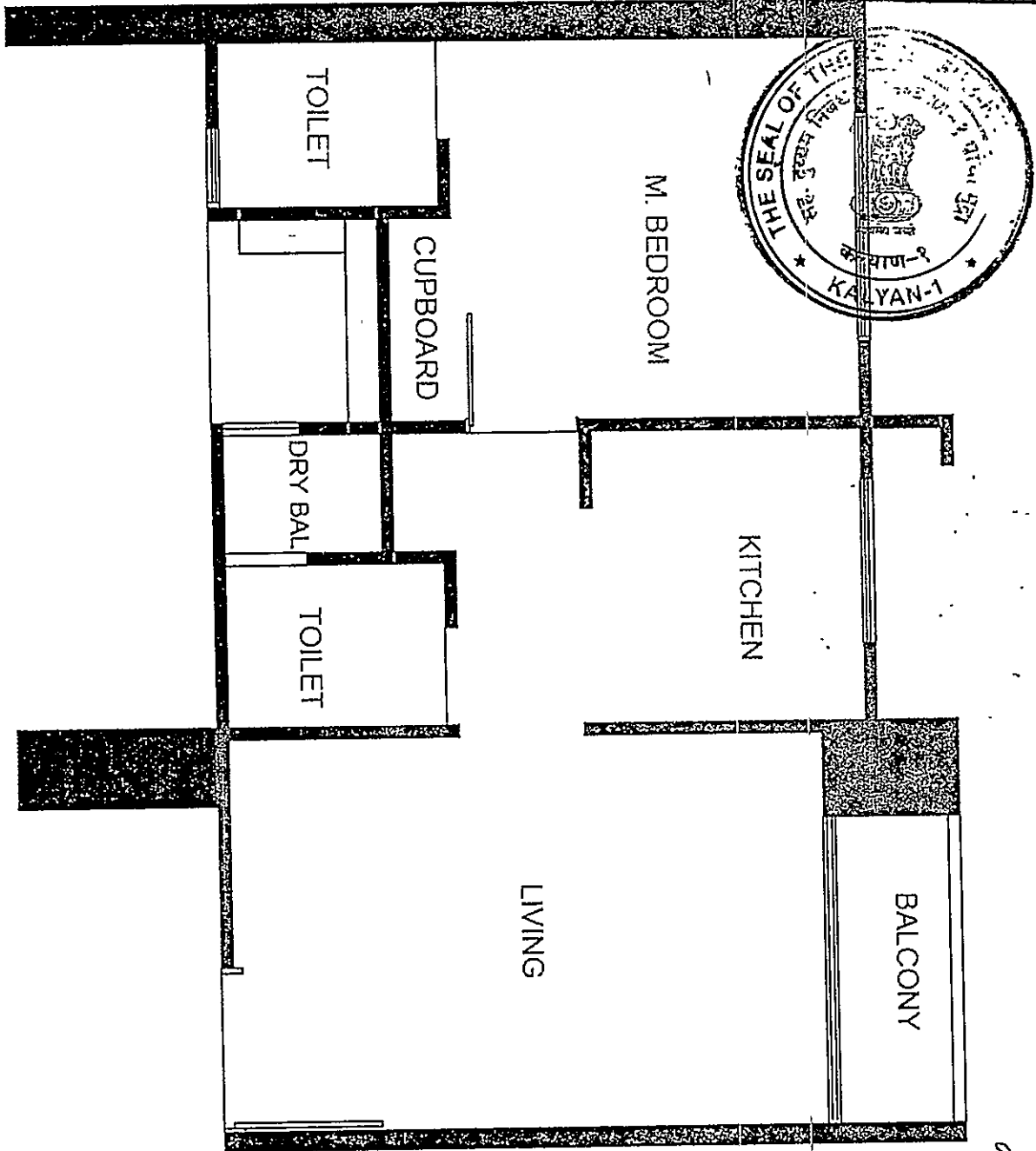
  
Owner

  
Purchaser/s

Annexure - "11"

PLAN

करान-१	
दस्ता क्र. ७२२४	२०२३
१२४	१४



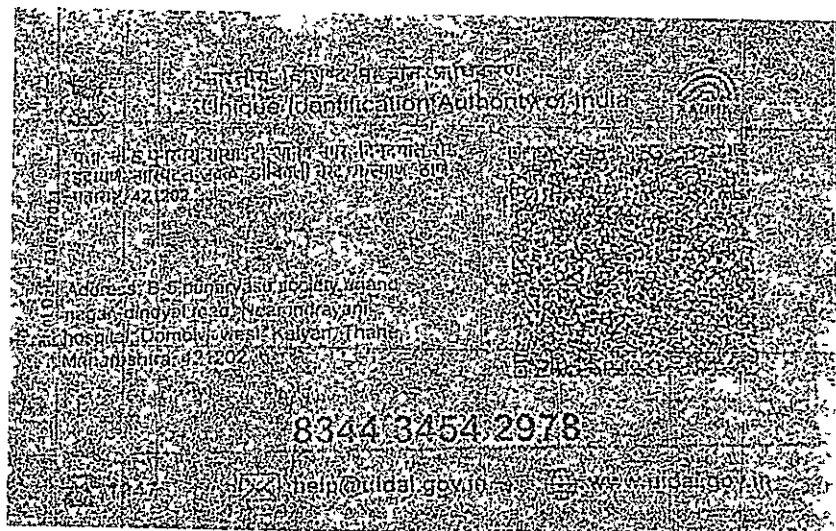
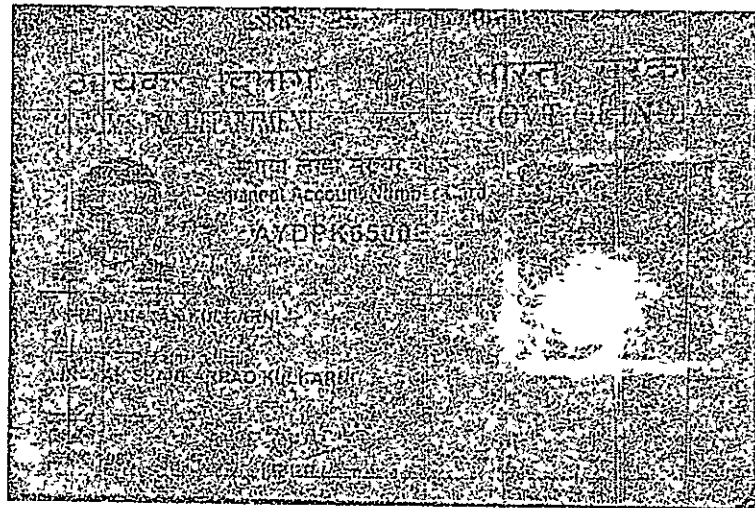
~~Signature~~  
Owner

Signature  
Purchaser/s

कार्यालय-१

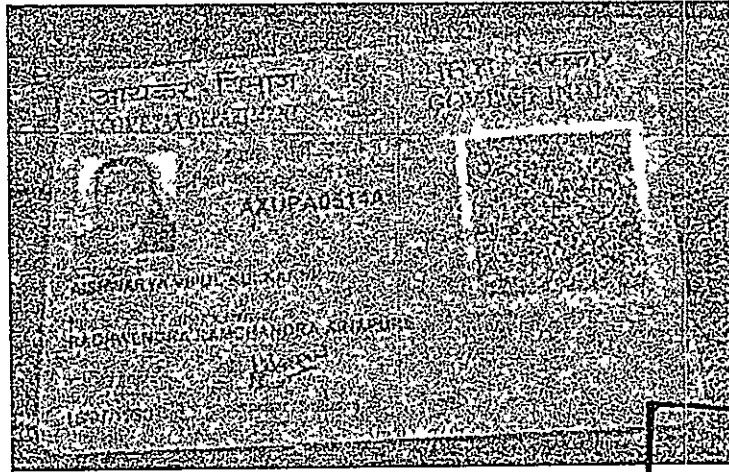
दि. ६२२४ २०२३

१२५ १५५



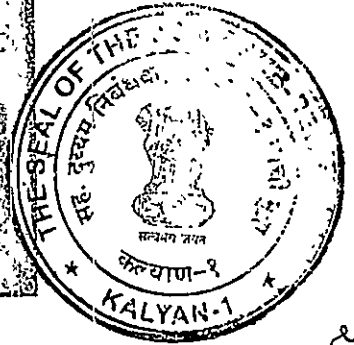
*Chelkay*





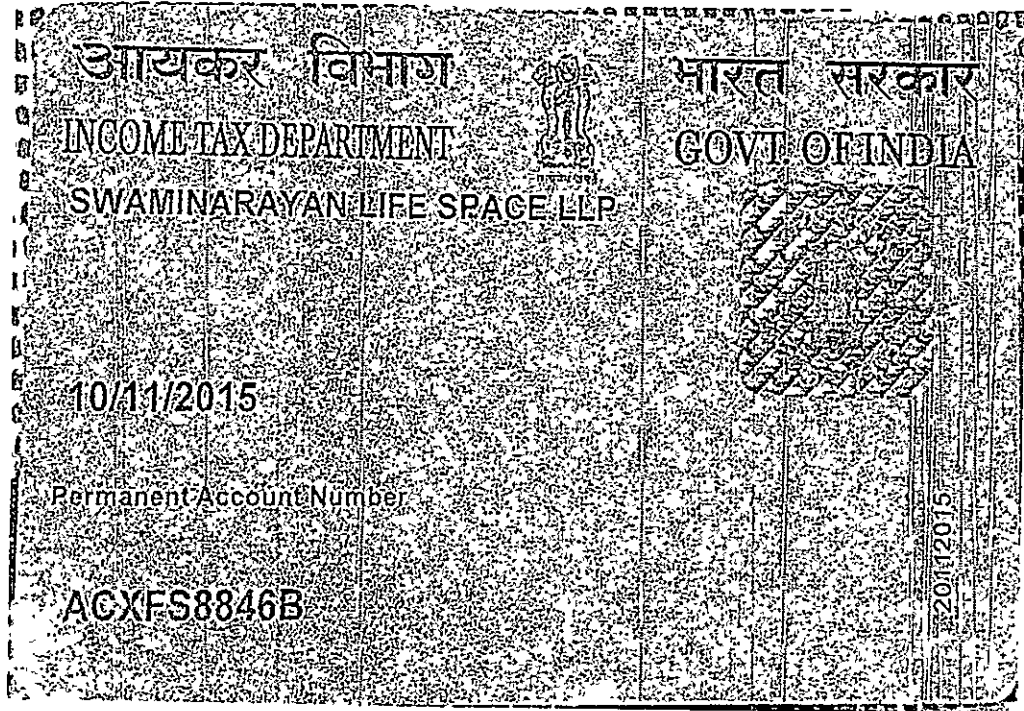
कल्याण-१	
दस्ता क्र. ७२२४	२०२३
१२६	१४५

श्रीमती विपुला सुलतकर  
Aishwarya Vipul Sulatkar  
जन्म तारीख: DOB: 18/07/1986  
गर्हित/ Pregnant  
8103 8941 9416  
संसाधन/ संचालन/ संचालन



*Ashwarya*

आयुष्य विभाग  
8103 8941 9416  
[Logo] [Logo] [Logo] [Logo] [Logo] [Logo] [Logo] [Logo] [Logo] [Logo]



कलम - १	
दस्ता क्र. ७२२४	५०२३
१२७	१४५



72/5193

पावती

Original/Duplicate

Wednesday, May 15, 2019

नोंदणी क्रं. :39म

6:25 PM

Regn.:39M

पावती क्रं.: 5982 दिनांक: 15/05/2019

गावाचे नाव: डोंबिवली (नवी)

दस्तऐवजाचा अनुक्रमांक: कलन3-5193-2019

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: दिव्येशभाई अरविंदभाई सोजित्रा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 360.00

खापणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
6:51 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

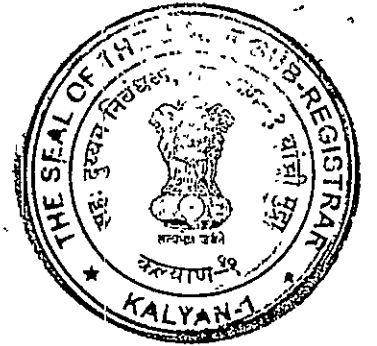
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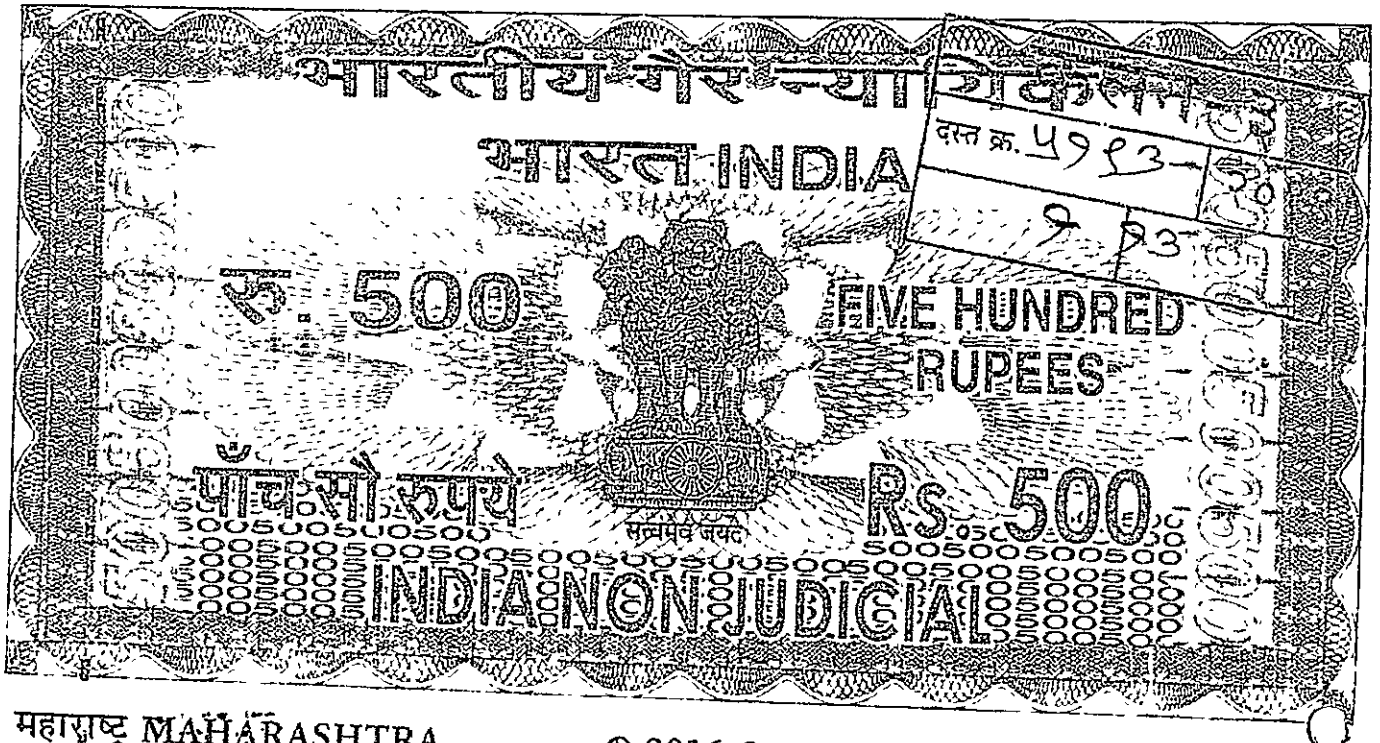
2) देयकाचा प्रकार: By Cash रक्कम: रु 260/-

*Diveesh*

*(Signature)*  
Joint Sub Registrar Kalyan 3  
सह दूर्यम निबधक वर्ग-२ कल्याण क-३

कलन-१	
दस्त क्र. 6224	२०२३
१२८	१४५





महाराष्ट्र MAHARASHTRA

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AC 150605

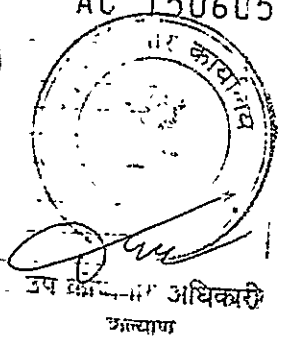
Treasury Allocation Date and No. 04/01/2015 (AC 150605)  
 Nature of Document/Article No.  
 Whether it is a registered  
 Property Description in brief  
 Stamp Purchaser's Name  
 Is through other person then Name & Address  
 Name of the Other Party  
 Stamp Duty Amount  
 Stamp Purchase Date and Date

Serial No 00 1154 /19 Date 16/4/2019

If Registrable Name of SRO  
 As per the Document

Swaminarayan Life space LLP  
 Divyash Sojitra - Dombivli

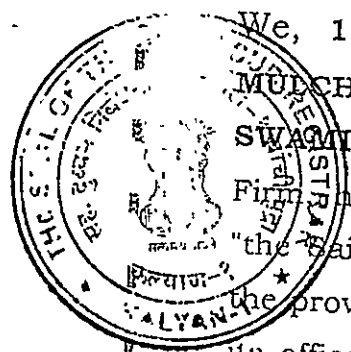
Rs 500/-  
 Shri Jay R. Birwadkar, Stamp Vendor, Is. No 1206030  
 Kumbhar Chawl, Netaji, Kalyan (E), 421 306 (M) 9890732175



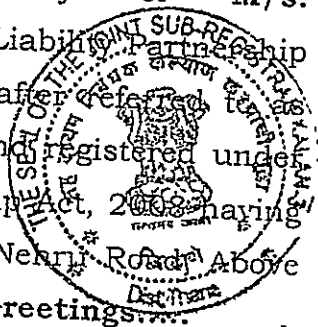
कलम नं. १	
दस्तावेज क्र. ७२२५	२०२३
७२८	७४

**POWER OF ATTORNEY**

9 APR 2019



We, 1. Mr. JERAM SHAMJI PATEL And 2. MR. HEMANT MULCHAND PATEL Authorized signatory of M/s. SWAMINARAYAN LIFE SPACE LLP, Limited Liability Partnership Firm having (Pan No. ACXFS8846B) (hereinafter referred to as "the said Company/Firm") duly incorporated and registered under the provisions of The limited liability Partnership Act, 2008 having its office at 2/5, Ratna Niwas, Bhaji Market, Near Road Above Kunjvihar Hotel, Dombivli (E) - 421 201, Send Greetings...



*(Handwritten signatures)*

*(Handwritten signature: Divyash)*

कलन - २	
दस्ता क्र. ५९९३	२०१९
२	९३

कलन - १	
दस्ता क्र. ७२२४	२०२३
९३०	९४९



कलन-३	
दस्ता क्र. ५९०३	२०१९
३	१३

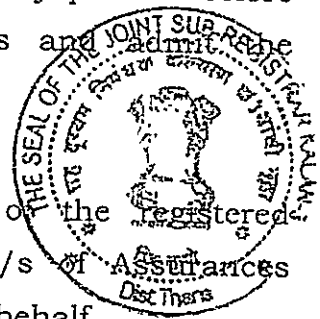
WHEREAS the said Company/Firm M/s. SWAMINARAYAN LIFE SPACE LLP, by its Board Resolution dated 24/04/2019 authorized and empowered us, jointly or severally to sign and execute document for and on behalf the said Company/Firm for the transactions of Flat in District Thane, Taluka Kalyan and for the said purpose execute Agreement for Sale, Declaration, Affidavit, applications. letters, forms and correspondence as may be necessary in connection therewith AND to lodge and register the deeds & documents before the concerned joint/sub-registrar of Assurances and to complete registration of all the documents and to do all acts, deeds, matters and things as may be required.

कलन-१	
दस्ता क्र. ७२२२	२०२३
१३१	१४

AND WHEREAS it is practically not possible for me/us to attend the registration of aforesaid documents at the office of sub-Registrar in Taluka Kalyan, Dist. Thane and therefore We hereby nominate, constitute and appoint 1. Mr. DIVYESHBHAI ARVINDBHAI SOJITRA (PAN NO GCQPS2642J) AND 2. Mr. GANESH SADASHIV PALANDE (PAN NO. AVPPP3959H) as to be my/our true and lawful attorney to act, jointly or severally, on my/our behalf to do the following acts, deeds, matters and things:



1. To lodge various Deeds of Agreement for Sale, Declaration, Affidavit, applications. letters, forms and correspondence as may be necessary in connection therewith, executed by me/us as authorized signature of M/s. SWAMINARAYAN LIFE SPACE LLP, and to remain personally present before the Joint/Sub-registrar/s of Assurances and execute the same on my/our behalf.
2. Obtain the certified copy of index II of the registered documents from the Joint/Sub-registrar/s of Assurances evidencing registration thereof, on my/our behalf.



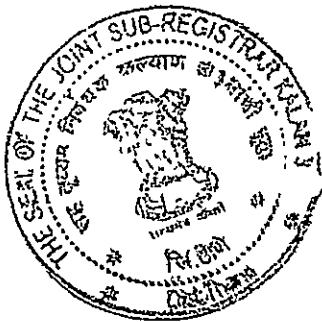
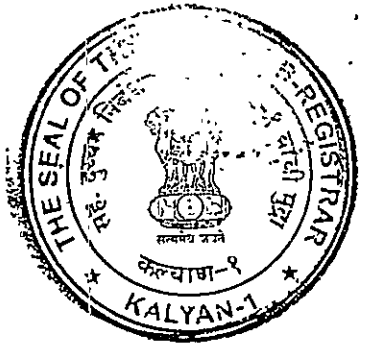
*[Handwritten signature]*

*[Handwritten signature]*

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कल्याण-२	
दि. क्र. ५९९३	२०१९
४	९३

कल्याण-२	
दस्ता क्र. ७२२४	२०२३
१३२	११९



करणा-३	
दि. १५	२०१९
५	९३

3. To do all or any of the other acts, deeds, matters and things for completing registration of the aforesaid deeds and documents, on my/our behalf.

I/We as Authorized Signatory of M/s. SWAMINARAYAN LIFE SPACE LLP, shall ratify and confirm the acts done by the Attorney, which the Attorney shall lawfully do, by virtue of these presents.

in witness whereof, we have signed on this 15<sup>th</sup> day of May 2019

at Dombivli

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

SIGNED, SEALED & DELIVERED

By the withinnamed

करणा-१	
दि. ०२	२०१९
९३३	१४

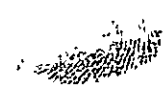
*[Handwritten signature]*



1. Mr. JERAM SHAMJI PATEL



*[Handwritten signature]*



Mr. HEMANT MULCHAND PATEL  
Authorized Signatory of  
M/s. SWAMINARAYAN LIFE SPACE LLP  
Limited Liability Partnership firm

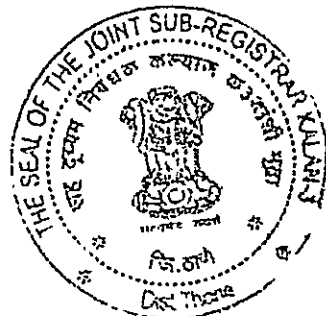
WE ACCEPT THE POWER



*[Handwritten signature]*



1. Mr. DIVYESHBHAI ARVINDBHAI SOJITRA

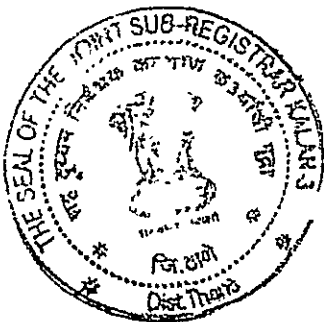
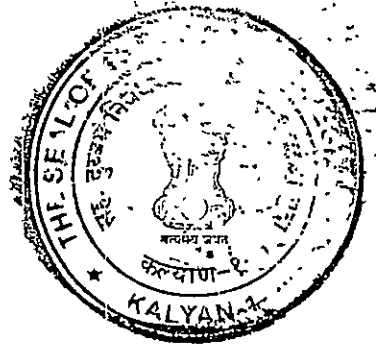




क. ३-३	
दस्ता नं. ५९९३	२०१९
६ : ९३	



कल्याण-१	
संक्र. ७२२४	२०१९
९३४	९४४




WITNESSES

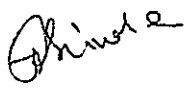


2. Mr. GANESH SADASHIV PALANDE

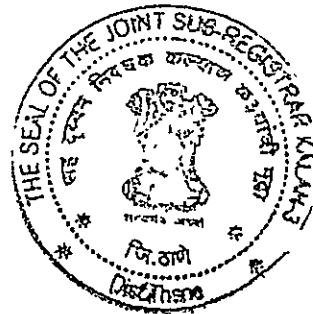
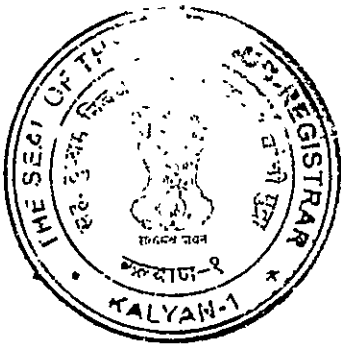
in the presence of

1.  Rajesh Sakte

क.सं-३	
दस्ता क्र. ५९९३	२०१९
७	९३

2.  Shinde Jyoti Shinde

क.सं-१	
दस्ता क्र. ७२२४	२०२३
९३५	७५

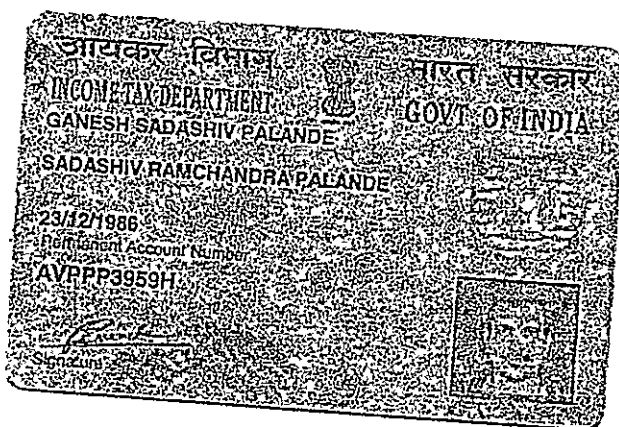


4983		2022	
1	93		

कल्याण-१			
दस्ता क्र. 6227		2023	
935	914		

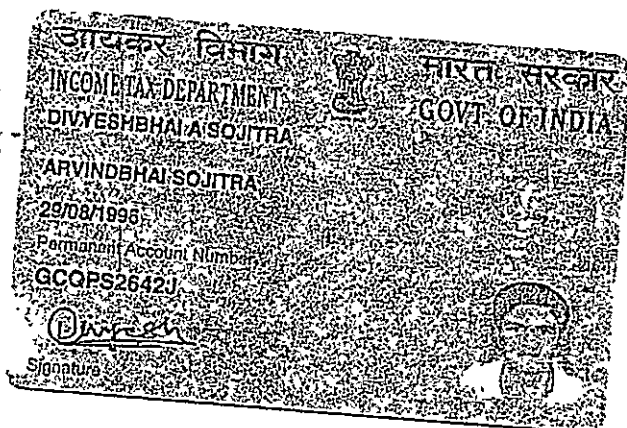


कर - 3	
दस्ता क्र.	4983 2099
e	93

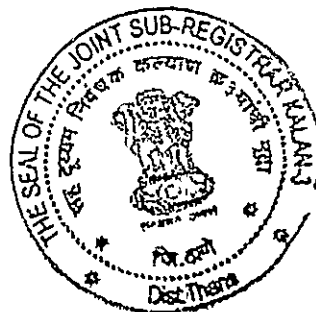


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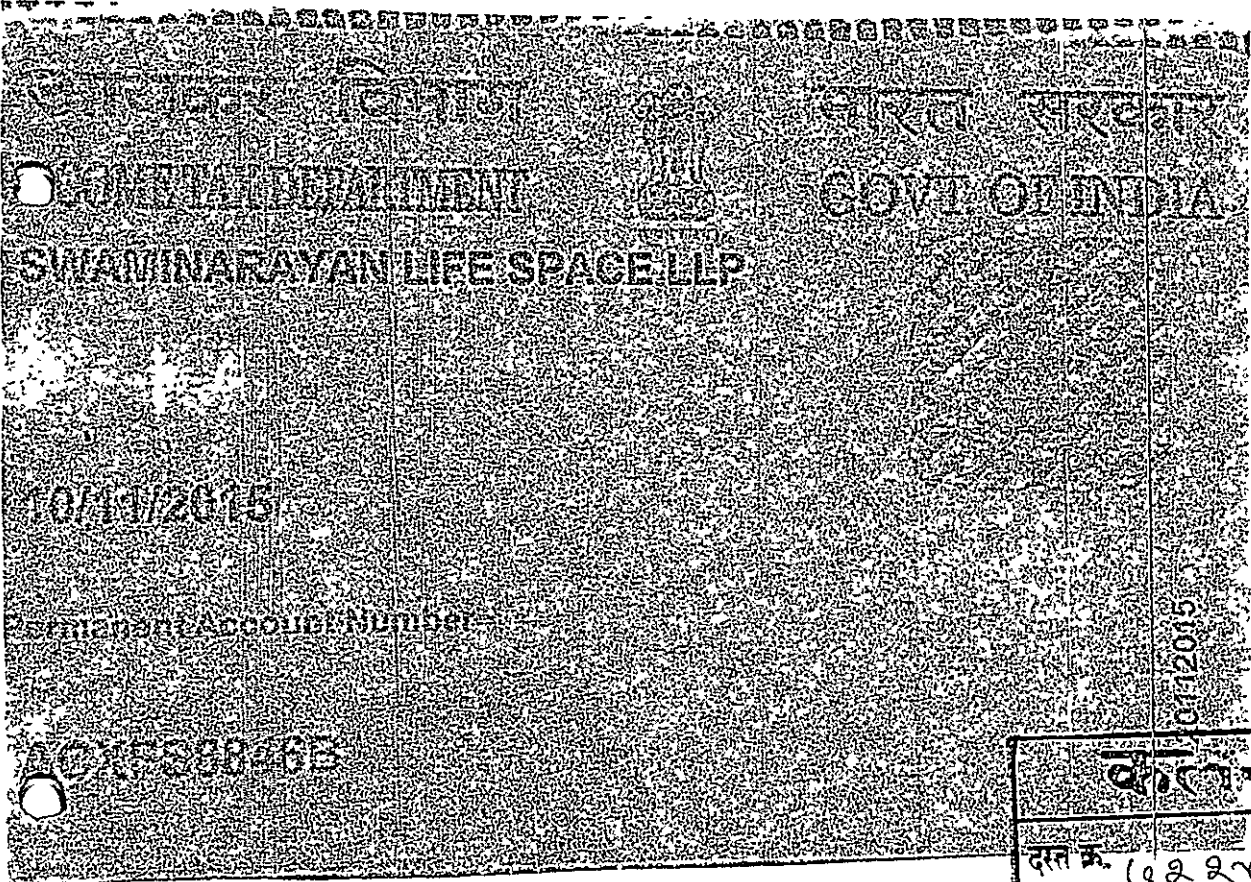
कर - 1	
दस्ता क्र.	6227 2023
936	94



*Handwritten signature*



कलकत्ता-3	
दस्ता क्र. 4983	2022
90	93



कलकत्ता-9	
दस्ता क्र. 6227	2022
93L	914

*[Handwritten signature]*  
*[Handwritten signature]*



72 5193

बुधवार, 15 मे 2019 6:25 म न

दस्त गोपनाग भाग-1

कलन3

११/१३

दस्त क्रमांक: 5193/2019

दस्त क्रमांक कलन3 /5193/2019

वाजार मूल्य: रु. 00/-

मोवदला: रु. 00/-

भरलेले मुद्राक शुल्क: रु 500/-

दु. नि. मह. दु. नि. कलन3 याचे कार्यालयान

पावती:5982

पावती दिनांक: 15/05/2019

अ. क्र. 5193 वर दि 15-05-2019

मादरकरणाचे नाव: दिव्येशभाई अरविंदभाई मोजिना

गेजी 6:31 म.नं वा हजर केला

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठाची संख्या: 13

एकूण 360 00

दस्त हजर करणाऱ्याची सही

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार. कुलमुखत्यारपत्र

मुद्राक शुल्क अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्र: 1-15 /05 / 2019 06 : 31 : 10 PM ची वेळ: (सादरीकरण)

शिक्रा क्र: 2-15 /05 / 2019 06 : 31 : 41 PM ची वेळ: (फी)

दस्त क्र.

७२२४

२०२३

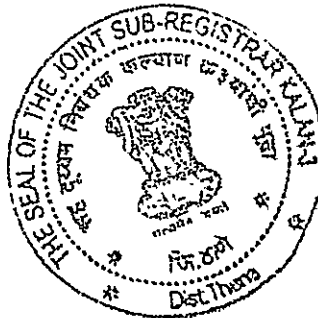
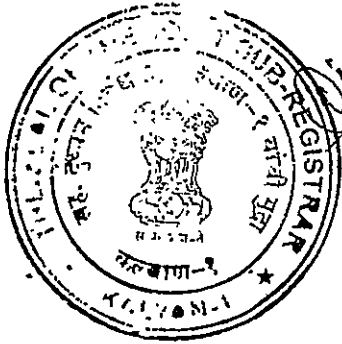
१३८

१४५

दस्त ऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र व्यक्ती इत्यादि घनावट जावकून आल्यास याची संपूर्ण जबाबदारी निव्यादकांची राहिल

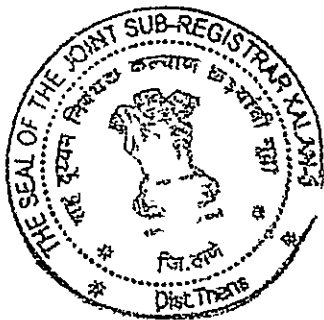
लिहून घेणार

लिहून घेणार



कलन - ३	
दस्ता क्र.	५९३ . . . १९९
९२	९३

कलन - ४	
दस्ता क्र.	७२२४   २०२३
९४०	९४५





15/05/2019 6 27.57 PM

दस्त गोपवारा भाग-2

कलन3 93/93

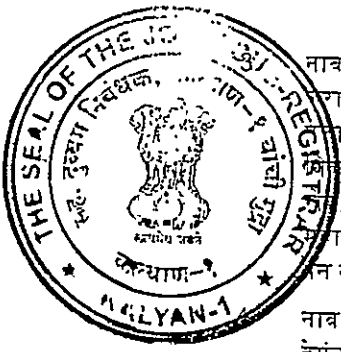
दस्त क्रमांक.5193/2019

दस्त क्रमांक 'कलन3/5193/2019

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव.दिव्येशभाई अरविंदभाई मोजिचा पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं. डोंविवली-प, रोड नं: - , महाराष्ट्र, THANE. पिन नंबर GCQPS2642J	पॉवर ऑफ अटॉर्नी होल्डर वय :-22 स्वाक्षरी:- <i>[Signature]</i>		
	नाव.मदामाशिव पालांडे पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं डोंविवली-प, रोड नं: - , महाराष्ट्र, ठाणे पिन नंबर AVPPP3959H	पॉवर ऑफ अटॉर्नी होल्डर वय :-31 स्वाक्षरी:- <i>[Signature]</i>		
	नाव मेमर्स स्वामीनागयण लार्डफ स्पेस एलएलपी तर्फे राम शामजी पटेल - पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव. रत्ना निवाम, ब्लॉक नं. 2/5, रोड नं भाजी मार्केट, नेहरू कुंजविहार हॉटेलच्या वर, डोंविवली पूर्व, महाराष्ट्र, ठाणे. पिन नंबर ACXFS8846B	कुलमुखत्यार देणार वय -47 स्वाक्षरी - <i>[Signature]</i>		
	नाव मेमर्स स्वामीनागयण लार्डफ स्पेस एलएलपी तर्फे हेमंत मूलचंद पटेल - पत्ता प्लॉट नं: - , माळा नं. - , इमारतीचे नाव. रत्ना निवाम, ब्लॉक नं 2/5, रोड नं: भाजी मार्केट, नेहरू रोड, कुंजविहार हॉटेलच्या वर, डोंविवली पूर्व, महाराष्ट्र, ठाणे. पिन नंबर ACXFS8846B	कुलमुखत्यार देणार वय :-37 स्वाक्षरी:- <i>[Signature]</i>		

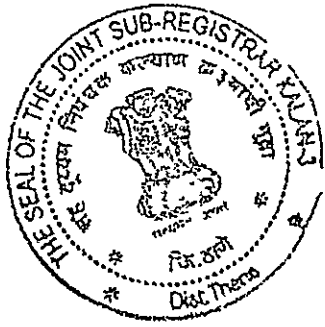
**कलन - ९**  
क्र. ७२२२२  
७२२



वरील दस्तगवेवज करून देणार स्वाक्षरीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र 3 ची वेळ 15 / 05 / 2019 06 : 33 : 35 PM

ओळख:-  
खालील डस्तम अमे निवेदीत करणात की ते दस्तगवेवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव राजश्री मांटे - - वय 34 पत्ता डोंविवली-पूर्व पिन कोड 421201	स्वाक्षरी <i>[Signature]</i>		
2	नाव ज्योती शिंदे - - वय 28 पत्ता डोंविवली-पूर्व पिन कोड:421201	स्वाक्षरी <i>[Signature]</i>		



शिक्रा क्र.4 ची वेळ: 15 / 05 / 2019 06 : 34 : 10 PM

शिक्रा क्र.5 ची वेळ: 15 / 05 / 2019 06 : 34 : 16 PM नोंदणी पुस्तक 4 मध्ये

प्रमाणित करण्यात येते की सदर दस्त क्र. ५१९३ मध्ये ९३. याने आहेत. पुस्तक क्रमांक ..... वर नोंदला. दिनांक १५ / ५ / २०१९

Joint Sub Registrar Kalyan 3

Know Your Rights as Registrants

- 1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
- 2 Get print immediately after registration

For feedback, please write to us at feedback [email address]

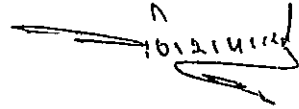
5193 / 2019



## ।घोषणापत्र।।

मी/आम्ही श्री. गणेश सदाशिव पालांडे, वय ३३ वर्षे, रा मांडा, टिटवाळा पूर्व, याद्वारे घोषित करतो की, दुय्यम निबंधक कुल्याण यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. स्वामीनारायण लाईफ स्पेस एलएलपी तर्फे भागीदार श्री. हेमंत मूलचंद पटेल यांनी दिनांक १५/०५/२०१९ रोजी मला/आम्ही सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी/आम्ही पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी/आम्ही पात्र राहिन/राहू याची मला/आम्हांस जाणीव आहे.

तारीख: २०/०६/२०२३



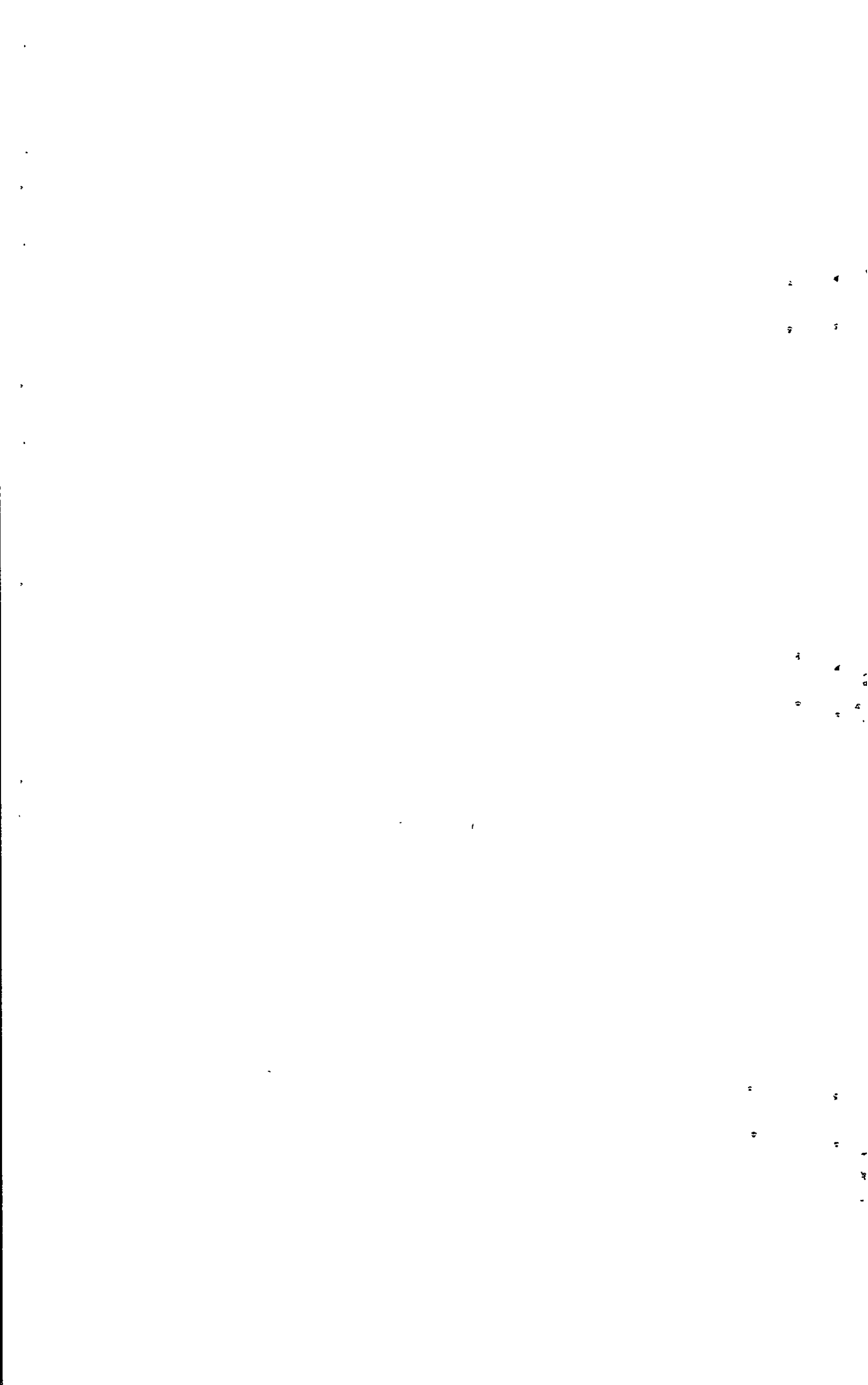
ठीकाण: कुल्याण

श्री. गणेश सदाशिव पालांडे  
कुलमुखत्यारपत्रधारकाची सही व नांव

सादर कुलमुखत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयीची मी खात्री करून घेतली आहे.


कलम-१	
दस्त क्र. ७२२४	२०२३
१४२	१४४





**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT OF INDIA**

GAUTAM SHIVAJI ROKADE  
 SHIVAJI CHINDHU ROKADE  
 04/05/1977  
 Permanent Account Number  
**APRR6228R**

  
 Signature

कॉपी - १	
दस्ता क्र. ६२२४	०२३
१२३	१४५

Form No. MH05 20100032405      Do/505-06-2010  
 Valid Till 20/02/08-2030 (M)

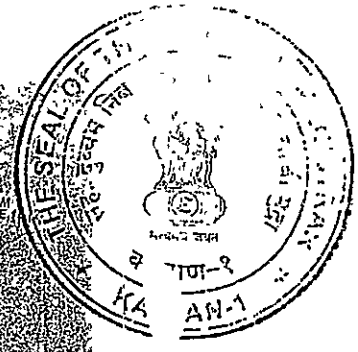
(AUTHORISED TO DRIVE FOLLOWING CLASS  
 OF VEHICLES ONLY)

GOVT. DRIVERS  
 MCWG 03-08-2010

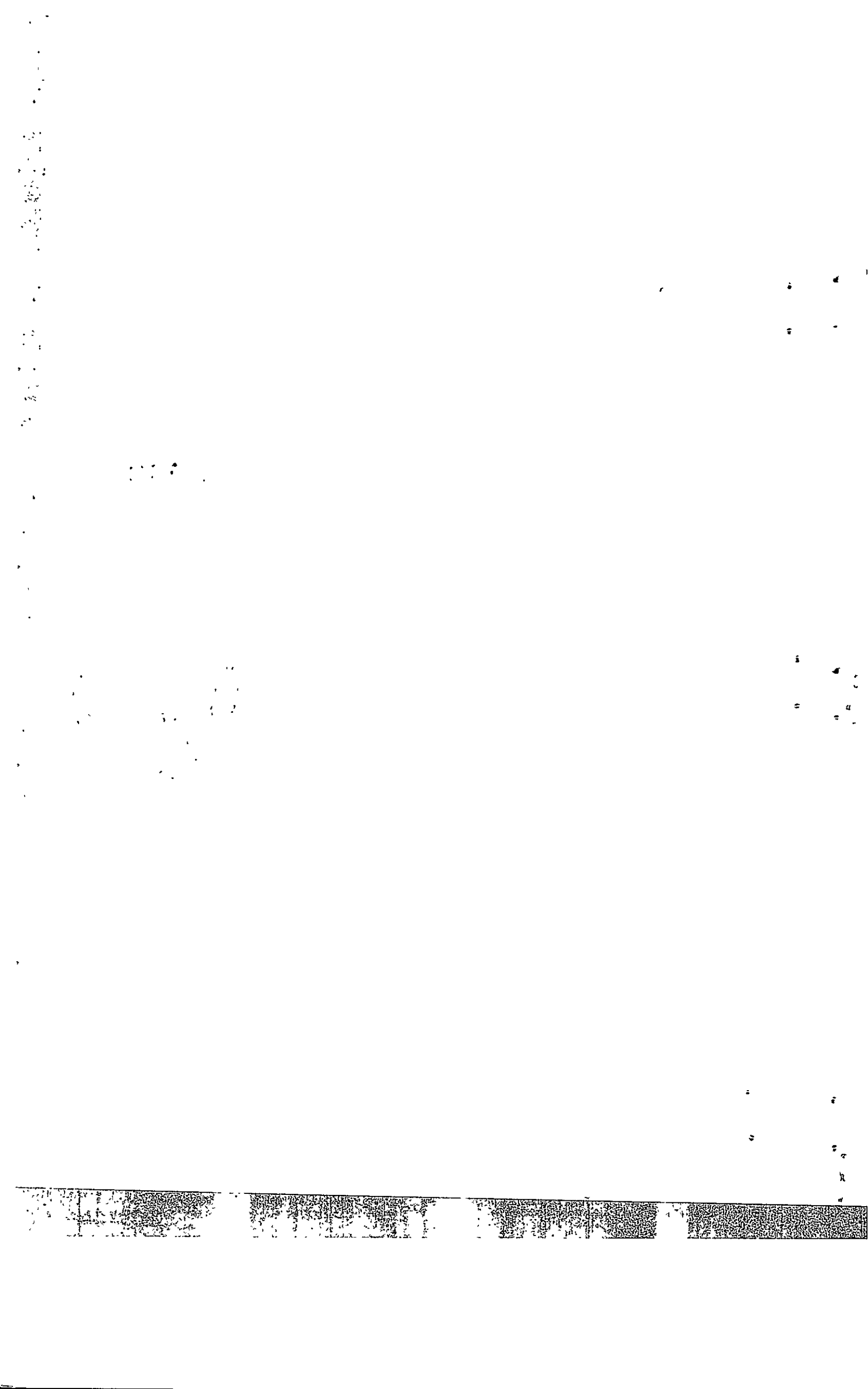
DOB - 04-11-1977      ABC

Name - MAHENDRA SATARDEKAR  
 S/O - C. RAMESH SATARDEKAR  
 AGP - SHIVAJI NAGAR, WALDHURGA, CAMPU  
 BEH - RAMBHADUNI WASKAR, YAN (E)  
 DIST - THANE

Signature of Officer      Signature/Thumb  
 Issuing Authority: MH05 001075      Impression of Holder



*[Handwritten signature]*



70 7224

मंगळवार, 27 जून 2023 7:25 म नं.

दस्त गोश्वारा भाग-1

कलन1

900/904

दस्त क्रमांक 7224/2023

दस्त क्रमांक कलन1 /7224/2023

वाजार मूल्य रु 34,79,000/- मोबदला रु 41,99,748/-

भरलेले मुद्राक शुल्क: रु.2,94,000/-

दु नि. मह. दु नि. कलन1 यांचे कार्यालयात

पावती 9247

पावती दिनांक 27/06/2023

अ क्र 7224 वर दि.27-06-2023

सादरकरणाचे नाव त्रिपुल विनायक कुलकर्णी - -

गेजरी 7-22 म न वा. हजर केला.

नोंदणी फी

रु 30000 00

दस्त हाताळणी फी

रु 2900 00

पृष्ठाची मख्या. 145

एकूण 32900 00

*Okulkar*

दस्त हजर करणाऱ्याची मही:

*cash*  
सह. दिव्यम विवेक वर्ग २  
कल्याण क्र. १  
दस्ताचा प्रकार करारनामा

*cash*  
सह. दिव्यम विवेक वर्ग २  
कल्याण क्र. १

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

शिक्रा क्र. 1 27 / 06 / 2023 07 : 22 : 00 PM ची वेळ: (सादरीकरण)

शिक्रा क्र 2 27 / 06 / 2023 07 : 23 : 40 PM ची वेळ. (फी)

### प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी न्यायदा १९०८ नियम १९६१ अंतर्गत नग्नदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खलाल निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

*Okulkar*

लिहून घेणार सही

*10/21/2023*

लिहून देणार सही

*Okulkar*







दस्त गोपवारा भाग-2

कलन1

984 584

दस्त क्रमांक:7224/2023

27/06/2023 7 42:31 PM

दस्त क्रमांक :कलन1/7224/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स.स्वामिनारायण लाईफ स्पेस एलएलपी लिमिटेड लायविलिटी भागीदारी संस्था तर्फे भागीदार - हेमंत मुलचंद पटेल यांचे कुलमुखत्यार धारक म्हणून गणेश पालाडे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ऑफिस २/५ रत्ना निवास भाजी मार्केट नेहरू रोड कुंजविहार हॉटेलच्या वर डोविवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ACXFS8846B	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:विपुल विनायक कुलकर्णी -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वी - ५ पुनर्वसू सोसायटी आनंद नगर दीनदयाळ रोड इद्रायणी हॉस्पिटल जवळ डोविवली पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पॅन नंबर:AYDPK6500E	लिहून देणार वय :-35 स्वाक्षरी:-		
3	नाव:ऐश्वर्या विपुल कुलकर्णी -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वी - ५ पुनर्वसू सोसायटी आनंद नगर दीनदयाळ रोड इद्रायणी हॉस्पिटल जवळ डोविवली पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:AXUPA0514A	लिहून देणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:27 / 06 / 2023 07 : 25 : 38 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आशिप भार साताडेकर -- वय:30 पत्ता:कल्याण पश्चिम पिन कोड:421301		
2	नाव:गौतम रोकडे -- वय:40 पत्ता:कल्याण पिन कोड:421301		

शिवका क्र.4 ची वेळ:27 / 06 / 2023 07 : 26 : 13 PM

शिक्षा क्र.5 ची वेळ:27 / 06 / 2023 07 : 28 : 17 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Kalyan 1  
सह. दय्यम निबंधक वर्ग २

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used Amount	Registration Number	Deface Date
1	VIPUL VINAYAK KULKARNI	eChallan	02300042023062793576	MH004299614202324E	294000.00	SD	0002233420202324	27/06/2023
2	.	DHC		2706202307291	900	RF	2706202307291D	27/06/2023
3	.	DHC		2706202306217	2000	RF	2706202306217D	27/06/2023
4	VIPUL VINAYAK KULKARNI	eChallan		MH004299614202324E	30000	RF	0002233420202324	27/06/2023

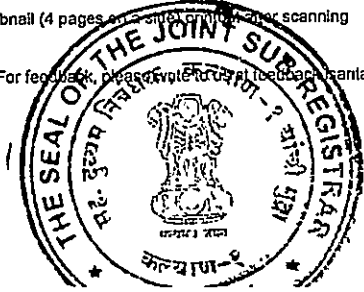
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7224 /2023

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For feedback, please write to us at: feedback@antia@gmail.com









27/06/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 7224/2023

नोदणी

Regn 63m

गावाचे नाव : ठाकुर्ली

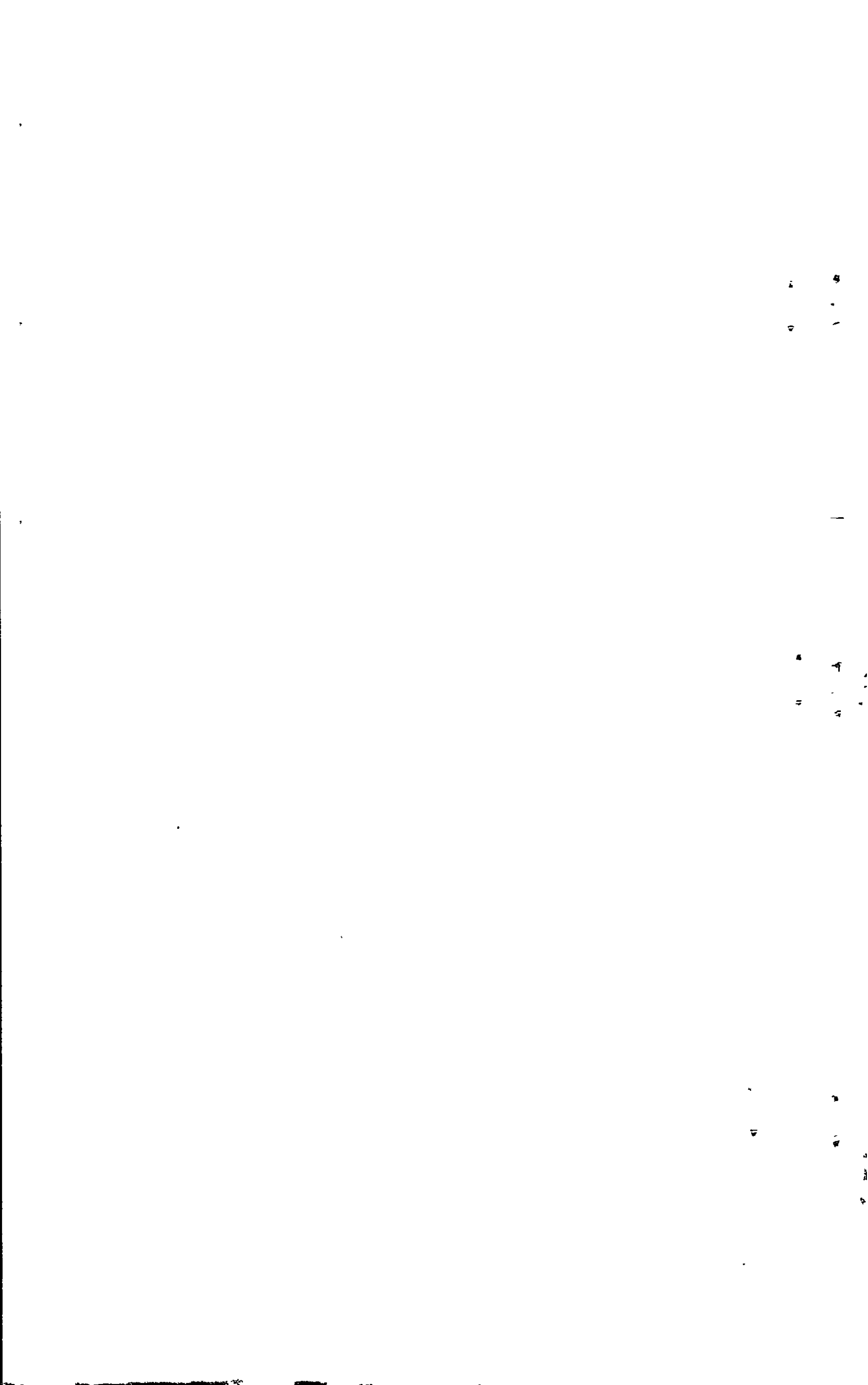
(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	4199748
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3479000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन ., इतर माहिती: , इतर माहिती: मौजे ठाकुर्ली ता-कल्याण जि-ठाणे येथील नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं 21,नवीन सर्वे नं.61 जुना सर्वे नं 363 हिस्सा नं 51,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.80,नवीन सर्वे नं.60 जुना सर्वे नं.29 हिस्सा नं 7,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.58,नवीन सर्वे नं.60 जुना सर्वे नं.29 हिस्सा नं.8,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.17,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.18,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.19,नवीन सर्वे नं 61 जुना सर्वे नं 363 हिस्सा नं.20,नवीन सर्वे नं 61 जुना सर्वे नं.363 हिस्सा नं.51 (पार्ट),नवीन सर्वे नं 61 जुना सर्वे नं.363 हिस्सा नं.52,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.53,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.54,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.55,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.56,नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं 57 यावरील स्वामिनारायण सिटी फेज-1/1ए/1बी/1सी प्रोजेक्ट प्लॉट नं.-वी अडोनिया विल्डिंग मधील इ-विंग सदनिका क्रमांक-1102 अकरावा मजला चे क्षेत्र 38.12 चौ.मीटर कारपेट.(रेरा प्रमाणपत्र जोडले आहे)( ( Survey Number : नवीन सर्वे नं ६१ जुना सर्वे नं.३६३ व इतर. ; HISSA NUMBER : हिस्सा नं २१,५१ व इतर. , ) )
(5) क्षेत्रफळ	1) 38.12 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स.स्वामिनारायण लाईफ स्पेस एलएलपी लिमिटेड लाटविलिटी भागीदारी संस्था तर्फे भागीदार - हेमंत मुलचंद पटेल यांचे कुलमुखत्यार धारक म्हणून गणेश पालांडे वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस २/५ रत्ना निवास भाजी मार्केट नेहरू रोड कुंजविहार हॉटेलच्या वर डोंविवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.-ACXFS8846B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विपुल विनायक कुलकर्णी - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव. वी - ५ पुनर्वसू सोसायटी आनंद नगर दीनदयाळ रोड इंद्रायणी हॉस्पिटल जवळ डोंविवली पश्चिम , ब्लॉक नं: -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-AYDPK6500E 2): नाव:-ऐश्वर्या विपुल कुलकर्णी - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी - ५ पुनर्वसू सोसायटी आनंद नगर दीनदयाळ रोड इंद्रायणी हॉस्पिटल जवळ डोंविवली पश्चिम , ब्लॉक नं: -, रोड नं. -, महाराष्ट्र, ठाणे पिन कोड:-421202 पॅन नं:-AXUPA0514A
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023
(10)दस्त नोदणी केल्याचा दिनांक	27/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	7224/2023
(12)वाजारभावाप्रमाणे मुद्राक शुल्क	294000
(13)वाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वी १  
कल्याण क्र. १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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





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Builder NOC



SWAMINARAYAN  
LIFESPACE LLP

Date: 04/07/2023

To:  
The Assistant General Manager,  
State Bank of India,  
Thane, Mumbai

Dear Sir,

I/We, Swaminarayan Life Space, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni 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 27/06/2023

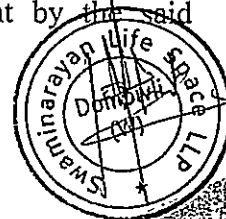
Description of the property	
Flat No./ House No.	1102
Building No./Name	E wing - Adonia
Plot No	S.no. 61/19, 61/20, 61/55
Street No./Name	Retibunder Road
Locality Name	Mothagaon
Area Name	Mauje Thakurli
City Name	Dombivli
Pin Code	421202

2. That the total consideration for this transaction is Rs. 41,99,748/- (Rs. Forty One Lakhs Ninety Nine Thousand Seven Hundred Forty Eight 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.

*Chulkar*  
*Jhingra*



Office: Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli (West).

www.swaminarayancity.com





**SWAMINARAYAN  
LIFESPACE LLP**

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.

6. After creation of proper charge/mortgage and after receipt of the copies there of 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 favoring 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.

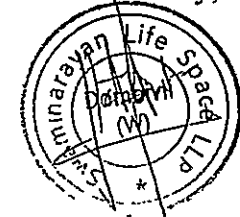
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "Swaminarayan Life Space, Kotak Mahindra Bank, Dombivli East Branch, Account No. 632011012521, IFSC Code KKBK0001416".

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 "Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide \_\_\_\_\_ (description of document of delegation of authority to the signatory.)

Yours faithfully,



*Okulbar*  
*Ashwarya*





Builder  
Demand  
Letter



SWAMINARAYAN  
LIFESPACE LLP

**Demand Letter**

**Tax Invoice**

Invoice no. 076/I-C/23-24  
Date . 4-Jul-23

Rel: Your Flat in the Building known as "Adonia" bearing S.no 61/19, 61/20, 61/55 at mauje thakurli,  
Dombivli (west) 421202

Flat No. E-1102  
Booking Date: 05-01-2023

To,  
Vipul Vinayak Kulkarni & Aishwarya Vipul Kulkarni  
B-5, Punarvasu Society, Anand Nagar,  
Dindyal Road, Near Indrayani Hospital, Dombivli (W) 421202  
Mobile No. 9920806664/9168322614

This letter bears reference to your booking as per the terms and conditions of the booking we would like to inform you that as per the Payment schedule the amount due against this flat. As per the payment schedule Intimation of commencement of Plinth work which is due in 15 days. Details of Demand are as under:

Sr.no.	Particulars		Amount
	Agreement Value		41,99,748
1	Current Demand (HSN/SAC : 9954 )		8,39,950
	Gross Value	8,39,949.60	
	Less : abatement (1/3)	2,79,983.20	
	Net Taxable Value	5,59,966.40	
2	SGST 0.75% on taxable value		4,200
3	CGST 0.75% on taxable value		4,200
	Current Demand		8,48,350

**Summary Of Demand**

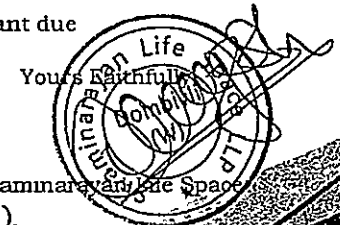
Gross Demand Previous	3,81,757
Add : Current Demand Including GST	8,48,350
Total Demand	12,30,107
Less : Total Receipt till date	2,05,000
Balance due	10,25,107

Please issue the Cheque in favor of 'M/S. SWAMINARAYAN LIFE SPACE'.  
A/c No. 632011012521, Kotak Mahindra Bank, Dombivli ( East)  
IFS Code . KKBK001416  
GST No . 27ACXFS8846B1ZF

Your Co-operation and promptness in making a said payment will enable us to provide the possession of the said flat on time Please ignore this letter if already paid.

Note: Interest will be charged as per RERA which will be levied on the total amount due

*Kulkarni*  
*Aishwarya*



Office: Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli (West).

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DATE: - 01-05-2023

M/S. SWAMINARAYAN LIFE SPACE LLP.

ADD: 2/5, RATNA NIWAS, NEHRU ROAD,

BAHJI MARKET, DOMBIVALI (E),

PIN – 421 201.

SUBJECT: - WORK COMMENCEMENT CERTIFICATE FOR TOWER E COMMERCIAL CUM RESIDENTIAL BUILDING OF THE PROJECT UNDER CONSTRUCTION NAMED AS "SWAMINARAYAN CITY PHASE – 1C" SITUATED ON THE LAND BEARING 60/7, 60/8, 61/21, 61/51, 61/58, 61/80 61/95 , 61/75C ,61/81 , 61/17, 61/18 ,61/19 ,61/20 , 61/52 , 61/53, 61/54 ,61/55 ,61/56 ,61/57 MOUJE – THAKURLI, TALUKA – KALYAN, DISTRICT – THANE.

TO WHOM SO EVER IT MAY CONCERN

I VIJAY ARVIND PATHAK PROPRIETOR OF AVP CERTIFY THAT CONSTRUCTION WORK OF FOUNDATION AND PLINTH OF TOWER E COMMENCED ON SITE ON 01-05-2023 FOR PROJECT NAMED AS "SWAMINARAYAN CITY PHASE – 1C" AS PER MY DRAWINGS AND THOROUGHLY CHECKED BY ME.

THANKS & REGARDS,

STAMP:-

VIJAY PATHAK  
ARCHITECT  
CA/2001/27890

ARCHITECT VIJAY PATHAK

AVP

THE CROWN, 8<sup>TH</sup> FLOOR, OFFICE NO. 804, SECTOR 15, KHRARGHAR, NAVI MUMBAI - 410210



# Builder Receipt



SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/07024	Date	03/07/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs. Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 20,000.00/- (Rupees Twenty Thousand Only) by IMPS : 308413945887 dated . 25/03/2023 drawn on , towards instalment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	20,000.00	0.00
Total				20,000.00	0.00
Grand Total					20,000.00

GSTIN No. : 27ACXFS8846B1ZF

\* Subject to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

*(Handwritten signatures)*

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli



# Builder Receipt



SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/07025	Date	03/07/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs. Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 1,000.00/- (Rupees One Thousand Only) by IMPS : 308413951757 dated : 25/03/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below

Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	1,000.00	0.00
Total				1,000.00	0.00
Grand Total					1,000.00

GSTIN No. : 27ACXFS8846B1ZF

Subject to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

*(Signature)*  
*(Signature)*

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli





# Builder Receipt



SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/02192	Date	26/02/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs.Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 51,000.00/- (Rupees Fifty One Thousand Only) by Online : Swipe dated : 05/01/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	51,000.00	0.00
Total				51,000.00	0.00

51 000 00

*Kulkarni*  
*Aishwarya*



# Builder Receipt



SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/02238	Date	26/02/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs. Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 1,00,000.00/- (Rupees One Lakh Only) by IMPS : IMPS - 304816457407 dated : 17/02/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	1,00,000.00	0.00
Total				1,00,000.00	0.00
Grand Total					1,00,000.00

GSTIN No. : 27ACXFS8846B1ZF

\*  to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli

*Vipul Kulkarni*  
*Aishwarya Kulkarni*



# Builder Receipt

SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/03007	Date	01/03/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs. Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 33,000.00/- (Rupees Thirty Three Thousand Only) by IMPS : 300908547614 dated : 09/01/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below

Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	33,000.00	0.00
Total				33,000.00	0.00
Grand Total					33,000.00

GSTIN No. : 27ACXFS8846B1ZF

\* Subject to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli

*Kulkarni*  
*Ashwarya*



Builder  
NOC



SWAMINARAYAN  
LIFESPACE LLP

Date: 04/07/2023

To:  
The Assistant General Manager,  
State Bank of India,  
Thane, Mumbai

Dear Sir,

I/We, Swaminarayan Life Space, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni 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 27/06/2023

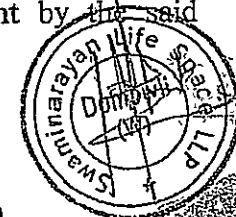
Description of the property	
Flat No./ House No.	1102
Building No./Name	E wing - Adonia
Plot No	S.no. 61/19, 61/20, 61/55
Street No./Name	Retibunder Road
Locality Name	Mothagaon
Area Name	Mauje Thakurli
City Name	Dombivali
Pin Code	421202

2. That the total consideration for this transaction is Rs. 41,99,748/- (Rs. Forty One Lakhs Ninety Nine Thousand Seven Hundred Forty Eight 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.

*Vipul Kulkarni*  
*Aishwarya Kulkarni*



Office: Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli (West).

www.swaminarayancity.com







**SWAMINARAYAN  
LIFESPACE LLP**

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.

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 favoring 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.

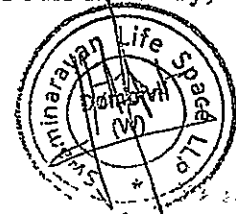
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "Swaminarayan Life Space, Kotak Mahindra Bank, Dombivli East Branch, Account No. 632011012521, IFSC Code KKBK0001416".

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 "Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide \_\_\_\_\_ (description of document of delegation of authority to the signatory.)

*Vipul Kulkarni*  
*Aishwarya*

Yours faithfully,





Builder  
Demand  
Letter

  
**SWAMINARAYAN  
LIFESPACE LLP**

**Demand Letter**  
**Tax Invoice**

Invoice no. 076/I-C/23-24  
Date : 4-Jul-23

Ref: Your Flat in the Building known as "Adonia" bearing S.no 61/19, 61/20, 61/55 at mauje thakurli,  
Dombivli (west) 421202

Flat No.: E-1102  
Booking Date: 05-01-2023

To,  
**Vipul Vinayak Kulkarni & Aishwarya Vipul Kulkarni**  
B-5, Punarvasu Society, Anand Nagar,  
Dindyal Road, Near Indrayani Hospital, Dombivli (W) 421202  
Mobile No.: 9920806664/9168322614

This letter bears reference to your booking as per the terms and conditions of the booking we would like to inform you that as per the Payment schedule the amount due against this flat. As per the payment schedule **Intimation of commencement of Plinth work** which is due in 15 days. Details of Demand are as under:

Sr.no.	Particulars	Amount
	Agreement Value	41,99,748
1	Current Demand (HSN/SAC : 9954 )	8,39,950
	Gross Value	8,39,949.60
	Less : abatement (1/3)	2,79,983.20
	Net Taxable Value	5,59,966.40
2	SGST 0.75% on taxable value	4,200
3	CGST 0.75% on taxable value	4,200
	<b>Current Demand</b>	<b>8,48,350</b>

**Summary Of Demand**

Gross Demand Previous	3,81,757
Add : Current Demand Including GST	8,48,350
Total Demand	12,30,107
Less : Total Receipt till date	2,05,000
<b>Balance due</b>	<b>10,25,107</b>

Please issue the Cheque in favor of 'M/S. SWAMINARAYAN LIFE SPACE'.  
A/c No. 632011012521, Kotak Mahindra Bank, Dombivli ( East)  
IFS Code : KKBK0001416  
GST No : 27ACXFS8846B1ZF

Your Co-operation and promptness in making a said payment will enable us to provide the possession of the said flat on time. Please ignore this letter if already paid.

Note: Interest will be charged as per RERA which will be levied on the total amount due.

Yours Faithfully

Swaminarayan Lifespace

Office: Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli (West).



# Builder Receipt



SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/07024	Date	03/07/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs.Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 20,000.00/- (Rupees Twenty Thousand Only) by IMPS : 308413945887 dated : 25/03/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	20,000.00	0.00
Total				20,000.00	0.00
Grand Total					20,000.00

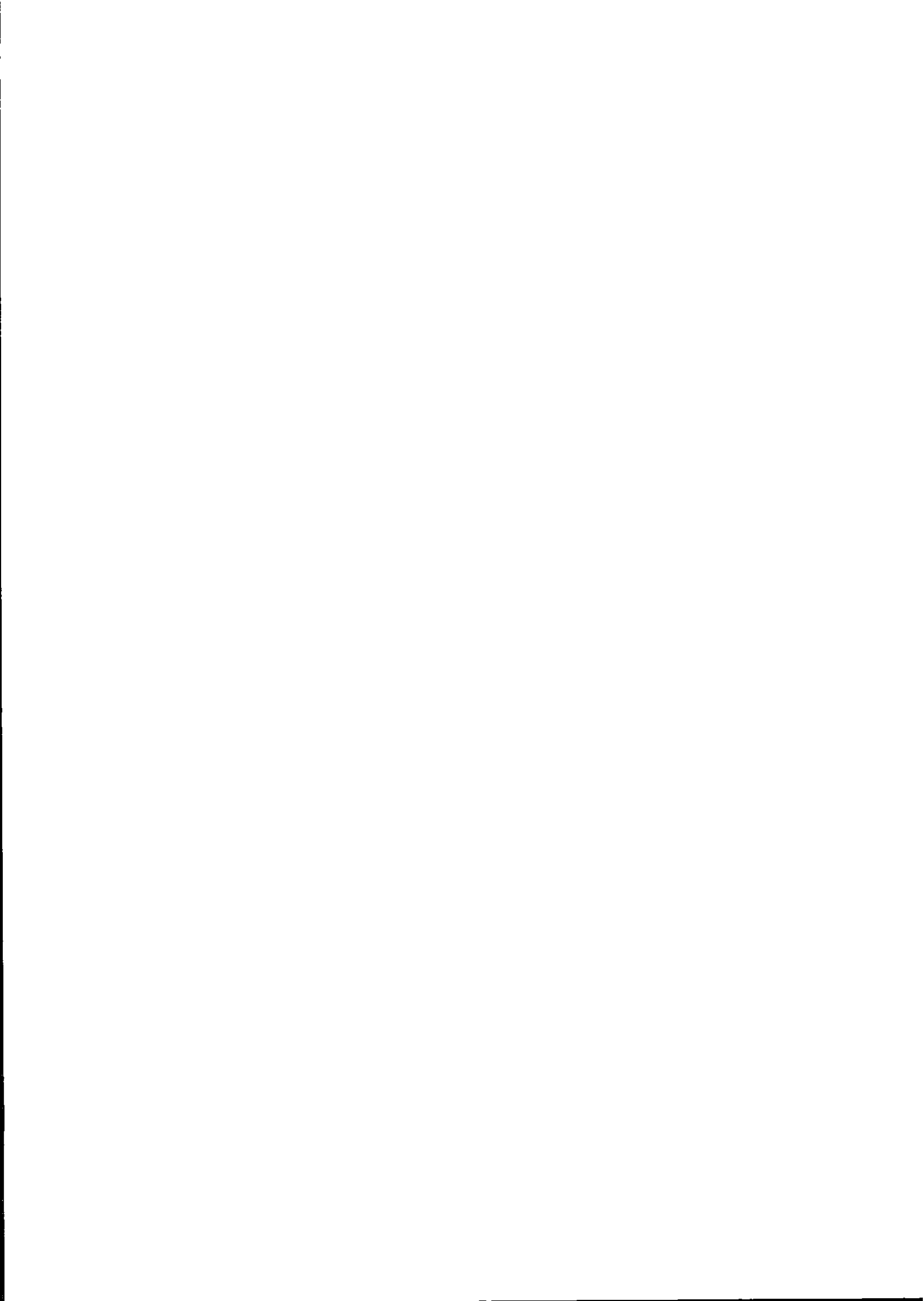
GSTIN No. : 27ACXFS8846B1ZF

Subject to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli

*Okulkaef*  
*Ashwari*



# Builder Receipt

SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/07025	Date	03/07/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs.Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 1,000.00/- (Rupees One Thousand Only) by IMPS : 308413951757 dated : 25/03/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	1,000.00	0.00
Total				1,000.00	0.00
Grand Total					1,000.00

GSTIN No. : 27ACXFS8846B1ZF

Subject to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli

*Kulkarni*  
*Aishwarya*





# Buider Receipt



SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/02192	Date	26/02/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs.Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 51,000.00/- (Rupees Fifty One Thousand Only) by Online : Swipe dated : 05/01/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	51,000.00	0.00
Total				51,000.00	0.00
Grand Total					51,000.00

GSTIN No. : 27ACXFS8846B1ZF

Subject to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli

*Okulbar*  
*Ashwarya*



# Builder Receipt



SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/02238	Date	26/02/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs.Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 1,00,000.00/- (Rupees One Lakh Only) by IMPS : IMPS - 304816457407 dated . 17/02/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	1,00,000.00	0.00
Total				1,00,000.00	0.00
Grand Total					1,00,000.00

GSTIN No. : 27ACXFS8846B1ZF

Subject to Realisation of Cheque

Note - This is electronic generated receipt, signature is not required.

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli

Vipul Kulkarni

Aishwarya Kulkarni



# Builder Receipt

SWAMINARAYAN  
LIFESPACE LLP

## Receipt

Receipt No	SNC 01/GEO/23/03007	Date	01/03/2023
Email Id	crm@swaminarayancity.com	Project Name	Swaminarayan City
Member Code	C-23-01-013	Unit No./Flat No.	1102
Wing	ADONIA - E Wing	Floor	11

Received with thanks from Mr./ Mrs.Mr. Vipul Vinayak Kulkarni & Mrs. Aishwarya Vipul Kulkarni the sum of Rs. 33,000.00/- (Rupees Thirty Three Thousand Only) by IMPS : 300908547614 dated : 09/01/2023 drawn on , towards installment for the Unit No. 1102.

Received against due installment / charges as mentioned below					
Sr.	Unit Code	Voucher Types	Particulars	Principal Amount	GST Amount
1	GEO-AWE-1102	Installment	%	33,000.00	0.00
Total				33,000.00	0.00
Grand Total					33,000.00

GSTIN No. : 27ACXFS8846B1ZF

\* Subject to Realisation of Cheque

Note:- This is electronic generated receipt, signature is not required.

Office : Swaminarayan City, Reti Bunder Road, Mothagaon, Dombivli

*Kulkarni*  
*Aishwarya*

