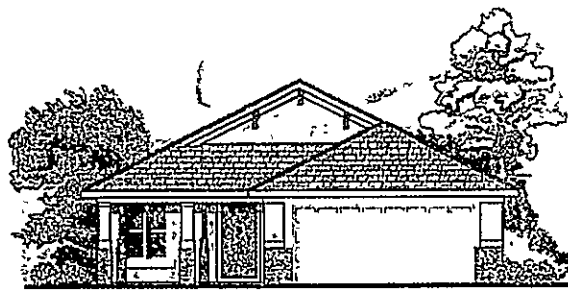


॥ श्री ॥



Mr./Mrs.: _____

Flat No. : _____ Floor in _____

Wing of Bldg. No.: _____

B-48, Nestura Plaza, _____

Office No. 885915244

★ Only Advertising ★

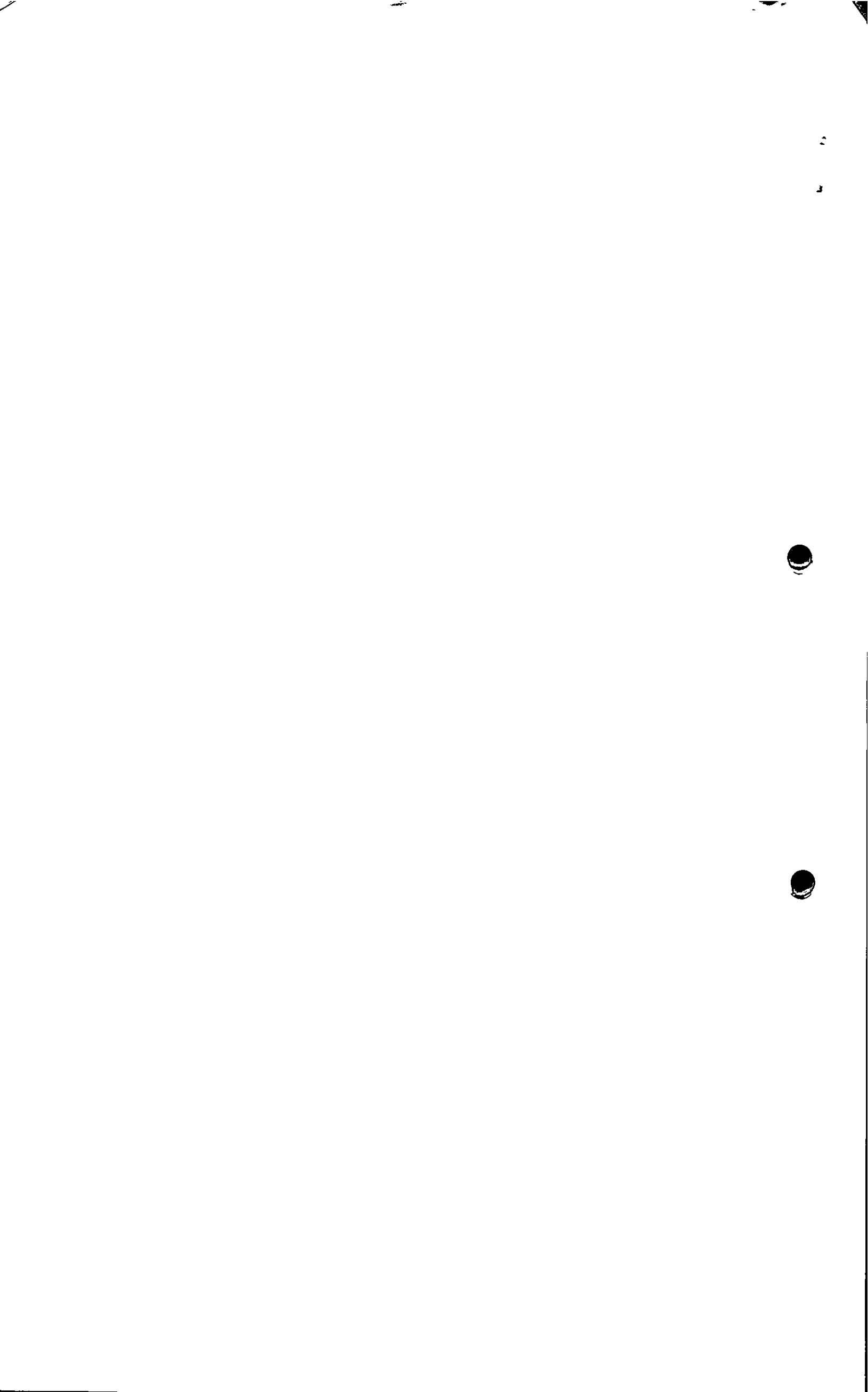


Plate 5
Amen to

SCAN OK

10089

2023



Receipt (pavti)

72/10089

Tuesday, June 27, 2023
5:06 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 11076 दिनांक: 27/06/2023

गावाचे नाव: कल्याण
दस्तऐवजाचा अनुक्रमांक. कलन3-10089-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अरुणा जयवंत खरे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 59

रु. 30000.00
रु. 1180.00

एकूण:

रु. 31180.00


आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:24 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalvan 3
सह. दुय्यम निबंधक वग ३ कल्याण क्र.३

वाजार मुल्य: रु.2817500 /-
मोवदला रु.3300000/-
भरलेले मुद्रांक शुल्क : रु. 231000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1180/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2406202300849 दिनांक: 27/06/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003832876202324E दिनांक: 27/06/2023
बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला.


पक्षकाराची सही

लिपीक
सह. दुय्यम निबंधक कल्याण-३.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	2023-273712	27 June 2023, 01:25:17 PM				
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका कल्याण					
उप मूल्य विभाग	1/11 -विभाग(10-फ2) या विभागातील लोकग्राम वसाहती व्यतिरीक्त सर्व मिळकती					
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#179			
वार्षिक मूल्य दर तक्त्यानुसार	मूल्यदर रु.					
खुली जमीन	ग्रामीण	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर	
16700	500	61600	66800	61600		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	50.061 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 10 2वर्षे	बांधकामाचा दर-	Rs 26620/-	
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th floor	कार्पेट क्षेत्र-	45.51 चौ मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट.वाढ	= 105 / 100 Apply to Rate= Rs 56280/-					
घसा-यानुसार मिळकतीचा मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((56280-16700) * (100 / 100)) + 16700) = Rs 56280/-					
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 56280 * 50.061 = Rs 2817433.08/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + वदित्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + वदित्त बात्कनी स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2817433.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2817433/- = ₹ अठ्ठावीस लाख सतरा हजार चार शे तेहेतीस /-					

Home

करनाम

दस्त क्र. 9006 2023

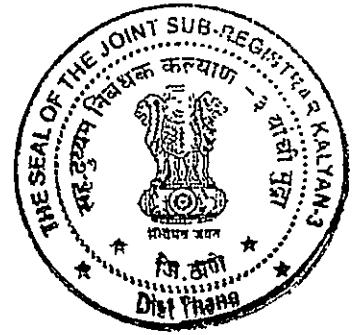
9 42

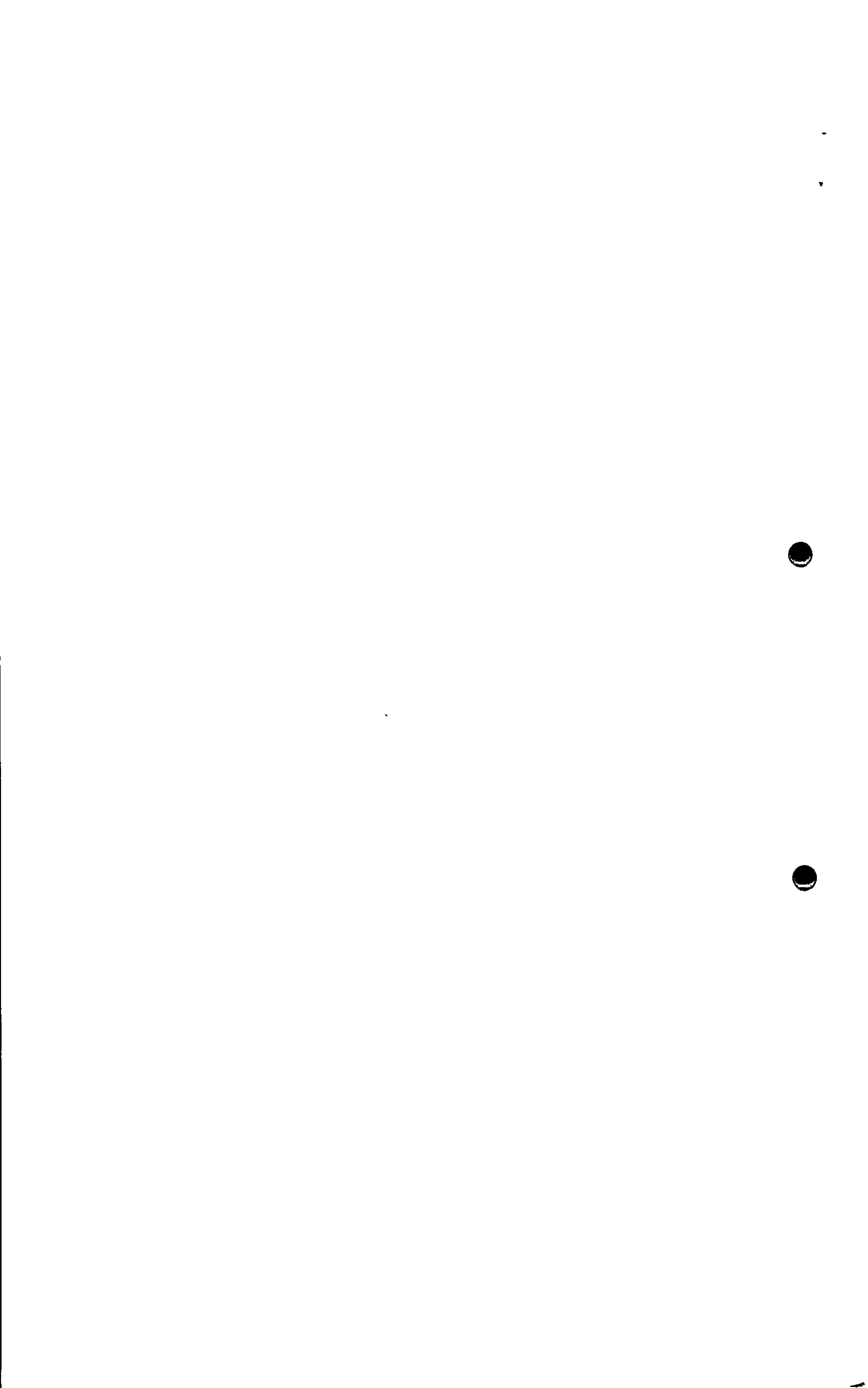




Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2406202300849	Date 24/06/2023
Received from Joint SR Kalyan, Mobile number 9821314004, an amount of Rs.1180/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 24/06/2023
Bank CIN 10004152023062400796	REF No. 2842195502
This is computer generated receipt, hence no signature is required.	

कल्याण - ३	
दस्त क्र. 9006	२०२३
२५२	







CHALLAN
MTR Form Number-6



GRN	MH003832876202324E	BARCODE	Date		19/06/2023-14:53:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)	AOSPG4997A			
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA		Full Name	ARUNA J KHARE			
Location	THANE		Flat/Block No.	FLAT NO.502, SENWIN RESIDENCY,			
Year	2023-2024 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	SHIVAJI NAGAR, KALYAN-ULHASNAGAR ROAD, WALDHUNI,			
0030046401	Stamp Duty	231000.00	Area/Locality	KALYAN EAST			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	2	1	3 0 6
			Remarks (If Any)	PAN2=ADQFS1390C--SecondPartyName=SENWIN DIVINE VENTURES-CA=3300000			
			Amount In	Two Lakh Sixty One Thousand Rupees Only			
Total		2,61,000.00	Words				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	6910033202305416351 2814007850		
Cheque/DD No.		Bank Date	RBI Date	19/06/2023-14:54:31 Not Verified with RBI			
Name of Bank		Bank-Branch	दसक गूगल २०२३ IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll ३ ५९				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलन लागू नाही.

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Arham



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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli on this 27th day of JUNE 2023

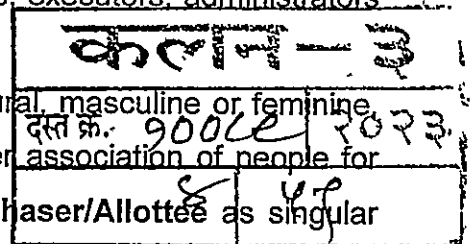
BETWEEN

M/s. SENWIN DIVINE VENTURES, a Partnership firm, holding PAN-ADQFS1390C, having its office at 1/5, Ulka Building, Opp. Anand Bal Bhavan, Ramnagar, Dombivli (E)-421201, through its Partners: MR. HITESH JAVER PATEL hereinafter called and referred as PROMOTERS/DEVELOPERS (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include the partners for the time being, survivors and surviving partners of the said firm and their heirs, executors, administrators and assigns) of the **First Part;**

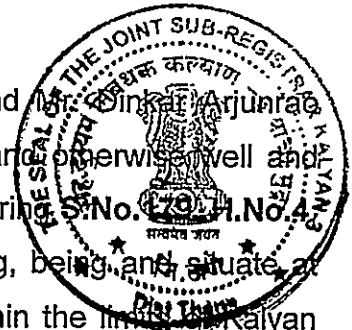
AND.

MRS. ARUNA JAYVANT KHARE, Age 38 years, Occupation Service, PAN-AOSPG4997A, residing at A-405, Rajashree Apartment, Ambernath Road, Valdhuni, Kalyan (E)-421306, hereinafter called the **PURCHASER/ALLOTTEE** (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the **Other Part;**

The Purchaser/Allottee whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the **Purchaser/Allottee** as singular masculine;



WHEREAS Mr. Vasudeo Arjunrao Bharambay and Mr. Dinkar Arjunrao Bharambay are jointly owned and possessed of and otherwise well and sufficiently entitled to all that piece of N.A. land bearing S.No. 2014.No.4 admeasuring 642.14 Sq.Mtrs., or thereabout, lying, being and situate at village Kalyan, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration District Thane, and Sub-District Kalyan, and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter called and referred to for the sake of brevity as the **SAID LAND**);

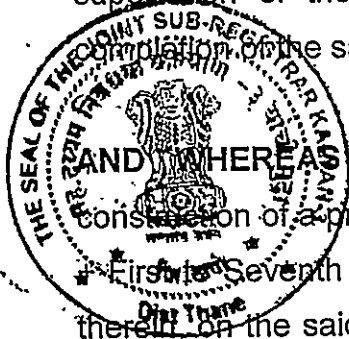
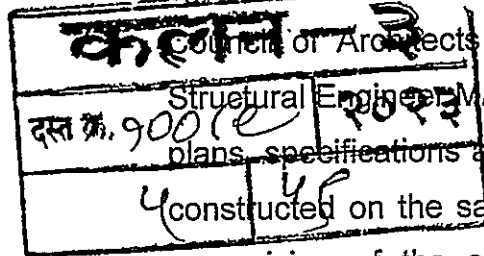


M. Patel
Arjun

AND WHEREAS vide Development Agreement and Irrevocable Power of Attorney both dated 03.10.2019, registered with the Office of Joint Sub-Registrar, Kalyan-3, on 03.10.2019, at Sr.Nos.10924/2019 & 10925/2019, Mr. Vasudeo Arjunrao Bharambay & Mr. Dinkar Arjunrao Bharambay assigned the development rights in respect of land to the Developers herein, at or for a valuable consideration and upon the terms and conditions mentioned thereunder;

AND WHEREAS pursuant to the registered Development Agreement dated 03.10.2019 recited hereinabove, the Developers/Promoters have sole and exclusive right to construct a multi-storied building in and over the said land, and excepting the residential units to be allotted to the Owners as mentioned in the Development Agreement recited hereinabove, to dispose of by way of sale all other residential units in the proposed new building to be constructed in and over the said land, on ownership basis and to enter into Agreements with the Purchasers/Allottees of those units and to receive the sale price thereof;

AND WHEREAS the Developers/Promoters have entered into standard agreement with Architect Mr. Aniruddha Dastane, registered with the Council of Architects and the Developers/Promoters have appointed a Structural Engineer M/s. S.V. Patel & Associates, for the preparation of the plans, specifications and structural designs of the proposed building to be constructed on the said land, and the Promoters accept the professional supervision of the said Architect and the Structural Engineer till the completion of the said building;



AND WHEREAS the Developers/Promoters have commenced the construction of a project being a building, having Stilt (Part), Ground (Part) First to Seventh Floors, comprising of commercial and residential units therein, on the said land to be known as **SENWIN RESIDENCY**, situated at Shivaji Nagar, Kalyan-Ulhasnagar Road, Waldhuni, Kalyan (E), in accordance with the plans sanctioned by the Kalyan Dombivli Municipal Corporation vide its Commencement Certificate bearing Outward

S.V. Patel

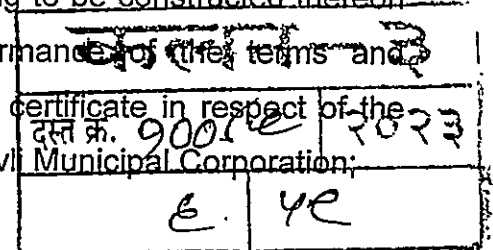
D. Khanna

No.KDMC/TPD/BP/KD/2021-22/30, dated 29.07.2021, and subsequent Revised Commencement Certificate bearing Outward No.KDMC/TPD/BP/KD/2021-22/30/239, dated 24.08.2022, and as per the sanctioned plans the Promoters are presently entitled to construct Stilt (Part), Ground (Part) + First to Seventh Floor only of the proposed Project consisting of residential and commercial units therein (hereinafter called and referred to for the sake of brevity as the **SAID PROJECT**);

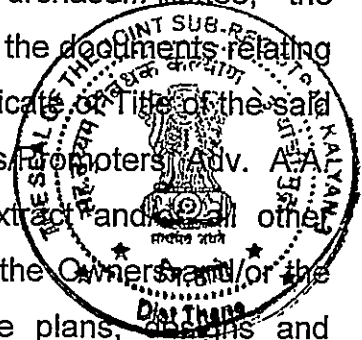
AND WHEREAS the copies of the floor plan approved by the concerned local authorities have been annexed hereto as **Annexure-I**;

AND WHEREAS the Promoters have registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **Mumbai** bearing No. **P51700046632**, the copy of the registration certificate is annexed hereto as **Annexure-II**;

AND WHEREAS while sanctioning the said plans the Kalyan Dombivli Municipal Corporation has laid down certain terms, conditions, stipulations which are to be observed and performed by the Developers/Promoters while developing the said land and the building to be constructed thereon and upon the due observance and performance of the terms and conditions, the completion and/or occupation certificate in respect of the building shall be granted by the Kalyan Dombivli Municipal Corporation;



AND WHEREAS on the demand of the Purchaser/Alloftee, the Developers/ Promoters have given inspection of all the documents relating to its title to the said land, including copies of Certificate of Title of the said land issued by the Advocate of the Developers/Promoters Adv. A.A. Chitnis, relevant revenue records being 7/12 Extract and all other relevant documents showing the nature of title of the Owners and/or the Developers/Promoters to the said land, and the plans, designs and specifications prepared by the Architect Mr. Aniruddha Dastane and Structural Engineer Mr. Girish Marathe, and approved by the Kalyan Dombivli Municipal Corporation, and of such other documents as are

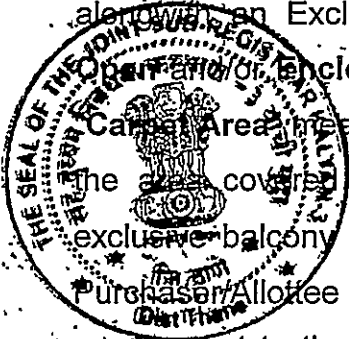


specified under the Real Estate (Regulation and Development) Act 2016 (RERA), and the rules made thereunder being The Maharashtra Real Estate (Regulation And Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest And Disclosures on Website) Rules 2017 (MAHARERA) (hereinafter called and referred to for the sake of brevity as **THE SAID ACT & THE SAID RULE**);

AND WHEREAS the Developers/Promoters have made full and true disclosure of the nature of its title to the said land and the Purchaser/ Allottee after going through the entire disclosures, the future course of development and also verifying the site of the building and the work of construction and its progress thereof, amenities and nature and scope thereof and after being satisfied about the same has offered to purchase/acquire and the Developers/Promoters have agreed to sell/allot a residential/commercial unit being **Flat No.502**, on the **Fifth Floor**, in the project to be known as **SENWIN RESIDENCY**, to be constructed on the said land, situated at Shivaji Nagar, Kalyan-Ulhasnagar Road, Waldhuni, Kalyan (E), and more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter called and referred to for the sake of brevity

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AND WHEREAS the carpet area of the said Unit is **40.56 Sq.Mtrs.**, along with an Exclusive Area totally admeasuring **4.95 Sq.Mtrs.** being an **Enclosed Balcony**. For the purposes of this Agreement (i) **Carpet Area** means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Purchaser/Allottee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Purchaser/Allottee, but includes the area covered by the internal partition walls of the Apartment. and (ii) **"Exclusive Areas"** means exclusive balcony appurtenant to the said Unit for exclusive use of the Purchaser/Allottee or verandah area and exclusive open terrace, Flower Bed area, appurtenant to the said Unit for exclusive use of the Purchaser/Allottee, (iii) All walls which are constructed or provided on an external face of an apartment



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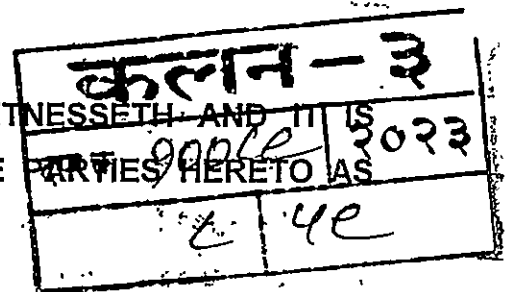
shall be regarded as "external wall" and (iv) All walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall";

AND WHEREAS prior to the execution of these presents the Purchaser/Allottee has paid to the Developers/Promoters a sum of ₹13,00,000/- (Rupees Thirteen Lakh Only), being part payment of the sale consideration of the said unit agreed to be sold by the Developers/Promoters to the Purchaser/Allottee as advance payment and the Purchaser/Allottee has agreed to pay to the Developers/Promoters the balance of the sale consideration in the manner hereinafter appearing;

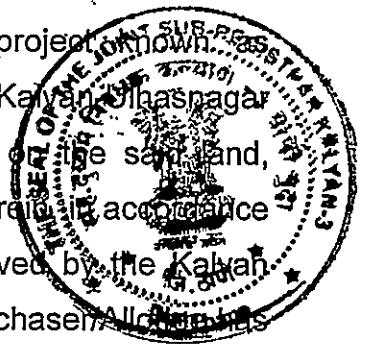
AND WHEREAS under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of the said Unit with the Purchaser/Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developers/Promoters hereby agree to sell and the Purchaser/Allottee hereby agrees to purchase the said Unit;

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



1. The Developers/Promoters shall construct a project known as **SENWIN RESIDENCY**, situated at Shivaji Nagar, Kalyan, Maharashtra, Road, Waldhuni, Kalyan (E), to be constructed on the said land, comprising of residential and commercial units thereon, in accordance with the designs, specifications and plans approved by the Kalyan Dombivli Municipal Corporation and which the Purchaser/Allottee has seen and approved, with such variations and modifications as the Developers/Promoters and/or Architects may consider necessary or



Handwritten signature: M. Patel Akham

as may be required by the Kalyan Dombivli Municipal Corporation to be made in them.

Provided that the Developers/Promoters shall obtain prior consent in writing of the Purchaser/Allottee in respect of variations or modifications which may adversely affect the said Unit of the Purchaser/Allottee, which consent shall not be unreasonably withheld.

2. The Promoters/Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Kalyan Dombivli Municipal Corporation at the time of sanctioning the said plan or thereafter, and shall before handing over possession of the said Unit to the Purchaser/Allottee, obtain from the Kalyan Dombivli Municipal Corporation occupation and/or completion certificate in respect of the said project.

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3. The Purchaser/Allottee has prior to the execution of this agreement satisfied himself about the title of the Developers/Promoters to the said land and on being satisfied with the same has agreed to purchase said Unit in the proposed new building from the Developers/Promoters.



The Purchaser/Allottee hereby agrees to purchase from the Developers/Promoters and Developers/Promoters hereby agree to allot to the Purchaser/Allottee Flat No.502, having Carpet area measuring 40.56 Sq.Mtrs., alongwith Exclusive Areas measuring 4.95 Sq.Mtrs., which comprises of exclusive open and/or enclosed balcony, appurtenant thereto, on the Fifth Floor, in the project known as SENWIN RESIDENCY, situated at Shivaji Nagar, Kalyan-Ulhasnagar Road, Waldhuni, Kalyan (E), to be constructed on the said land, and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter called and referred to for the sake of brevity as the SAID UNIT) for a total price or consideration of ₹33,00,000/-

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(Rupees Thirty-Three Lakh Only) inclusive of proportionate price of the common areas and facilities appurtenant to the said Unit.

(B) ~~The Promoters/Developers agree to allot to the Purchaser/ Allottee One Car Parking Slot in the mechanical stack parking, in the Stilt, alongwith the said Unit, for the consideration of ₹ Nil /- (Rupees Nil Only). The Developers/Promoters agree to allot the designated parking space to the Purchaser in the said Project as per availability, at the entire discretion of the Developers/Promoters and shall issue separate allotment letter in respect of such parking space designated for the Purchaser, at the time of handing over possession of the said Unit to the Purchaser.~~

(C) Thus the total aggregate consideration amount for the said Unit including One Car Parking Slot mentioned hereinabove is ₹33,00,000/- (Rupees Thirty-Three Lakh Only).

(D) The Purchaser/Allottee hereby agrees to pay to the Promoters the agreed amount of consideration as mentioned in Clause No.4 (C) hereinabove of ₹33,00,000/- (Rupees Thirty-Three Lakh Only) in the following manner:

a) 10% at the time of booking before the execution of these presents.

b) 10% to be paid after the execution of this Agreement.

c) 10% on completion of Plinth work.

d) 9% on completion of First & Second Slab.

e) 9% on completion of Third & Fourth Slab.

f) 9% on completion of Fifth & Sixth Slab.

g) 9% on completion of Seventh & Eighth Slab.

i) 9% on completion of internal & external brickwork.

j) 10% on completion of internal & external plastering & plumbing work.

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k) 10% on completion of tiling, flooring, electrification & colouring work.

l) 5% at the time of possession.

(E) The part-payment of the sale consideration of the said unit paid by the Allottee/Purchaser to the Promoters/Developers on or before the execution of this agreement or anytime thereafter in excess of the respective installments as mentioned in Clause 4(D) hereinabove, is and shall be paid by the Allottee/Purchaser on his own accord and wish and has received or shall receive proper rebate for the same. It is agreed by the Allottee/Purchaser that, the Promoters/Developers have not demanded or forced the Allottee/Purchaser for the quantum of part-payment of consideration amount on or before execution of this agreement in respect of the said unit.

(F) The consideration mentioned in Clause 4(C) hereinabove is net consideration and excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST and/or cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the

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said Unit. The Allottee/Purchaser shall be liable to pay all the taxes payable thereupon including but not limited to GST, cess etc. The said taxes and any other government/statutory taxes, if levied in future shall be paid by the Allottee/Purchaser immediately on demand.

(G) (i) The Allottee/Purchaser is aware that, in the event of the total amount of agreed consideration mentioned in Clause 4(C) hereinabove is ₹50,00,000/- or more the Allottee has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoters, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Further, the Allottee/

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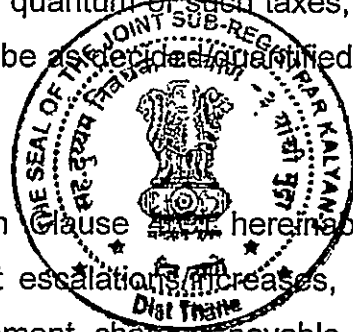
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Purchaser shall furnish to the Promoters the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

(ii) The Allottee/Purchaser further agrees and undertakes that if the Allottee/Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction, the Allottee/Purchaser alone shall be deemed to be an assessee in default in respect of such tax and the Promoters shall not be liable for any statutory obligations / liability for non-payment of such TDS.

(iii) It is further agreed by the Allottee/Purchaser that at the time of possession of the said Unit, if any discrepancy is found in actual Form 16B & 26AS, the Allottee/Purchaser has to pay equivalent amount as interest free security deposit and resolve the same within 4(four) months from the date of possession. This deposit will be refunded to Allottee/Purchaser once the discrepancy is rectified within aforesaid time. Provided further that in case the Allottee/Purchaser fails to resolve the discrepancy within the stipulated period of 4 (four) months from such Possession Date then the Promoters shall be entitled to forfeit the said deposit against the amount receivable from the Allottee/Purchaser which amount was deducted by the Allottee from the payments to the Promoters on account of TDS but not paid to the credit of the Central Government. The quantum of such taxes, levies, duties, cesses, charges shall be as decided/quantified by the Promoters.

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(H) The total price as mentioned in clause 4(C) hereinabove is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local

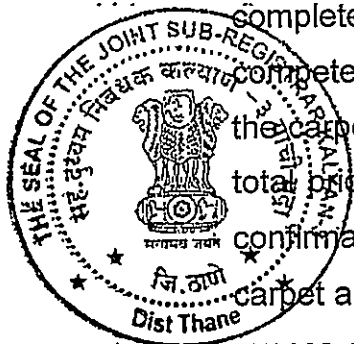
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Bodies/ Government from time to time. The Promoters undertake and agrees that while raising a demand on the Allottee/ Purchaser for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that effect alongwith the demand letter being issued to the Allottee/Purchaser, which shall only be applicable on subsequent payments.

- (I) Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the said Unit to the Allottee and the common areas to the association of the Allottee after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 4 (D) herein above ("Payment Schedule").

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The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupation certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand the same from the Allottee as per the next milestone of the Payment Schedule. All these monetary adjustments shall be made



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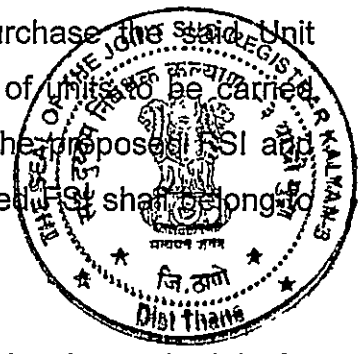
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at the same rate per square meter as per the consideration mentioned in Clause 4(A) of this Agreement.

(K) The Allottee/Purchaser shall make payment of consideration as mentioned hereinabove to the Promoters by Cheque/DD/Pay Order/RTGS/ NEFT or by any other digital transaction mode of remittance to or in favour of the Bank Account of the Promoters as shall be separately notified in writing by the Promoters from time to time.

5. The Purchaser/Allottee authorizes the Promoter to adjust/appropriate all payments made by him under any head(s) of dues against lawful outstanding, if any, in his name as the Promoter may in its sole discretion deem fit and the Purchaser/Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
6. The Promoters/Developers hereby declare that, the Floor Space Index available as on date in respect of the said land is 1594.37 Sq.Mtrs., which includes Floor Space Index by availing Basic FSI, Premium FSI and Ancillary FSI, and have planned to utilize additional Floor Space Index based on expectation of increased FSI which may be available in future by availing Road Set Back, Transferable Development Rights (TDR) and/or on modifications to Development Control Regulations, which are applicable to the said Project. The Promoters have disclosed the total Floor Space Index proposed to be utilised by it on the said land in the construction of the said project, and the Purchaser/Allottee has agreed to purchase the said Unit based on the proposed construction and sale of units to be carried out by the Developers/Promoters by utilising the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Developers/Promoters only.
7. If the Developers/Promoters fails to abide by the time schedule for completing the project and handing over the said premises to the

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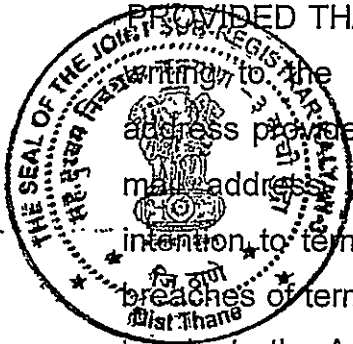
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Purchaser/Allottee, the Developers/Promoters agree to pay to the Purchaser/Allottee, who does not intend to withdraw from the project, interest as specified in the said Rules framed by the State Government from time to time under the said Act, on all the amounts paid by the Purchaser/Allottee, for every month of delay, till the handing over of the possession. The Purchaser/Allottee agrees to pay to the Developers/Promoters, interest as specified in the said Rules framed by the State Government from time to time under the said Act, on all the delayed payment which become due and payable by the Purchaser/Allottee to the Developers/Promoters under the terms of this Agreement from the date the said amount is payable by the Purchaser/Allottee to the Developers/Promoters.

8. Without prejudice to the right of the Promoters to charge interest on all the delayed payments as provided hereinabove, on the Purchaser/Allottee committing default in payment on due date of any amount due and payable by the Purchaser/Allottee to the Promoters

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under this Agreement, (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and/or the Purchaser/Allottee committing breach of any of the terms and conditions herein contained, the Promoters shall be fully entitled, at its option to terminate this Agreement.



PROVIDED THAT the Promoters shall give notice of fifteen days in writing to the Purchaser/Allottee, by Registered Post AD at the address provided by the Purchaser/Allottee and/or by mail at the e-mail address provided by the Purchaser/Allottee, if any, 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 the Agreement.

If the Purchaser/Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then, such failure on the part of the Purchaser shall constitute deemed consent of the Purchaser for termination of these presents.

PROVIDED FURTHER THAT upon termination of this Agreement as aforesaid, the Promoters shall, after deducting an amount equal to 10% of the total consideration payable hereunder towards liquidated

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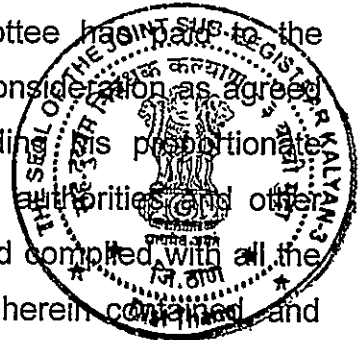
damages, refund to the Allottee the balance of the sale consideration which the Purchaser may have till then paid to the Promoters, without any interest on the amount so refundable, within a period of thirty days of the termination. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Unit to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.

9. Without prejudice to the other rights of the Promoters hereunder, the Promoters shall in respect of any amounts remaining unpaid by the Purchaser/Allottee under this Agreement, have a first charge/lien on the said Unit and the car parking space, allotted if any, and the Purchaser/Allottee shall not transfer his rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchaser/Allottee under this Agreement, to the Promoter. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Promoter.

10. The amenities to be provided by the Developers/Promoters in the said Unit and in the said building/s are those that are set out in the **THIRD SCHEDULE** annexed hereto.

11. The Developers/Promoters shall give possession of the said Unit to the Purchaser/Allottee or his nominee/s on or before **31st March 2025**. PROVIDED THAT, the Purchaser/Allottee has paid to the Developers/Promoters, the entire amount of consideration as agreed upon hereinabove in these presents (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and further has performed and complied with all the covenants, stipulations, terms and conditions herein contained and on his part to be performed and complied.

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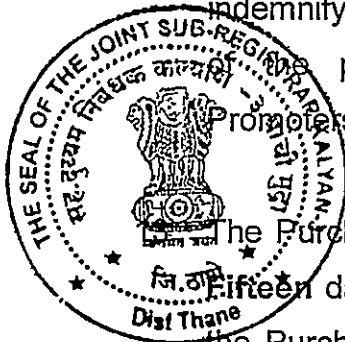
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If the Promoters fail or neglect to give possession of the said Unit to the Purchaser/Allottee herein on account of reasons beyond its control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser/Allottee the amounts already received by it in respect of the said Unit with interest at the same rate as may mentioned in the Clause 7 hereinabove from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

PROVIDED that the Developers/Promoters shall be entitled to reasonable extension of time for giving possession of said Unit by the stipulated date, if the completion of construction is delayed on account of on account of War, Civil commotion or act of God and/or on account of any notice, order, rule, notification of the Government and/or other public or competent authority/court.

12. The Promoters shall within **Seven** days of obtaining the occupancy and/or completion certificate from the Kalyan Dombivli Municipal Corporation, as the case may be, of the Project, and upon the payment made by the Purchaser/Allottee as per the agreement, offer in writing to be possession of the said Unit to the Purchaser/Allottee in terms of this Agreement to be taken within **Fifteen** days from the date of issue of such notice. The Promoters agree and undertake to indemnify the Purchaser/Allottee in case of failure of fulfillment of any provisions, formalities, documentation on part of the Promoters.

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The Purchaser/Allottee shall take possession of the said Unit within **Fifteen** days from the Developers/Promoters giving written notice to the Purchaser/Allottee intimating that the said Unit is ready for use and occupation. Upon receiving a written intimation from the Promoters as per Clause 12, the Purchaser/Allottee shall take possession of the said Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the said Unit to the Purchaser/Allottee. In case the

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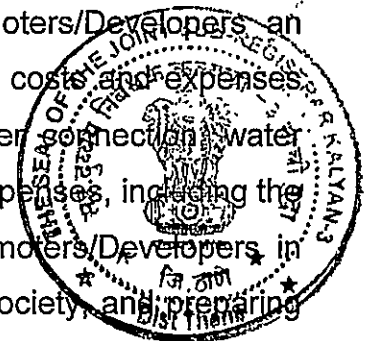
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Purchaser/Allottee fails to take possession within the time provided in Clause 12 such Purchaser/Allottee shall continue to be liable to pay maintenance charges as determined by the Promoters or association of all the Unit Purchaser/Allottees, as the case may be.

14. Commencing a week after notice in writing is given by the Promoters/Developers to the Purchaser/Allottee that the said Unit is ready for use and occupation, the Purchaser/Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said Unit) of outgoings in respect of the said Property and building namely local taxes, or such other charges levied by the concerned local authority and/or government, water charges, common lights, repairs and salaries of clerks, bills of collector, chaukidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and building until the society is formed and duly registered, and the Purchaser/Allottee agrees and undertakes to pay to the Promoters towards his proportionate share of such outgoings from the date of the notice as aforesaid. The amount so paid by the Purchaser/Allottee to the Promoters shall not carry any interest and remain with the Promoters until the formation of Co-operative society as aforesaid, subject to the provision of the said Act, on such Co-operative society being formed and duly registered, the Promoters shall pay and handover to the society as the case may be the aforesaid deposits after deducting the actual expenses incurred on various accounts.

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15. The Purchaser/Allottee shall on or before delivery of possession of the said Unit keep deposited with the Promoters/Developers an amount of ₹ —Nil— /- towards meeting all the costs and expenses pertaining to M.S.E.D. Co. Ltd. deposits, meter connection, water connection charges, legal costs, charges and expenses, including the professional fees of the Advocate of the Promoters/Developers in connection with formation of the Co-operative society, and preparing the rules, regulations and bye-laws, of the Co-operative society to be so formed.

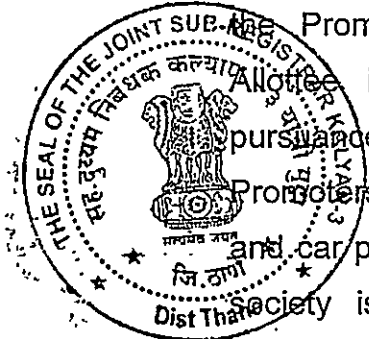


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16. The Purchaser/Allottee hereby agrees to pay on demand, the Purchaser/Allottee's share of the stamp duty and the registration charges, payable on the conveyance or any document or instrument of transfer in respect of the said land Property and building to be executed in favour of the society after it is duly formed.

17. The Purchaser/Allottee alongwith other Unit Purchaser/Allottees in the said project shall join in forming and registering the co-operative society to be known by such name as the Promoters may decide and for the purpose shall sign and execute all the necessary application and/or other papers and other documents necessary for the formation and the registration of the Co-operative society including the Bye-laws of the society duly filled in, and sign and return to the Promoters/Developers within seven days of the same being forwarded by the Promoters/Developers to the Purchaser/Allottee.

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On completion of construction and upon obtaining necessary Completion/Occupation Certificate from the Kalyan Dombivli Municipal Corporation to that effect, and on receipt by the Promoters/Developers of the payment of all amounts due and payable to it from all the Unit Purchaser/Allottees of the said project Promoters/Developers shall co-operate with the Purchaser/Allottee in forming, registering or incorporating a Society. In pursuance thereof when all the amounts due and payable to the Promoters/Developers in respect of all the Units in the said project and car parking spaces are paid in full as aforesaid, and further the Society is registered, the Promoters/Developers shall cause to transfer to the society all the rights, title and interest of the Promoters/Developers and the land owners by executing the necessary conveyance to that effect, in favour of the Society so formed and registered and such conveyance shall be keeping with the terms and conditions and provisions of this agreement.

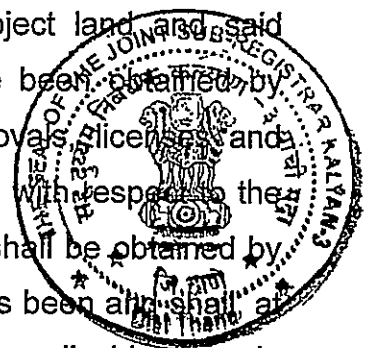
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19. The Promoters/Developers hereby agree and declare that, before handing over possession of the said Unit to the Purchaser/Allottee and in any event before the execution of the conveyance of the said land in favour of the corporate body to be formed of all the Unit Purchaser/Allottees of the building/s to be constructed on the said land, the Promoters/Developers shall ensure that, its title to the said land is free from all encumbrances and that the Promoters/Developers have absolute, clear and marketable title to the said land so as to enable it to convey to the said society such absolute clear and marketable title on the execution of the conveyance of the said land in favour of the said society.

20. The Promoters hereby represent and warrant to the Purchaser/Allottee as follows:

- i. The Promoters have clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the said Project;
- ii. The Promoters have lawful rights and requisite approvals from the competent authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said project;
- iii. There are no encumbrances upon the project land or the said Project;
- iv. There are no litigations pending before any Court of law with respect to the project land or said Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in

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relation to the said Project, project land, Building/wing and common areas;

- vi. The Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/Allottee created herein, may prejudicially be affected;
- vii. The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said unit which will, in any manner, affect the rights of Purchaser/Allottee under this Agreement;
- viii. The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Unit to the Purchaser/Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchaser/Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Purchaser/Allottees;

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The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities;



No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said land) has been received or served upon the Promoters in respect of the project land and/or the said Project except those disclosed in the title report, if any.

21. From the date on which the Purchaser/Allottee acquires and/or deems to acquire vacant and peaceful possession of the said Unit, he shall:
 - (a) Maintain the said Unit in good tenantable repairs and conditions at his own costs and shall not do or suffer or cause to be done or suffered anything in or to the building in which the said Unit is

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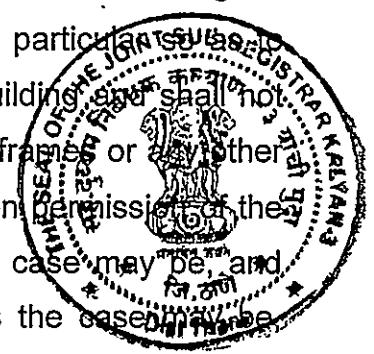
situated or the premises, staircase or common passage therein, which may be against the rules, regulations of the concerned local authority and the Purchaser/Allottee shall not change, alter or make addition in the said Unit or the building or any part thereof.

(b) Not store in the said Unit any goods which are hazardous, combustible and/or dangerous in nature or so heavy as to damage the construction or the structure of the building or are objected by the concerned local authority or authorities, shall not carry or cause to carry heavy package to upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building including the entrance of the premises and the Purchaser/Allottee shall be liable for the consequences for the breach of this clause.

(c) At his costs carry out all the internal repairs to the said Unit and maintain the same in good condition, state and order in which the same was delivered by the Developers/Promoters and shall not do or suffer to be done anything in or to the building in which the said Unit is situated, which may be against the rules, regulations and bye-laws of the concerned local authority and/or other public authority.

(d) Not at any time demolish or cause to be demolished the said Unit or any part thereof, nor shall at any time make or cause to be made any additions or alterations of whatsoever nature to the said Unit or any alterations in the elevations and outside colour scheme of the said building and/or the said Unit, and shall keep the partition walls, sewer drainage pipes in the said Unit and appurtenances thereto in good and tenantable repairs and conditions of and in particular shall support shelter and project other parts of the building and shall not chisel or cause damage to any columns, R.C.C. frames or any other structural, in the said building without prior written permission of the Developers/Promoters and/or the society as the case may be, and the Developers/Promoters and/or the society as the case may be.

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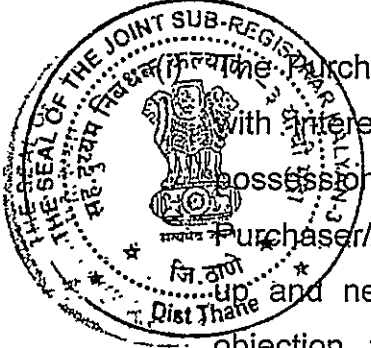
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may in their entire discretion grant its permission for the same on such conditions as they may deem fit or reject the same.

- (e) Not do or cause to be done any act or thing, which shall render void or voidable any insurance of the said land and building or any part thereof or whereby any increase in premium shall be due or payable in respect of the insurance.
- (f) Not throw dirt, rubbish, garbage other refuse or promote the same to be thrown from the said building in the compound or any position on the said land or building.
- (g) Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said Unit is situated.

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(h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Unit by the Purchaser/Allottee for any purposes other than for purpose for which it is sold.



Purchaser/Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Unit until all the dues payable by the Purchaser/Allottee to the Promoter under this Agreement is fully paid up and necessary intimation is provided to the Promoter and no objection thereof is sought by the Purchaser/Allottee from the Promoter for such transfer and assignment.

- (j) The Purchaser/Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance

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of the said building and the Units 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/Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the said Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

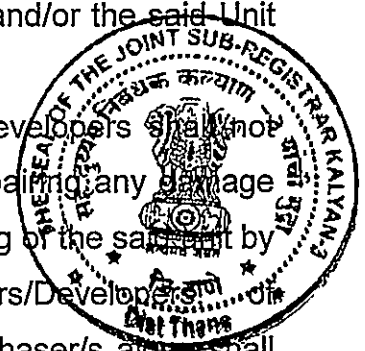
(k) Be liable for the consequences for any act committed in contravention of the above stipulations, in connection with the said building and/or the said Unit.

22. If within a period of five years from the date of handing over the said Unit to the Purchaser/Allottee, the Purchaser/Allottee brings to the notice of the Promoter any structural defect in the said Unit or the building in which the said Unit is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Purchaser/Allottee shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the said Act.

PROVIDED THAT such defects if any are not caused due to willful default and/or breach and/or any act committed by any of the Unit Purchaser/Allottee in the said building in contravention of the stipulations, in connection with the said building and/or the said Unit as mentioned in Clause No.21 hereinabove.

PROVIDED FURTHER THAT, the Promoters/Developers shall not be responsible for the cost of reinstating and repairing any damage caused due to regular wear and tear after receiving of the said Unit by the Purchaser/Allottee from the Promoters/Developers of whatsoever nature caused thereto, and the Purchaser/s alone shall be liable to rectify and reinstate the same at his own costs.

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PROVIDED FURTHER THAT, the Purchaser/Allottee shall not carry out any alterations of whatsoever nature in the said unit and specific to the structure of the said unit of the said project which shall include but not limit to columns, beams etc., or in the fittings therein, in particular. It is hereby agreed that, the Purchaser/Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of water. If any of such works are carried out without the written consent of the Promoters/Developers the defect liability shall automatically become void. The word defect here means only the manufacturing defect.

23. The Purchaser/Allottee shall use the said Unit or any part thereof or permit the same to be used only for purpose for which it is sanctioned and approved by the concerned sanctioning authority. He shall use the parking space allotted d if any, only for purpose of keeping or parking vehicle.

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It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to terrace Units in the said building, if any, shall belong exclusively to the respective Purchaser/Allottee/s of such Units. Such terrace shall not be enclosed by such Unit Purchaser/Allottee/s.



25. Notwithstanding any other provisions of this agreement the Promoters/Developers have disclosed and brought to the knowledge of the Purchaser/Allottee that it shall be at the sole and absolute discretion of the Promoters/Developers:

- a) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, if any, may be transferred and/or conveyed/assigned.
- b) to provide for and incorporate covenants and restrictions and obligations with regard to the provision of maintaining the infrastructure and common amenities, if any.

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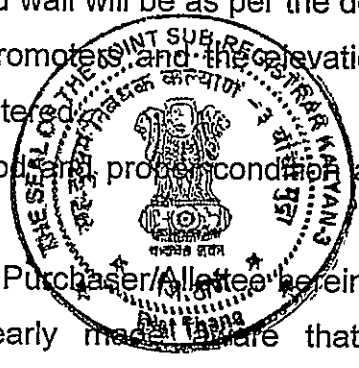
A. Khan

- c) to decide from time to time to what extent the building/s alongwith land appurtenant to its transferred to the Society so formed.
- d) to decide from time to time when and what sort of document of transfer should be executed.
- e) to grant of right of access/way from and through the said land to the adjacent buildings and plots as well as the easement rights of the said land.
- f) and the Allottee has clearly understood the same and in confirmation thereof has granted his clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoters herein.

26. The Promoters/Developers have shown the layout of the said project to the Purchaser/Allottee and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser/Allottee covenant with the Promoters/Developers as under:

- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.
- iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ substation shall be earmarked/ defined by the Architect of the Promoters/Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) the building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) it is clearly brought to the notice of the Purchaser/Allottee herein and the Purchaser/Allottee herein is clearly made aware that the

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Promoters/Developers have acquired the development rights of the said land as described in the First Schedule hereunder written however due to the certain reservations and/or set backs the area to be handed over and conveyed to the co-operative housing society and/or the corporate body will not be equivalent to the area of construction availed in the said building constructed on the said available land and the Purchaser/Allottee herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire building constructed in the said land alongwith the right and interest in the common open spaces, recreational space, playground etc.,

27. The Purchaser/Allottee has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the purchasers of the units in the said buildings and accordingly the Purchaser/Allottees of the units in the said buildings and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

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hereby agreed that the Promoters/Developers shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated/combined sanctioned from the planning authority and in such event form and get registered co-operative housing society of all the flats Purchaser/Allottees in the said buildings and the Purchaser/Allottee herein shall not, in any manner object the said right of the promoters/Developers. It is further agreed that in such event the Promoter shall be at liberty and/or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the

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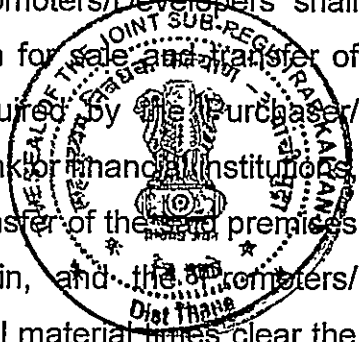
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Purchaser/Allottee herein shall not object the said right of the Promoter in any manner.

29. The Purchaser/Allottee hereby declares and confirms that he has entered into this agreement, after reading and having understood the contents of all the aforesaid order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoters to the Purchaser/Allottee and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional floor space index available on the said land as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

30. The Promoters/Developers have brought to the clear notice and knowledge of the Purchaser/Allottee that during the course of construction, the Promoters/Developers may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchaser/Allottee shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoters/Developers. The Promoters/Developers agree and undertake such charge, mortgage shall be cleared by the Promoters/Developers as per the rules and regulations of the said bank and the Promoters/Developers shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser/Allottee under these presents from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser/Allottee herein, and the Promoters/Developers further declare that, it shall at all material times clear the

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said charge, mortgage of the said bank and shall deduce clear and marketable title to the said Unit and the said land.

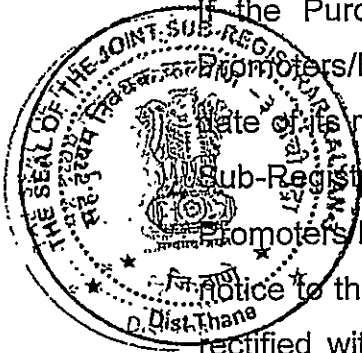
31. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Unit or of the said Plot and Building or any part thereof. The Purchaser/Allottee shall have no claim save and except in respect of the said Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society/Limited Company or other body and until the said land is transferred to the Society/Limited Company or other body as hereinbefore mentioned.

32. Forwarding this Agreement to the Purchaser/Allottee by the Promoters does not create a binding obligation on the part of the Promoter or the Purchaser/Allottee until, firstly, the Purchaser/

Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser/Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters/Developers.

If the Purchaser/Allottee (s) fails to execute and deliver to the Promoters/Developers this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters/Developers, then the Promoters/Developers shall serve a notice to the Purchaser/Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/Allottee, application of the Purchaser/Allottee shall be treated as cancelled and all sums deposited by the Purchaser/Allottee in connection therewith including the booking amount shall be returned to the Purchaser/Allottee without any interest or compensation whatsoever.

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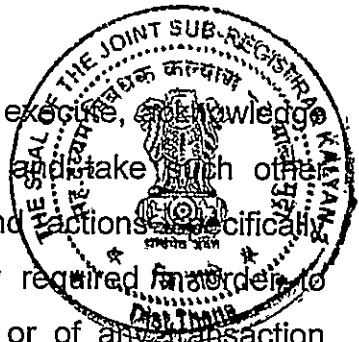
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33. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises as the case may be.
34. It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchaser/Allottees of the said Unit, in case of a transfer, as the said obligations go alongwith the said Unit for all intents and purposes.
35. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

36. Wherever in this Agreement it is stipulated that the Purchaser/Allottee has to make any payment, Purchaser/Allottee(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

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37. Both the parties hereto agree that they shall execute, acknowledge and deliver to the other, such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction



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contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

38. All Notices to be served on the Purchaser/Allottee and the Promoters/Developers as contemplated under this agreement shall be deemed to have been duly served if it is sent to the Purchaser/Allottee or the Promoters/Developers by a Registered Post A.D. at his address as mentioned in the Title Clause hereinabove in these presents or sent to the email address of the respective parties provided as follows:

Developers/Promoters: senwindivine@gmail.com

Purchaser/Allottee: arunagaikwad.2007@gmail.com

It shall be the duty of the Purchaser/Allottee and the Promoters/Developers to inform each other their postal and/or email address or any change in postal and/or email address subsequent to the execution of this Agreement, failing which all communications made at the address mentioned in the Title Clause and/or email

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address as provided hereunder shall be deemed to have been received by the Promoters/Developers or the Purchaser/Allottee, as the case may be.

39. That in case there are Joint Purchaser/Allottees all communications shall be sent by the Promoters/Developers to the Purchaser/Allottee whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the Purchaser/Allottees.



The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, goods and service tax (GST) and all other direct and indirect taxes shall be borne by the Purchaser/Allottee alone separately and in addition to all other amounts payable hereunder.

41. Any delay tolerated or indulgence shown by the Developers/Promoters in enforcing the terms and conditions of these presents or

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forbearance or giving of time to the Purchaser/Allottee by the Developers/Promoters shall not be construed as a waiver on the part of the Developers/Promoters of any breach or non-observance of any of the terms and conditions of this agreement by the Purchaser/Allottee, nor shall the same in any manner prejudice the rights of the Developers/Promoters.

42. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
43. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Civil Courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the "Said land")

ALL THAT piece and parcel of N.A. land bearing S.No.179, H.No.4, admeasuring 642.14 Sq.Mtrs., or thereabout, lying, being and situate at village Kalyan, Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane, and Sub-District Kalyan and bounded as follows:

- On or towards East : Road.
On or towards West : Yash CHS.
On or towards North : Satyabhama CHS.
On or towards South : Municipal School.

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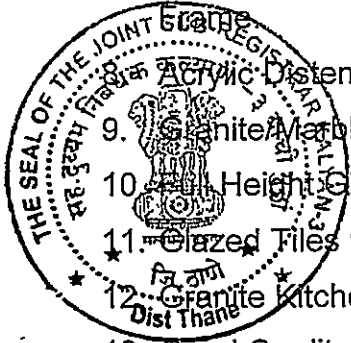
THE SECOND SCHEDULE ABOVE REFERRED TO:
(description of the "Said UNIT")

ALL THAT piece and parcel of Flat No.502, having Carpet area admeasuring 40.56 Sq.Mtrs., alongwith Exclusive Areas admeasuring 4.95 Sq.Mtrs., which comprise of exclusive open and/or enclosed balcony appurtenant thereto, on the Fifth Floor, in the project known as SENWIN RESIDENCY, situated at Shivaji Nagar, Kalyan-Ulhasnagar Road, Waldhuni, Kalyan (E), as per floor plan attach herewith, to be constructed on the land described in the First Schedule mentioned hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:
List of Amenities and specifications:

1. Earth Quake resistant R.C.C. Structure.
2. Internal Wall in Gypsum or Putty.

कलम-3	3. Double Coat outside plaster.
दस्त क्र. 9005	4. Vitrified Flooring (2' x 2') in Entire Flat.
37	5. Decorative main Door with S.S. Fittings.
ye	6. Flush Door with good Quality Hardware Fittings.
	7. Powder Coated Aluminum Sliding French Windows with Marble



8. Distemper Paint.
9. Granite/Marble Door Frame for W.C. & Bathroom.
10. Full Height Glazed Designer Tiles in W.C., Bath & Toilets.
11. Glazed Tiles up to Window top level in Kitchen.
12. Granite Kitchen Platform with S.S. Sink (24x18 inch).
13. Good Quality Sanitary Fittings.
14. Concealed Plumbing with modern Fitting.
15. PVC/Backalite Door in W.C. Bathroom.
16. R.C.C. Loft Above Bath, W.C. & Toilets.
17. Hot & Cold water Mixer Fitting in Bath & Attached Toilets.
18. Western Commode in Attached Toilet.

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- 19. Concealed Branded Quality Electrical Wiring & Fittings with Adequate Electrical Points.
- 20. Inverter wiring in each Flat.
- 21. Underground and Overhead Water tank of adequate capacity.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands, the date and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
 By the within named Developers/Promoters)
M/S. SENWIN DIVINE VENTURES)
 Through its Partner:)
MR. HITESH JAVER PATEL)



Hitesh Patel

SIGNED, SEALED AND DELIVERED
 By the within named Purchaser/Allottee)
MRS. ARUNA JAYVANT KHARE)

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In the presence of:

1. *[Signature]*

2. *[Signature]*

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RECEIPT

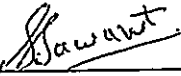
RECEIVED of and from the withinnamed Purchaser/Allottee a sum of ₹13,00,000/- (Rupees Thirteen Lakh Only) on or before the execution of these presents, as and by way of part payment of consideration of the said Unit in the building as mentioned hereinabove, in the following manner:

- (1) ₹1,00,000/- (Rupees One Lakh Only) vide Cheque No.390691, dated 15.05.2023, drawn on Bank of India, Mumbai Branch.
- (2) ₹12,00,000/- (Rupees Twelve Lakh Only) vide Cheque No.390692, dated 15.05.2023, drawn on Bank of India, Mumbai Branch.

Witness:

We Say Received ₹13,00,000/-

1. 

2. 

Partner

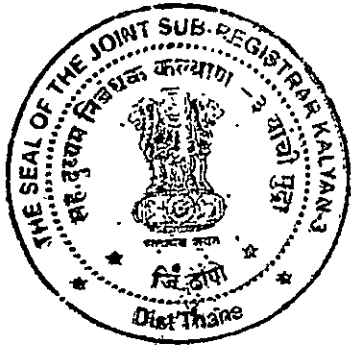
For M/s. Senwin Divine Ventures



Place : Dombivli

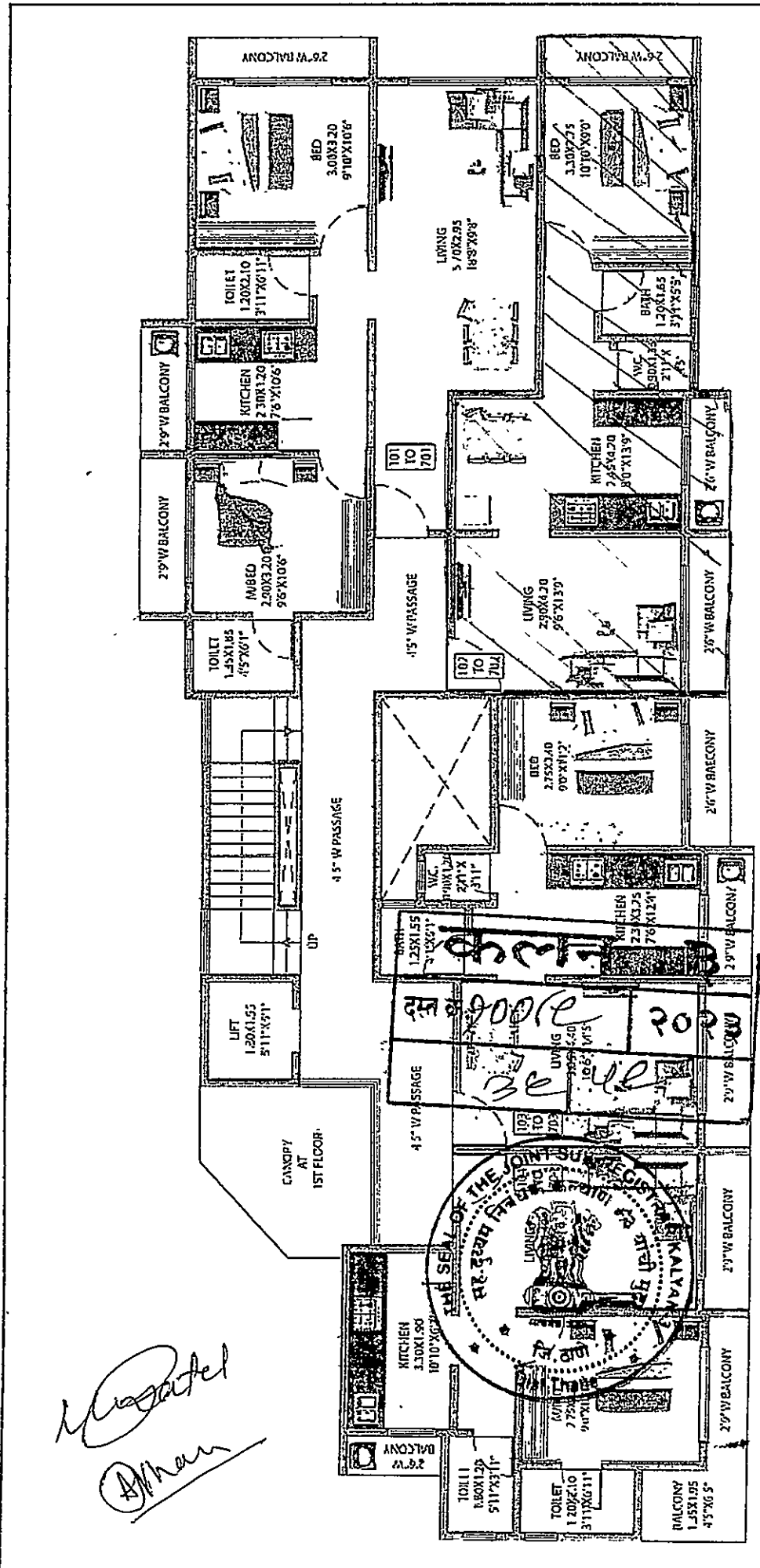
Date : 27/06/2023

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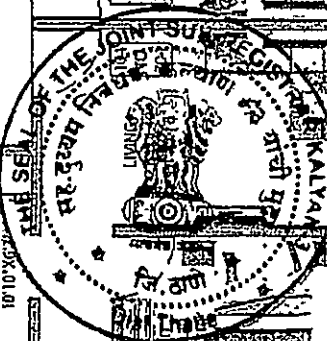




**TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR)**



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700046632

Project: *Senwin Residency* . Plot Bearing / CTS / Survey / Final Plot No.. S No 179, H No 4at Kalyan, Kalyan, Thane, 421301;

1. Senwin Divine Ventures 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 25/08/2022 and ending with 31/03/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities

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

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Dated: 25/08/2022
Place Mumbai

Signature valid
Digitally Signed by
Mr. Anun Appasaheb Nadagoudar
(Secretary-Incharge, MahaRERA)
Date:25-08-2022 11:29:15

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

M. Patel

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03/10/2019

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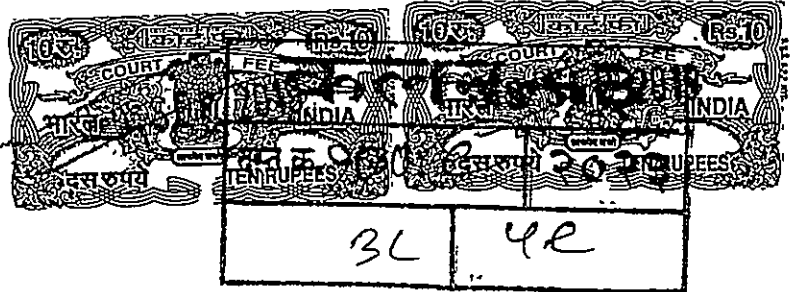
दस्त क्रमांक : 10924/2019

नोंदणी :

Regn 63m

गावाचे नाव . कल्याण

(1)विलेखाचा प्रकार	विकसनकारनामा
(2)मोबदला	5000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10706500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे कल्याण,येथील सर्व्हे नं.179,हिस्सा नं.4,एकूण क्षेत्र 642.14 चौ.मी.,अशी जमीन मिळकत. अभिनिर्णय प्रकरण क्र. 534/2019 सह जिल्हा निबंधक वर्ग-1तथा मुद्रांक जिल्हाधिकारी ठाणे शहर यांनी सदर दस्त प्रमाणित करून दिले आहे. ((Survey Number : 179 ,))
(5) क्षेत्रफळ	1) 642 14 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:-वासुदेव अर्जुनराव भारंबे वय:-60; पत्ता:-प्लॉट नं: १०१, माळा नं: -, इमारतीचे नाव: लक्ष्मी दर्शन , ब्लॉक नं: श्रीखंडेवाडी , रोड नं: मानपाडा रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADZPB3351P 2): नाव:-दिनकर अर्जुनराव भारंबे वय:-53; पत्ता:-प्लॉट नं: १०१, माळा नं: -, इमारतीचे नाव: लक्ष्मी दर्शन , ब्लॉक नं: श्रीखंडेवाडी , रोड नं: मानपाडा रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADZPB3398N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. सेनविन डिव्हाईन व्हेचर्स तर्फे भागीदार श्री. प्रशांत विजय परुळेकर वय:-50, पत्ता:-प्लॉट नं. १/५, माळा नं: -, इमारतीचे नाव: उल्का विलिंडिंग , ब्लॉक नं: आनंद बालभवनसमोर, रोड नं: रामनगर, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADQFS1390C 2): नाव:-मे. सेनविन डिव्हाईन व्हेचर्स तर्फे भागीदार श्री. हरीशभाई शिवगनभाई पटेल वय:-48; पत्ता:-प्लॉट नं: १/५, माळा नं: -, इमारतीचे नाव: उल्का विलिंडिंग , ब्लॉक नं: आनंद बालभवनसमोर, रोड नं: रामनगर, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ADQFS1390C
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2019
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/2019
(11)अनुक्रमांक,खंड व पृष्ठ	10924/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	535400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त करून घेतलेला अभिनिर्णीत दस्त

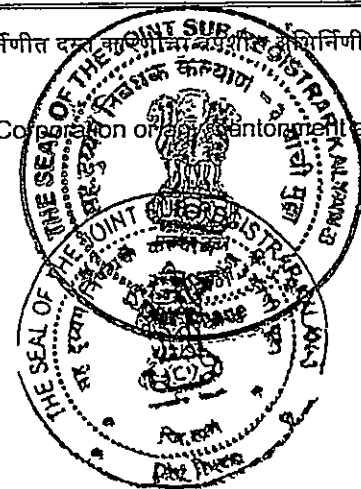
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

M. S. Patel

A. K. Man



अहवाल दिनांक : 17/07/2019

Off. Resi

Ref.

गाय नमुना सार
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाय - कल्याण तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 4383 व दिनांक : 17/07/2019
भुमापन क्रमांक व उपविभाग : 179/4

भुमापन क्रमांक व उपविभाग 179/4		भू-धारणा पद्धती भोगवटदार वर्ग -1	भोगवटदारचे नाव				
शेताचे स्थानिक नाव :-			क्षेत्र	आकार	पा.छ.	फे.फा	छाते क्रमांक
क्षेत्र एकक	आ.चो मी	यासुरेव अर्जुनराव भाव्ये				(4046)	10358
बिन शेती	6 42 14	दिनेकर अर्जुनराव भाव्ये				(4046)	मुळाचे नाव
बिन शेती आकारणी	0 22	-----साधारणिक क्षेत्र-----	6 42 14	0 22			इतर अधिकार
जिरापत	-						इतर
सागापत	-						व्हॉट न 11 (2625)
तरी	-						
यवतस	-						
इतर	-						
एकुल क्षेत्र							
पोस्ट-खराब (सागवडीस अयोग्य)							
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुल पा.छ	0 00 00						
आकारणी	0 00						
बुडी किंवा विरोध आकारणी	-						
मुने फेरफार क्र (1371),(1603),(1746),(2625),(4046),(4383)							सीमा आणि भुमापन चिन्ह :

गाय नमुना सार
पिकांची नोंदवद्दी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३९]

गाय - कल्याण तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 4383 व दिनांक : 17/07/2019
भुमापन क्रमांक व उपविभाग : 179/4

पिकांखालील क्षेत्राचा तपशील												सागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेता
मिश्र पिकांखालील क्षेत्र						निर्मळ पिकांखालील क्षेत्र									
वर्ष	हागा	मिश्रगावा तक्ता क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
		आ. चो मी	आ. चो मी	आ. चो मी	आ. चो मी	आ. चो मी	आ. चो मी	आ. चो मी	आ. चो मी	आ. चो मी					

"या प्रमाणित प्रतिसादी फी रद्दपत्र १५८ रुपये मिळते."
दिनांक: 17/07/2019
सांकेतिक क्रमांक :- 27240012421330000072019283
32 42

(नाम) शेरमजुमदार मुणोर
तालुका - कल्याण जिल्हा - ठाणे
त.कल्याण, जि.ठाणे



Mushtak
Akhane

Abhijit A. Chitnis
B. Com., LL. B.

Advocate High Court

Off. : Shop No. B/63, Kasturi Plaza C. H. S., Manpada Road, Dombivli (E)-421 201. ☎ : 286 10 57. Email : abhi_chitnis@yahoo.com
Resi. : 501, Shree Varad Vinayak CHS, S. P. Mukharjee Road, Near Nehru Maidan, Dombivli (E) - 421 201. ☎ : 244 56 27

Ref. No.

Date :

TITLE REPORT

PROPERTY: - ALL THAT PIECE OR PARCEL of N.A land bearing S.No.179/4, admeasuring 642.14 Sq.Mtrs., or thereabout, lying, being and situate at village Kalyan, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan.

At the request of M/s. Senwin Divine Ventures, through its partner Mr. Prashant Vijay Parulekar, I have investigated the title of Mr. Vasudeo Arjunrao Bharambay & Mr. Dinkar Arjunrao Bharambay, with regard to the above captioned property being all that piece or parcel of N.A. land bearing S.No.179, H.No.4, admeasuring 642.14 Sq.Mtrs., or thereabout, lying, being and situate at village Kalyan, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan (hereinafter called and referred for brevity's sake as the Said Land). I have perused two Search Reports dated 03.06.2019 and 08.11.2019, issued by Searcher Mr. G.H. Jagtap in respect of search of the said land taken by him of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan, pertaining to the period from 1985 to 2019, and have perused the documents of title and also gone through the record of rights relating to the said land in order to ascertain as to whether there is any standing encumbrance over, upon or in respect of the said land in the nature of gift, lease, mortgage, sale, agreement or such other encumbrances of like nature. My observations thereon are as follows:

1 Upon perusal of Mutation Entry No.1746 dated 04.09.1972, it can be adduced that, the said land earlier bearing S.No.179/4, Plot No.1 was purchased by Mr. Shevantilal Popatlal Shah from Mr. Parashram Ganpat Baddi, and thereby the name of Mr. Shevantilal Popatlal Shah, was duly mutated in the village records of the said land.

2. Vide Sale Deed dated 22.06.1982, registered at Sr.No.250/1982, Mr. Vilas Chaturlal Shah purchased the said land from Mr. Shevantilal Popatlal

शुद्धी - ३
दस्तावेज क्र. १००४८८
२०१३



Shevantilal Popatlal Shah

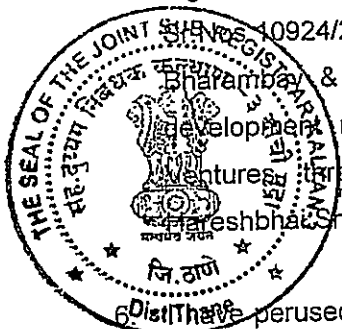
Shah, and vide Mutation Entry No.2625, dated 10.10.1984, the said land was duly mutated to the name of Mr. Vilas Chaturlal Shah, in the village record of the said land

- 3 Vide Sale Deed dated 05.12.1991, presented for registration with the Office of Sub-Registrar of Assurances, Kalyan, on 02.04.1992 at Sr.No.Cha-1950/1992, and duly registered on 27.09.2006, at Sr.No.5018/744/226 to 244, Mr. Vasudeo Arjunrao Bharambay & Mr. Dinkar Arjunrao Bharambay purchased the said land from Mr. Vilas Chaturlal Shah (mistakenly mentioned therein as Mr. Vilas Chunilal Shah), and vide Mutation Entry No 4046, dated 04.12.2014, the said land was duly mutated to the name of Mr. Vasudeo Arjunrao Bharambay & Mr Dinkar Arjunrao Bharambay, in the village record of the said land.
4. Vide Rectification Deed dated 11.04.2018, registered with the office of Sub-Registrar of Assurances, Kalyan-1, on 11.04.2018 at Sr.No.3444/2018, the mistake in the name of the Vendor in the sale deed dated 05.12 1991, came to be duly rectified, thereby the name of the Vendor therein wrongly mentioned as "Vilas Chunilal Shah" came to be replaced and read as "Vilas

करान-३	
दस्त क्र. 900 (e)	तान. २०२३
४९	५६

Chaturlal Shah". Vide mutation Entry No.4383, dated 17.07.2019, the effect of aforesaid rectification deed was recorded in the village record of the said

5. Vide Development Agreement and Power of Attorney both dated 03.10.2019, registered with the Office of Joint Sub-Registrar, Kalyan-3, on 03.10.2019, at Sr.No.10924/2019 and 10925/2019 respectively, Mr. Vasudeo Arjunrao Bharambay & Mr. Dinkar Arjunrao Bharambay as Owners assigned the Development rights in respect of the said land to M/s. Senwin Divine Ventures through its Partners Mr. Prashant Vijay Parulekar and Mr. Prashant Shivganbhai Patel.



6. There have been perused two Search Reports dated 03.06.2019 & 08.11.2019, issued by Searcher Mr. G.H. Jagtap in respect of search of the said land taken by him of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan,

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pertaining to the period from 1985 to 2019, and have also gone through the record of rights relating to the said land in order to ascertain as to whether there is any standing encumbrance over, upon or in respect of the said land in the nature of gift, lease, mortgage, sale, agreement or such other encumbrances of like nature. I have come to the conclusion that, there is no document creating any standing encumbrance over, upon or in respect of the said land or adversely affecting the title of the Owners to the said land.



From the above discussion and upon going through the documents referred to hereinabove and upon the information given by Mr. Prashant Vijay Parulekar, partner of M/s. Senwin Divine Ventures, I am of the opinion that, the title of Mr. Vasudeo Arjunrao Bharambay & Mr. Dinkar Arjunrao Bharambay, to the said land, is clean, clear, marketable and without any encumbrances, and M/s. Senwin Divine Ventures have lawfully acquired and are fully entitled to the development rights in respect of the said land pursuant to the aforementioned Development Agreement, subject to the terms and conditions mentioned therein.

Place : Dombivli
Date : 20.11.2019


(A.A. CHITNIS)
ADVOCATE

कलन - ३	
दस्त क्र. 900/e	२०२३
४२	५९





CHALLAN
MTR Form Number-6



2019 on - 27

GRN MH008854336 201920M		BARCODE		Date 28/11/2019-11:25:20	Form ID
Department Revenue Department			Payer Details		
Type of Payment Land and Revenue Miscellaneous			TAX ID (If Any)		
Office Name TAHSILDAR KALYAN			PAN No.(If Applicable)		
Location THANE			Full Name	Shri Vasudev Arjunrao Barambe	
Year 2019-2020 One Time			Flat/Block No.	Kalyan	
Account Head Details		Amount in Rs.	Premises/Building		
0029166601 Amount Of Tax		10496.00	Road/Street		
			Area/Locality	Kalyan	
			Town/City/District		
			PIN		
			Remarks (If Any)	Conversion Tax Village Kalyan S No 179/4 Area 642.14 Sq Mtrs	
			Amount In Words	Ten Thousand Four Hundred Ninety Six Rupees Only	
Total		10,496.00			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	CPW6562739
Cheque/DD No.			Bank Date	RBI Date	Not Verified with RBI
Name of Bank			Bank-Branch STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		

TRANSFER / CLEARING / CASH
6600000
30 NOV 2019
STATE BANK OF INDIA

कलान - ३
20000 2023
83 48



Metr No. *[Signature]* 1234567890

[Signature]

[Signature]



तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण ता. कल्याण यांचे कार्यालय

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर- 267/2023

दिनांक: १९-११-२०२३

प्रति,

श्री वासुदेव अर्जुनराव भारंबे व इतर

विषय:- रुपांतरितकर (CONVERSION TAX) भरुन घेणेबाबत.

मौजे, कल्याण ता. कल्याण जि.ठाणे

स.नं.	स.नं.प्रमाणे क्षेत्र	रुपांतरित कर भरणा करण्याचे क्षेत्र
१७९/४	६४२.१४	६४२.१४
एकुण	६४२.१४	६४२.१४

- संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई ४०० ०३२२ यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.
२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे१/२/रु.कर/ अ.आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७
३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना पसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नगराणा किंवा अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरुपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी; असे निर्देश देण्यात आलेले आहेत त्यानुसार व मा. जिल्हाधिकारी ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकावचे दिलेल्या सुचनांनुसार आपण विनंती केलेल्या विषयाकरीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणास कळविण्यात येत आहे.

कसदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीनुसार अर्धीन राहून उपलब्ध कागदपत्रे, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनाबाबतचे पत्र त्यामध्ये नमुद असलेली टिप घेऊन आपले प्रतिज्ञापत्र यांस अधिन राहून भरुन घेण्यात येत आहे.

सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची नबाबतची महसूल

दिनांक १९/११/२०२३



कार्यालय पत्ता :- दिवाणी न्यायालयासमोर, रेल्वे स्टेशन जवळ, ता. कल्याण, जि. ठाणे, महाराष्ट्र ४०१ १०१
संपर्क क्र. ०२५१ - २३१५१२४ ई-मेल : tahkalyan@gmail.com

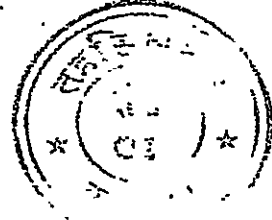
(Signature)
A Khan

खात्याची नसेल. तसेच सदरचा रुपांतरित कर नियोजन प्राधिकारी यांचेकडील झोन दाखल्यानुसार फक्त रहिवास प्रयोजनासाठी भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरित कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसार बांधकाम करणं आपणावर बंधनकारक असेल. तथापि, सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन वाव उद्भवल्यास त्याची सर्वस्व जबाबदारी आपली असेल.

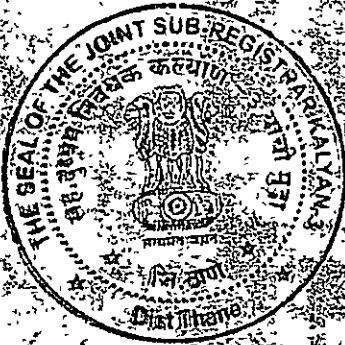
अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मी.)	
१.	कल्याण	१७९/४	६४२.१४	रुपांतरित कराची रक्कम
एकुण				१०४९५.१२/-

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास भरण केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज करावा.

(दीपक आकडे)
तहसिलदार कल्याण



कलन - ३	
दस्त क्र. १००८	२०२३
४५	५९



M. K. Patel

A. Khan

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

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

To,
Mr. vasudev Arjunrao Barambe & Other
P.O.A. - M/s. Senwin Divine Venturen through partner
Mr. Prashant Y. Parulekar.
Architect – Mr. Aniruddha Dastane, Kalyan.
Structural Engineer – Mr. Girish Marathe (Intech Engineers).

With reference to your application dated 20/04/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 179, Hissa No. 4, Plot No. 11 Village Kalyan, situated at Kalyan (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

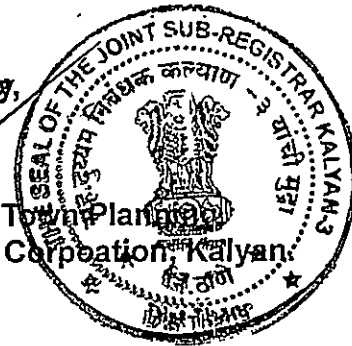
Office No. KDMC/TPD/BP/KD/2021-22/30

Office Stamp

Date : 29/07/2021

Yours faithfully,

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



Marathe

Marathe

कल्याण - ३	
दस्ता क्र. १००८२	२०२३
३०	६.६
	५९

हवास
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कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

बांधकाम परवानगी क्र: KDMC/TPD/BP/CD/2021-22/30 Ob 29/07/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. १७९, हि.नं. ४, प्लॉट नं. ११, मौजे कल्याण मध्ये ७/१२ उताऱ्यानुसार ६४२.१४ चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ५९७.९० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic FSI, Premium FSI, Ancillary FSI चा विचार करून एकूण १५९४.३७ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दि. २०/०४/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत — स्टिक्ट (पै), तळ (पै) + पहिला मजला ते पाचवा मजला + सहावा मजला (पै)
— (सहवास + वाणिज्य)

अटी व शर्ती :-

१) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

२) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
३) बांधकाम करणेपूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात येणे.
४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.



सुद्धा आभियोग्य कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसेच आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.

UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.

- ७) सदर जागत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) यांचे परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

Muzdal

Manam

- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.३ नुसार भुखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १६) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- १७) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटींप्रमाणे करणे आपणावर बंधनकारक राहिल.
- १९) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २०) बांधकाम पूर्णत्वाचा दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २१) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या बांधकाम पूर्णत्वाचे दाखला घेणेपूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल, याची नोंद घ्यावी.

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

कलम-३	
सदर बांधकाम परवानगी रद्द	२०२३
४८	५९
फेरबदलांबाबत आपण महाराष्ट्र	



M. Patel
Akhon

बांधकाम परवानगी क्र:.....

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल :-

अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकूण भरणा तपशिल	शेरा
१	ARI 020101	5,33,298/-	FI04/22686	29/07/2021		
२	ARI 020102					
३	ARI 020103	7,975/-	FI04/22686	29/07/2021		
४	ARI 020104	80,160/-	FI04/22686	29/07/2021		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110	8,73,828/-	FI04/22686	29/07/2021		
११	ASI 010304	2,26,500/-	FI04/22686	29/07/2021		
१२	ASI 010513	3,32,629/-	FI04/22686	29/07/2021		
१३	ASI 010518	3,00,500/-	FI04/22689	29/07/2021		
१४	ASI 020519	8,73,828/-	FI04/22689	29/07/2021		
Total		22,28,718/-				

कल्याण	
दस्त क्र. 9000e	2023
४९	५९

सहाय्यक संचालक नगररचना, कल्याण
कल्याण डोंबिवली महानगरपालिका, कल्याण.

प्रत :-



Muzafar

Akhon

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND REVISED
CERTIFICATE

To,
Smt. Vasudev Arjunrao Bharambe And Others,
P.O.A :- M/s. Senwin Divine Venturen Through Partner,
Mr. Prashant Y. Parulekar
Architect - Mr. Aniruddha Dastane, Kalyan (W.)
Structural Engineer - Mr. Girish Marathe (Intech Engineers).

Sir,

With reference to your application dated 20/04/2021 for the grant of sanction of Revised 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.179, Hissa No. 4, Plot No. 11 Village Kalyan, situated at Kalyan (East) the Revised 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/KD/2021-22/30/239.

Office Stamp

Date : 24/08/2022

कलन - ३	
दस्तावेज नं. १००८८	२०२३
५०	५९

Yours faithfully,



~~By Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation~~



Handwritten signature

Handwritten signature



कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग
अटी व शर्ती

सुधारित बांधकाम परवानगी क्र.: KDMC/TPP/BP/KD/2021-22/30/239.

Dt 24/08/2022.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.वन.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. १७९, हि.नं. ४, प्लॉट नं. ११, मौजे कल्याण मध्ये ७/१२ उतान्यानुसार ६४२.१४ चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ५९७.९० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Basic F.S.I, Premium F.S.I, Ancillary F.S.I चा विचार करून एकूण १५९४.३७ चौ.मी बांधकाम क्षेत्राच्या भूखंडाचा विकास करावयास बांधकाम करण्यासाठी बांधकाम परवानगी देण्यात आली होती. आता दिनांक ०३/०६/२०२२ च्या अर्जास अनुसरून १६६.०० चौ.मी. हविह क्षेत्रासह एकूण १८५७.७८ चौ.मी. क्षेत्राकरिता खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत :- स्टिल्ट (पै), तळ (पै) + पहिला मजला ते सातवा मजला (रहिवास/वाणिज्य)

१) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३

नुसार मत्स्यक्ष-जांचेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर

बंधनकारक राहिल.

दस्तऐवज UDCPR मधील १०.१.३.१.५ 'Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.

३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

४) UDCPR मधील Appendix-F नुसार वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

५) इतर अटी/शर्तीत नसलेल्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे कल्याण ऑटोडिव्हिजन आल्यास सादरची विकास परवानगी रद्द समजण्यात येईल.

६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सफटी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.

७) 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.

Muzatel

AKham

- ८) जागेत 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.
- ९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिक्रमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, सुधारीत बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाम समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर. विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २३) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २४) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहिल.

क.डों.म.पा. - ३	
दस्तावेज क्र. १००१६	२०२३
५२ कार्यवाही करणे	



M. Patel

Amom

२५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

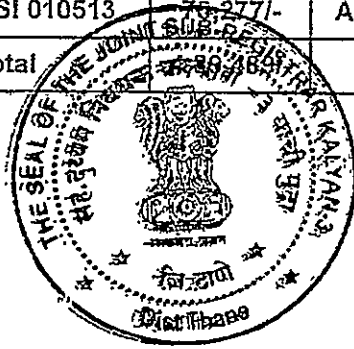
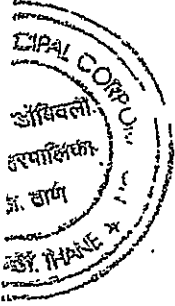
२६) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

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

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

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

अ.क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	88,176/-	AC14768	17/08/22		
२	ARI 020102					
३	ARI 020103					
४	ARI 020104	1,63,660/-	AC14768	17/08/22		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020107					
९	ARI 020109					
१०	ARI 020110					
११	ASI 010513	88,176/-	AC14773	17/08/22		
१२	ASI 010513					
१३	ASI 010304	79,200/-	AC14769	17/08/22		
१४	ASI 010513	79,277/-	AC14768	17/08/22		
	Total					



सहाय्यक संचालक नगररचना, कल्याण
कल्याण डॉ.बाळू म.प.न.क. कल्याण.

प्रत :-

१) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.

२) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र.

(Handwritten signature)

(Handwritten signature)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

ADQFS1390C

नाम / Name
SENOR DIVINE VENTURES

गठन/गठन की तारीख
Date of Incorporation / Formation
01/04/2018

14012018

M Patel



भारत सरकार
GOVERNMENT OF INDIA



हितेश जवेर पटेल
Hitesh Javer Patel
DOB: 08-10-1977
Gender: Male



2986 5303 7562

आधार - सामान्य माणसाचा अधिकार



WITNESS



Chandrakant

कलन - ३

दस्त क्र. 900e 2023

48 45

भारत सरकार
GOVERNMENT OF INDIA

चंद्रकांत राम भोयर
Chandrakant Ramji Bhoir
जन्म वर्ष Year of Birth: 1988
पुरुष - Male

8067 3092 1208

आधार - सामान्य माणसाचा अधिकार

SEAL OF THE JOINT SUB-REGISTRAR, KATYAR, 3

D

Sawant

RB






हमीपत्र

मी/आम्ही खाली स्वाक्षरी करणार असे लिहून देतो की, सदर प्रोजेक्ट मधील विक्री केलेल्या करारनाम्यामध्ये निवासी सदनिका क्र. ५०२ / दुकान गाळा क्र. — / औद्योगिक गाळा क्र. — यांचेसाठी आच्छादित किंवा खुले वाहनतळ देण्यात आलेले आहे / नाही.

दिनांक: २५/०६/२०२३


दस्त लिहून देणार स्वाक्षरी

प्रपत्र - अ


स्वयं - साक्षांकनासाठी स्वयं घोषणापत्र

मी / आम्ही जे. जेनविन डिवायसि व्हॅचर्स प्रा. भागीदार
श्री. उदितेश जवेर पटेल वय ५५
सर्व / राहणार १/५ उल्का विल्डिंग झानंद बाल भवन समोर रामनगर
डेंबिवली पूर्व

याद्वारे घोषित करतो / करते की, स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत त्या खोच्या असल्याचे आढळून आल्यास प्रती भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर / आमच्यावर खटला भरला जाईल व त्यानुसार मी / आम्ही शिक्षेस पात्र राहू / गहीन याची मला / आम्हांस पूर्ण जाणीव आहे. सदर दस्तांतील सर्व कायदेशीर बाबीसाठी मी / आम्ही लिहून देणार सर्वस्वी जबाबदार आहे / आहोत. याची तोपीस सह दुय्यम निबंधक किंवा अन्य कोणासही लागू देणार नाही.

ठिकाण: डेंबिवली
दिनांक: २५/०६/२०२३



लिहून देणार सही




प्रपत्र - ब

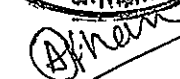
स्वयं - साक्षांकनासाठी स्वयं घोषणापत्र

मी / आम्ही अरुणा जयवंत जवेर वय ३३
श्री. कल्पना - ३
सर्व / राहणार ४. ५०५ राजश्री अपार्टमेंट बालमुनी वित्त क्र. १००८९ २०२३
अंबरनाथ रा. ३
कल्याण पूर्व ५५ ५५

याद्वारे घोषित करतो / करते की, स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत त्या खोच्या असल्याचे आढळून आल्यास प्रती भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर / आमच्यावर खटला भरला जाईल व त्यानुसार मी / आम्ही शिक्षेस पात्र राहू / गहीन याची मला / आम्हांस पूर्ण जाणीव आहे. सदर दस्तांतील सर्व कायदेशीर बाबीसाठी मी / आम्ही लिहून देणार सर्वस्वी जबाबदार आहे / आहोत. याची तोपीस सह दुय्यम निबंधक किंवा अन्य कोणासही लागू देणार नाही.

ठिकाण: डेंबिवली
दिनांक: २५/०६/२०२३



लिहून देणार सही




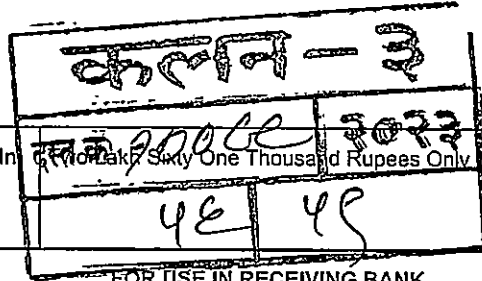
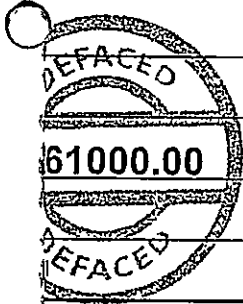




CHALLAN
MTR Form Number-6



MH003832876202324E		BARCODE		Date 19/06/2023-14:53:01		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)		AOSPG4997A	
Name KLN3_KALYAN NO 3 JOINT SUB REGISTRA				Full Name		ARUNA J KHARE	
Location THANE				Flat/Block No.		FLAT NO 502, SENWIN RESIDENCY,	
2023-2024 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		SHIVAJI NAGAR, KALYAN-ULHASNAGAR ROAD, WALDHUNI,	
1046401 Stamp Duty		231000.00		Area/Locality		KALYAN EAST	
1063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 2 1 3 0 6	
				Remarks (If Any)			
				PAN2=ADQFS1390C~SecondPartyName=SENWIN DIVINE VENTURES~CA=3300000			
				Amount In Words		₹ 2,61,000.00	
		2,61,000.00		Words		₹ 2,61,000.00	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 2814007850	
Cheque/DD No.				Bank Date		RBI Date 20/06/2023	
Name of Bank				Bank-Branch			
Name of Branch				Scroll No		Date	



Department ID :
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलान कराल दस्त्याम निवध ा कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाची नसतानाही सदर चलान लागू.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.06.27 17:09:12
IST

No.	Reason	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-72-10089	GRAS Secure	0002226303202324	27/06/2023-17:05:43	IGR126	30000.00
(IS)-72-10089	DocuSign	0002226303202324	27/06/2023-17:05:43	IGR126	231000.00
Total Defacement Amount					2,61,000.00

7

nt Sub F

प्राचा प्रका
कि शुल्क:
ल्या कोण
हा क्रं. 1 2
हा क्रं. 2 2

कलम - 3	
सं क्र. 9006	2023
40	42



72/10089

शुक्रवार, 27 जून 2023 5:06 म.नं.

दस्त गोषवारा भाग-1

कलन3

दस्त क्रमांक: 10089/2023

दस्त क्रमांक: कलन3 /10089/2023

वाजार मूल्य: रु. 28,17,500/-

मोवदला: रु. 33,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,31,000/-

डु. नि. मह. दु. नि. कलन3 यांचे कार्यालयात

पावती:11076

पावती दिनांक: 27/06/2023

श. क्र. 10089 वर दि.27-06-2023

मादरकरणाचे नाव: अरुणा जयवंत खरे

गेजी 5:01 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1180.00

पृष्ठाची मंख्या: 59

एकूण: 31180.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

स्ताच्या प्रकार. करणामा

द्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
लेल्या कोणत्याही नागरी क्षेत्रात

व्हा क्र. 1 27 / 06 / 2023 05 : 01 : 42 PM ची वेळ: (सादरीकरण)

व्हा क्र. 2 27 / 06 / 2023 05 : 04 : 19 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

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

लिहून घेणार सही

लिहून देणार सही





८३

दस्त गोपवारा भाग-2

कलन3

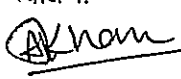

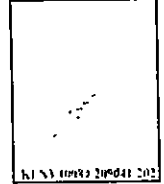



neye

दस्त क्रमांक.10089/2023

7/06/2023 5 08:33 PM

दस्त क्रमांक :कलन3/10089/2023

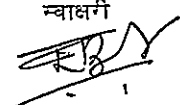
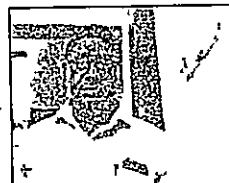
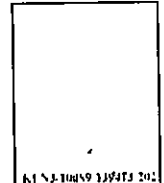

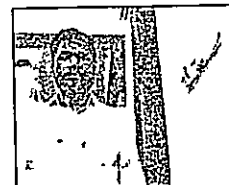

दस्ताचा प्रकार :-कगारनामा

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	अगट्याचा ठसा
1	नाव:अरुणा जयवत गारे पत्ता:प्लॉट नं: ए-८०५, माळा नं:-, इमारतीचे नाव: राजश्री अपार्टमेंट, ब्लॉक नं: बालधुनी, रोड नं: अंबरनाथ रोड, कल्याण पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AOSPG4997A	लिहून देणार वय :-38 स्वाक्षरी:- 		
2	नाव:मे. मेनविन डिवायन व्हेचम तर्फे भागीदार हितेश जवेर पटेल पत्ता:प्लॉट नं: १/५, माळा नं:-, इमारतीचे नाव: उल्का विल्डिंग, ब्लॉक नं: आनंद बाल भवनममोर्ग, रोड नं: रामनगर, डोविवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ADQFS1390C	लिहून देणार वय :-45 स्वाक्षरी:- 		

ील दस्तऐवज करून देणार नथाकऱीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतान.
व्हा क्र.3 ची वेळ:27 / 06 / 2023 05 : 06 . 10 PM

छख-

लील इमम अमे निवेदीत करतान की ते दस्तऐवज करून देणा-यानां व्यक्तीश. ओळखनान, व त्यांची ओळख पटविनान

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	अगट्याचा ठसा
1	नाव:चद्रकान गमा विलर वय:61 पत्ता:ग-४०२, राजश्री अपार्टमेंट, अंबरनाथ रोड, बालधुनी, कल्याण पश्चिम पिन कोड:421301	स्वाक्षरी 		
2	नाव:मन्नी अरुण मावंत वय:34 पत्ता:वी-८०३, राजश्री अपार्टमेंट, अंबरनाथ रोड, बालधुनी, कल्याण पश्चिम पिन कोड:421301	स्वाक्षरी 		

व्हा क्र.4 ची वेळ:27 / 06 / 2023 05 : 07 : 01 PM

व्हा क्र.5 ची वेळ:27 / 06 / 2023 05 : 07 : 14 PM नोंदणी पुस्तक 1 मध्ये

1t Sub Registrar Kalyan 3

प्रमाणित करण्यात येते की सदर दस्त
क्र. 9000... मध्ये 4९ पाने आहेत
पुस्तक क्रमांक 9... वर मोंदल

ment Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	दस्ता Amount	Used AI	Deface Number	Deface Date
ARUNA J KHARE	eChallan	69108023016816358	MH003832876202324E	231000.00	RF	0002226303202324	27/06/2023
	DHC		2406202300849	1180	RF	2406202300849D	27/06/2023
ARUNA J KHARE	eCha		MH003832876202324E	30000	RF	0002226303202324	27/06/2023

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

10089 /2023

Know Your Rights as Registrants

nfy Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning

st print immediately after registration

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

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सूची क्र.2

दुय्यम निबंधक . मह. दु.नि. कल्याण 3

7/06/2023

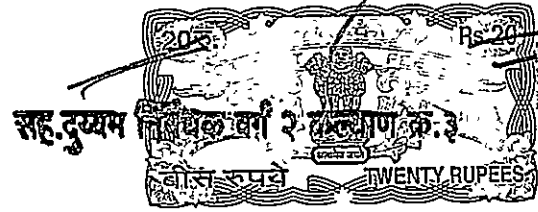
दस्न क्रमांक : 10089/2023

नोंदणी :

Regn:63m

गावाचे नाव : कल्याण

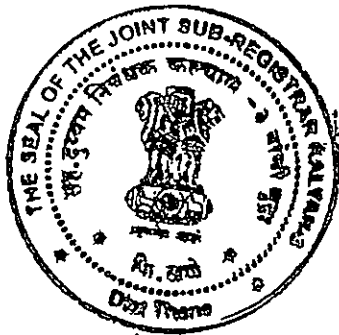
1) विनेखाचा प्रकार	करारनामा
2) मोबदला	3300000
3) वाजारभाव(भाडेपट्ट्याच्या विनिनपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	2817500
4) भू-मापन, पोट्टिस्मा व क्रमांक(अमल्याम)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : , इतर माहिती: (विभाग क्र.1/11,10फ2,वाजार मूल्य दर रु.53,600/- प्रति चौ.मी.),मदनिका नं.502,कार्पेट क्षेत्र 40.56 चौ.मी.,एक्स्क्लुसिव्ह एरिया म्हणजेच ओपन आणिकिवा एनक्लॉज्ड वाल्कनी क्षेत्र 4.95 चौ.मी.,पाचवा मजला,मेनविन रेमीडेन्सी,शिवाजी नगर,कल्याण-उल्हासनगर रोड,वालधुनी,कल्याण पूर्व,मौजे कल्याण,महें नं.179,हि.नं.4,रेग नं.पी51700046632((Survey Number : 179 ;))
5) क्षेत्रफळ	1) 40.56 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश अमल्याम,प्रतिवादिचे व व पत्ता.	1) नाव:-मे. मेनविन डिव्हाईन व्हेचर्म तर्फे भागीदार हितेश जवेर पटेल वय:-45; पत्ता:-प्लॉट नं: 1/4, माळा नं: -, इमारतीचे नाव: उल्का विल्डिंग, ब्लॉक नं: आनंद बाल भवनसमोर, रोड नं: गमनगर, डोंविवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ADQFS1390C
8) दस्तऐवज करून घेणा-या पक्षकाराचे व वा दिवाणी न्यायालयाचा हुकुमनामा किंवा श अमल्याम,प्रतिवादिचे नाव व पत्ता	1) नाव:-अरुणा जयवंत खरे वय:-38; पत्ता:-प्लॉट नं: ए-604, माळा नं: -, इमारतीचे नाव: राजश्री अपार्टमेंट, ब्लॉक नं: बालधुनी, रोड नं: अंबरनाथ रोड, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AOSPG4997A
9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023
10) दस्न नोंदणी केल्याचा दिनांक	27/06/2023
11) अनुक्रमांक, खंड व पृष्ठ	10089/2023
12) वाजारभावाप्रमाणे मुद्राक शुल्क	231000
13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेरा	



15) आंकनासाठी विचारान घेतलेला नपशील :-: मूल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा नपशील दस्नप्रकारानुसार आवश्यक नाही

16) क शुल्क आकारना निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

(Signature)
सह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३



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