

90/1887

पावती

Original/Duplicate

Tuesday, June 27, 2023

नोंदणी क्र.: 39म

11:17 AM

Regn.: 39M


पावती क्र.: 3615 दिनांक: 27/06/2023

गावाचे नाव: धाकटे वेणगाव
 दस्तऐवजाचा अनुक्रमांक: कर्जत-1887-2023
 दस्तऐवजाचा प्रकार : विक्री करारनामा
 सादर करणाऱ्याचे नाव: गणेश धाऊ आवाटी

नोंदणी फी रु. 28500.00
 दस्त हाताळणी फी रु. 1520.00
 पृष्ठांची संख्या: 76

एकूण: रु. 30020.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
 11:35 AM ह्या वेळेस मिळेल.


 Sub Registrar Karjat
 दुय्यम निबंधक, श्रेणी-१
 कर्जत-१, जि. रायगड.

वाजार मुल्य: रु.1577000 /-
 मोबदला रु.2849904/-
 भरलेले मुद्रांक शुल्क : रु. 171000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1520/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 2606202311293 दिनांक: 27/06/2023
 बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.28500/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004240928202324P दिनांक: 27/06/2023
 बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : दु.नि. कर्जत

दस्त क्रमांक : 1887/2023

नोंदणी :

Regn:63m

27/06/2023

गावाचे नाव : धाकटे वेणगाव

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	2849904
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1577000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: (विभाग क्रमांक 4 दर रक्कम रुपये 34,400/- प्रति चौरस मीटर)मौजे धाकटे वेणगाव,ता. कर्जत,जि. रायगड येथील सर्व्हे नंबर व हिस्सा नंबर 20/1/अ व 20/1/ब,या विनशेती मिळकतीवर उभारणेत येणा-या "ईटरनिया स्पेस," या प्रोजेक्ट मधील "कोरल,वी विंग,विल्डींग नंबर 4" या नावाने ओळखणा-या इमारतीमधील,दुसऱ्या मजल्यावरील,रहिवासी सदनिका/फ्लॅट क्रमांक 203,क्षेत्र 34.080 चौ. मीटर कारपेट + ओपन बाल्कनी क्षेत्र 5.560 चौ. मीटर या रहिवासी सदनिका/फ्लॅट मिळकतीबाबत. तसेच एक चाकी कार पार्कींग नंबर 52,(रेरा नंबर पी52000020402,मुदत दिनांक 31/12/2025)((Survey Number : सर्व्हे नंबर व हिस्सा नंबर 20/1/अ व 20/1/ब ; Block Number : रहिवासी सदनिका/फ्लॅट क्रमांक - 203 ;))
(5) क्षेत्रफळ	1) 34.080 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:-प्लॅनेट स्पेस या भागिदारीचे भागिदार कमलेश जैन वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पत्ता. 4/ए, चौथा मजला, सोहो कोर्ट, सिंधी मोमायटी, चेंबुर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAOFP0393H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश धाऊ आवाटी वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. श्री राम मंदीर जवळ, धोदाणी, रायगड, महाराष्ट्र, राईगार:(ं). पिन कोड:-410206 पॅन नं:-ARBPA5819M
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1887/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	171000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28500
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

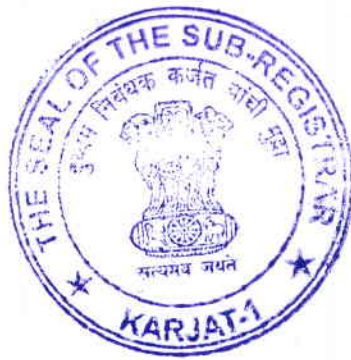
मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)						
Valuation ID	20230627903	27 June 2023,10:55:13 AM				
मूल्यांकनाचे वर्ष	2023					
जिल्हा	रायगड					
तालुक्याचे नांव :	कर्जत					
गांवाचे नांव :	वेणगांव					
क्षेत्राचे नांव	Rural	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
2580	34400	-	-	-	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र -	43.048 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव	
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.2580/-	
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर						
= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)						
= ((34400-2580) * (100 / 100)) + 2580)						
= Rs.34400/-						
मजला निहाय घट/वाढ						
= 100% of 34400 = Rs.34400/-						
A) मुख्य मिळकतीचे मूल्य						
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 34400 * 43.048						
= Rs.1480851.2/-						
C) बंदिस्त वाहन तळाचे क्षेत्र						
बंदिस्त वाहन तळाचे मूल्य						
11.15 चौ. मीटर						
= 11.15 * (34400 * 25/100)						
= Rs.95890/-						
Applicable Rules : 3,18,19						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ						
= A + B + C + D + E + F + G + H + I + J						
= 1480851.2 + 0 + 95890 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
= Rs.1576741/-						
= ₹ पंधरा लाख शहात्तर हजार सात शे एकेचाळीस /-						

Home

Print

दुध्याम लिंबधक, श्रेणी-१
कर्जत-१, जि. रायगड.





क अ ज	
9/11/2023	2023
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CHALLAN
MTR Form Number-6



GRN	MH004240928202324P	BARCODE		Date	26/06/2023-16:40:44	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	KJT_KARJAT SUB REGISTRAR			PAN No.(If Applicable)	AAOFP0393H		
Location	RAIGAD			Full Name	PLANET SPACE		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. 203 WING 'B', BUILDING NO.4 CORAL		
				Premises/Building	ETERNIA SPACE		

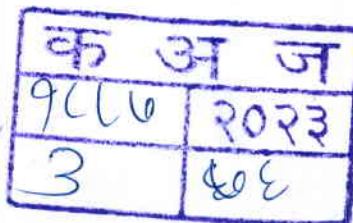
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	171000.00	SURVEY NO. 20-1 A-B, OLD VENGAON ROAD, DHAKTE VENGAON	KARJAT, RAIGAD, MAHARASTRA		4 1 0 2 0 1
0030063301 Registration Fee	28500.00				
		Remarks (If Any)			
		PAN2=ARBPA5819M~SecondPartyName=GANESH DHAU			
		AAWATI-CA=2849904			
		Amount In	One Lakh Ninety Nine Thousand Five Hundred Rupees		
Total	1,99,500.00	Words	Only		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023062608931	4402333891923
Cheque/DD No.		Bank Date	RBI Date	26/06/2023-16:41:05	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

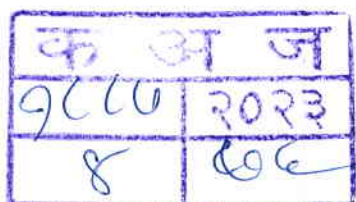
Department ID : Mobile No. : 9821384435
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल द्रव्यगत निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-90-1887	0002204872202324	27/06/2023-11:17:00	IGR149	28500.00



2	(iS)-90-1887	0002204872202324	27/06/2023-11:17:00	IGR149	171000.00
Total Defacement Amount					1,99,500.00





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

Receipt of Document Handling Charges

PRN	2606202311293	Receipt Date	27/06/2023
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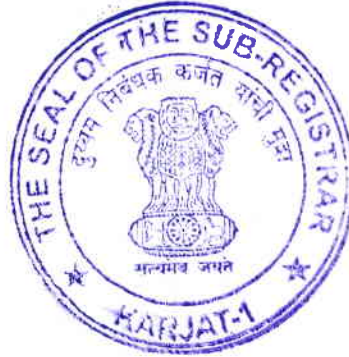
Received from PLANET SPACE, Mobile number 9821384435, an amount of Rs.1520/-, towards Document Handling Charges for the Document to be registered on Document No. 1887 dated 27/06/2023 at the Sub Registrar office S.R. Karjat of the District Raigarh.



Payment Details

Bank Name	SBIN	Payment Date	26/06/2023
Bank CIN	10004152023062610516	REF No.	317746004842
Deface No	2606202311293D	Deface Date	27/06/2023

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





क अ ज	
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६	७६



CHALLAN
MTR Form Number-6



GRN	MH004240928202324P	BARCODE		Date	26/06/2023-16:40:44	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KJT_KARJAT SUB REGISTRAR	PAN No.(If Applicable)	AAOFP0393H				
Location	RAIGAD	Full Name	PLANET SPACE				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO. 203 WING 'B', BUILDING NO.4 CORAL,				
		Premises/Building	ETERNIA SPACE				

Account Head Details	Amount In Rs.	Road/Street						
0030046401 Stamp Duty	171000.00		SURVEY NO. 20-1 A-B, OLD VENGAON ROAD, DHAKTE VENGAON					
0030063301 Registration Fee	28500.00	Area/Locality	KARJAT, RAIGAD, MAHARASTRA					
		Town/City/District						
		PIN	4	1	0	2	0	1
		Remarks (If Any)	PAN2=ARBPA5819M~SecondPartyName=GANESH DHAU AAWATI~CA=2849904					
		Amount In	One Lakh Ninety Nine Thousand Five Hundred Rupees					
Total	1,99,500.00	Words	Only					

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502023062608931	4402333891923		
Cheque/DD No.		Bank Date	RBI Date	26/06/2023-16:41:05	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9821004435

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Kamlesh



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2606202311293	Date 26/06/2023
Received from PLANET SPACE, Mobile number 9821384435, an amount of Rs.1520/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Karjat of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 26/06/2023
Bank CIN 10004152023062610516	REF No. 317746004842
This is computer generated receipt, hence no signature is required.	

✓ *Kamlesh*

✓ *Shy.*



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE OF FLAT is made and entered into at Karjat on this 27th day of June 2023

BETWEEN

Kamlesh
19/

PLANET SPACE, a Partnership Firm registered under the provision of Indian Partnership Act, 1932. (Having PAN No. **AAOFF0393H**), having its office at 4A, 4th Floor, Soho Court, Opp. Acres Club, Sindhi Society, Chembur East, Mumbai 400 071 hereinafter called and referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm his/her/their executors and administrators and the survivor of them the heirs, executors and administrators of the last survivor) **of the ONE PART;**

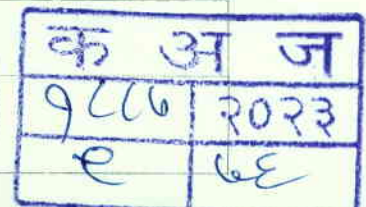
AND

MR. GANESH DHAU AAWATI (Having PAN No. **ARBPA5819M**) Aged 36, an adult, Indian Inhabitant/s, residing/having his/her/their address at **Near Shree Ram Temple Dhodani, Raigarh, Maharashtra - 410206** hereinafter called and referred to as the "PURCHASER(S)" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs, executors, administrators, assigns/its successors and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs, executors, legal representatives, administrators and assigns/its successors and in the case of a corporate body, its successors and assigns and in the case of the Trust its Trustees for the time being) **of the SECOND PART**

WHEREAS:

1. Previously the property bearing Survey No. 69/1 was owned by Narhar Krushnaji Joshi, Narhar Krushnaji Joshi expired on 31/10/1978 and his legal heirs Vijaya Narhar Joshi, Chandrashekhar Narhar Joshi, Vinayak Narhar Joshi, Chandrakant Narhar Joshi, Lalita Narhar Joshi, and Shaila Dattatray Bhide were taken on record by mutation number 895.
2. As per the order of revenue department the new number i.e., survey number 20/1 was given to the old number i.e. survey number 69/1. Thereafter there was a partition among the legal heirs, and some part of said land i.e. 0-79-90 hector was given into the share of Chandrashekhar Narhar Joshi i.e. one of the legal heirs of Narhar Krushnaji Joshi and mutation number 647 was effected in revenue record.
3. After the partition survey number 20/1 was divided into two parts i.e. Survey No. 20/1 A and 20/1B and new number survey number 20/1A was given to the land which was given into the share of Chandrashekhar Narhar Joshi.
4. The legal heirs of Narhar Krushnaji Joshi i.e. Vinita Vinayak Joshi, Vikram Vinayak Joshi and Pooja Vinayak Joshi sold property bearing number 20/1B to Mithalal Jain, Shaymbodh Jain, Parambodh Jain, Kamlesh Jain and Kumar Jain by registered sale deed dated 16/07/2011 bearing document number 6165/2011. The effect of said sale deed was given in revenue record by mutation number 259.
5. As per the application filed by Chandrashekhar Narhar Joshi, and the owner of survey number 20/1B i.e. Mitthalal Jain and 4 others, the permission for use of Land bearing Survey No. 20/1A along with Land bearing Survey No. 20/1B, totally admeasuring 13590 Sq. Mtrs., for Non-Agricultural purpose and for Construction was given by the Collector of Raigad by his order dated 19/08/2014, bearing number 187/2014, accordingly, mutation number 408 was effected in revenue record.

Promoter		Purchaser(s)	
<i>Kamlesh</i>	<i>GA</i>	<i>Kamlesh</i>	<i>GA</i>



6. Chandrasekhar Narhar Joshi sold said land with the consent of all the members of the family to the Promoter by registered sale deed dated 20/02/2017, bearing document number 689/2017. Accordingly, mutation number 412 was effected in revenue record.
7. However, the Collector of Raigad has revised the order dated 19/08/2014 and issued a new order dated 29/07/2017 bearing no LNA-1(B)/PK/89-2017.
8. The order dated 29/09/2017 has been revised by the Collector of Raigad and a new order dated 23/02/2019 bearing no. LNA.1(B) PK/127/2017 wherein the entire layout consisting of 6 Building on Survey No. 20/1 A and B admeasuring approx. 13,590 Sq. Mtrs. has been approved.
9. Mithalal Jain i.e. one of the owners of Land bearing Survey No. 20/1B sold his undivided share i.e. 33% of Land bearing Survey No. 20/1B to the Promoter by registered sale deed dated 08/12/2020 bearing document number 2283/2020. The effect of said sale deed was given in revenue record by mutation number 470.
10. Shaymbodh Jain, Parambodh Jain, Kamlesh Jain and Kumarpal Jain sold their undivided share to the Promoter by registered sale deed dated 05/2/2021 bearing document number 454/2021. The effect of said sale deed was given in revenue record by mutation number 476.
11. By virtue of the above, the Promoter has become the owner and has a complete right, title and interest in Land bearing Survey No. 20/1A and 20/1B. (Both Land hereafter referred to as "The Said Property").
12. Thereafter again entire layout of Survey No. 20/1 A and B has been revised and approved by Collector of Raigad by his order dated 29/11/2021 bearing number 32/2021.
13. The promoter intends to develop the said property, more particularly described in the First Schedule hereunder, under the name of "**Eternia Space**" ("the said project) in Two (2) Phases by constructing a Residential cum Commercial building named "TOPAZ (Building No 1)" and Three Residential buildings named "SAPPHIRE (Building No. 2), EMERALD (Building No. 3) AND CORAL (Building No. 4)" which consists of:
 - a. The plan for constructing the buildings on the said Property are duly sanctioned by the Collector of Raigad consisting of:

Building Name	No. of Floors	No. of Wings
TOPAZ (Building No. 1)	Ground + Seven Floors	1
SAPPHIRE (Building No. 2)	Ground + Four Floors	6
EMERALD (Building No. 3)	Ground + Seven Floors	4
CORAL (Building No. 4)	Ground + Seven Floors	3

- b. The PROMOTER is entitled to sale all the flats, premises, and rights and benefits out of the said land for such price and terms and conditions as it deems fit and proper.
14. The construction of Phase 1 which consists of a residential building named Sapphire (Building No. 2) bearing MahaRERA Registration No. P52000008057 is completed and Part Occupation Certificate dated 29/11/2021 has been issued by the Collector of Raigad.
15. The promoter has already started the construction of Phase 2, which consists of a Residential cum Commercial building named "TOPAZ (Building No 1)" and Two (2) residential buildings named "EMERALD (Building No. 3)" and "CORAL (Building No. 4)", bearing MahaRERA Registration No. P52000020402. The MahaRERA Registration Certificate for Phase 2 is annexed herewith as "**Annexure 1**".
16. The PROMOTER through their Architect Neha Jain (Registered with the Council of Architecture COA/2008/43603, having his/ her address at M/s. An Arch, Office No 20/21, Ground Floor, Raheja Arcade, Plot No 61, Sector 11, CBD Belapur, Navi Mumbai 400614 ,

Promoter	Purchaser(s)
	




- have prepared building plans by initially utilizing permissible FSI and have already started the construction upon the portion of said Property in accordance with the revised letter of intent, layout and plans sanctioned by the Authority and/or further approvals and /or necessary amendments thereof, subject to the compliance of the conditions and direction which may be issued by the said Authorities from time to time;
17. The Title Report dated 15/12/2021 issued by Advocate C. B. Oswal in respect of right of the development of the said Property is annexed and marked as "**Annexure 2**" hereto;
 18. The Promoters have appointed Mr. S. R. Rao as RCC Consultants and have entered into Standard Agreement for carrying out construction of the said Building/s and also have entered into Standard Agreement with the Architect for preparing plans of the said Building/s.
 19. The Promoters have also appointed Mr. Piyush Boliya as the Chartered Accountant to maintain the accounts for the said Project.
 20. The Purchaser(s) is / are informed and is aware and hereby accepts that the Promoters are free and entitled to amend and/or modify the said plans and add to the said Building as may be possible and permissible. Provided however that the same does not in any manner prejudicially alter the plan and specifications of the Flat agreed to be purchased by the Purchaser(s) hereunder and as permissible/ required under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("The Act") and the rules and regulations made there under.
 21. The Promoter has further informed the Purchaser that Promoters at present are developing the said building consisting of Ground + 7 upper floors; under this phase and if permissible in future, under the prevailing rules at his own discretion will develop/construct additional floors and register the same as an independent project with the RERA Authorities. Both the Promoters and the Purchaser(s) hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project and the Purchasers have consented for same.
 22. The PURCHASER(S) being interested/agree to purchase the Residential flat in the Project being constructed by the Promoter has / have approached the PROMOTER and on perusal of the plans and documents, title, and specifications he/she/they has/have approved and booked the **Flat in Building No. 4 (Coral)** ("the said Building"), **Wing B** bearing **Flat No. 203 on the 2nd Floor** ("the said premises") admeasuring **34.080 Sq. Mtr. of Carpet Area excluding the area covered by external walls, open balcony admeasuring 5.560 Sq. Mtr. and Terrace admeasuring 0 Sq. Mtr. in the project "ETERNIA SPACE"** under the terms and conditions hereinafter referred and therefore requested to the PROMOTER to sell the same to the Purchaser(s) and the Purchaser(s) hereby declares that prior to the execution of this Agreement, the PROMOTER have given him/her/them the complete inspection of the entire set of title, deeds, layout, plans, all documents etc. of the said Property and are fully satisfied about the right/title of the PROMOTER, all plans sanctioned by the authorities, the designs, specifications etc., submitted to authorities as required under the Act and the rules and regulations made there under.
 23. The Purchaser has demanded and the Promoters have given to the Purchaser(s) a complete inspection and also handed over the copy of the following documents:
 - a. Nature of Development work and the PROMOTER rights, and title of the said Property and encumbrances thereto, along with all relevant documents;
 - b. Nature and particulars of fixtures, fitting and amenities to be provided in the said building & Flat/s etc., to be constructed on the portion of said Property are set out in the list annexed and marked as "**Annexure 3**" hereto;
 - c. All particulars of design and material to be used in construction of the said building;
 - d. The natures of organization of person to be constituted and to which the title to be passed, being a Co-operative society governed by the provision of Maharashtra Co-

Promoter	Purchaser(s)
✓ 	✓ 



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operative Societies Act, 1960. and the rules there under as per approval of the Rehabilitation Scheme;

- e. The various amounts that are to be paid inter-alia towards the ground rent, betterment charges, land revenue assessment, development charges, Lease Charges, municipal deposits, municipal and other taxes and water and electricity charges including water deposit and electricity deposit, which would be for the time being in force;
 - f. Commencement Certificate bearing No. LNA-1(B)/PK/89-2017 dated 29-07-2017, revised commencement certificate bearing no LNA.1(B) PK/127/2017 dated 13/02/2019 and Revised commencement certificate by collector of Raigad by his order dated 29/11/2021 bearing number 32/2021. “(Annexure 4)”
 - g. Authorities approved plans for construction up to Ground + 7 Floor of the said Building;
 - h. All plans and specifications duly approved and sanctioned by the authority of the said building to be constructed on the said Property;
 - i. Property Cards issued by the concerned Authorities; “(Annexure 5)”
 - j. Survey Plans of the said Property;
 - k. Title Certificate etc.
24. The Purchaser(s) has/have satisfied himself/herself/itself hereby declare/s that after reading and having understood the contents of the aforesaid documents and all the disclosures made by the PROMOTER title to the said Property as also the rights of the PROMOTER to sell the Flats / Shops on ownership basis and the Purchaser(s) shall not raise any requisitions or objections hereinafter; The Purchaser/ has / have, by virtue of his having executed this Agreement, is deemed to have accepted the title of the Promoters to the said Property as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating thereto.
25. The promoter has got the commencement certificate to construct the said building consisting of **3 (Three)** wings having Ground + Seven Floors. The purchaser hereby is informed that all amenities, infrastructure, facilities shall be shared and the entire layout of the project consisting of total Four (4) buildings shall be conveyed in favour of the society / federation and or any entity as permitted by law only after completion of construction on the entire layout.
26. On satisfying himself/herself/ themselves about the plans and after the perusal of various deeds and documents, specifically referred to herein above and after satisfying himself as regards the other terms and conditions including the Title of the Promoters to the said Property, the Purchaser(s) has/ have applied to the Promoters for allotment of and hereby agree/s to purchase **The Flat in Building No. 4 (Coral)** (“the said Building”), **Wing B** bearing **Flat No. 203 on the 2nd Floor** (“the said premises”) admeasuring **34.080 Sq. Mtr. of Carpet Area excluding the area covered by external walls, open balcony admeasuring 5.560 Sq. Mtr. and Terrace admeasuring 0 Sq. Mtr.** thereabouts along with the benefit to use **Car Parking Space bearing Parking No. 52** in the said Project known as “**Eternia Space**” and which is more particularly described in the Second Schedule hereunder written and *pro rata* share in the common areas [“**Common Areas**”) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) being constructed on the portion of said Property as per layout/ or amended approved plans more particularly described in the **First Schedule** hereunder written for a total consideration of **Rs. 28,49,904/- (Rupees Twenty Eight Lakhs Forty Nine Thousand Nine Hundred Four Only)**. The Typical Floor plan of the said Premises is annexed hereto & marked as **Annexure “6”**.
27. The carpet area of the said premises is **34.080 Square meters**. The term "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls,

Promoter	Purchaser(s)
<i>B</i>	<i>Y</i>



areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser(s) or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser(s), but includes the area covered by the internal partition walls of the said premises. The said area is subject to permissible variation under the Act and the Rules.

28. The Purchaser(s) has / have seen and approved the buildings and floor plan, and have understood the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be provided in the said premises as set out in the **Annexure '3'** annexed hereto.
29. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

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

The Parties hereby declare that the statements, declarations and representations on their respective parts as contained in the foregoing recitals as also hereinafter contained are true to their own knowledge and are made by them conscientiously, believing the same to be true knowing full well that relying upon the said statements, declarations and representations to be true and correct.

1. ACT AND RULES GOVERNING THE AGREEMENT:

This Agreement shall always be subject to the provisions contained in the Real Estate (Regulation and Development) Act, 2016 (RERA) or any amendment therein or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time and the rules framed there under.

2. INSPECTION OF DOCUMENTS AND SITE VISIT:

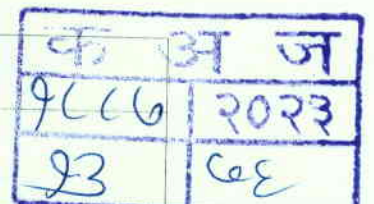
The Purchaser(s) has / have taken inspection of the Agreements, Sanctioned Plans, title, and other relevant documents required to be given by the Promoter/s under the provisions of the Act in respect of the said property and the Purchaser(s) has / have visited the site of construction and made himself /herself /themselves familiar with the terms and conditions imposed by the relevant authorities.

3. ADDITIONS AND ALTERATION:

The Promoters shall under normal conditions construct building/s on the said property in accordance with the said plans and specifications duly approved and sanctioned by the concerned authorities. It is agreed that the Promoters shall without changing the plan of the said premises make any additions and alterations in the sanctioned plans, layout plans in respect of the said premises, Property or building, as the case may be, without the prior written consent of the Purchaser(s). Provided however, in case if any change, addition, alteration in the layout plans is required by the sanctioning Authority then such additions, alteration, shall be carried out without seeking any prior permissions from the Purchaser(s) and the Purchaser(s) shall not challenge, dispute or raise any objection against the said changes in the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by the Purchaser(s) or such minor changes or alterations as shall be required by concerned Authorities as per the provisions of the Act or any other act, statute or law governing the development of the said Property. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser(s).

4. SALE OF PREMISES AND PAYMENT CONDITIONS

Promoter	Purchaser(s)
✓ 3	✓ 3



4 (a) The Purchaser(s) agrees to pay Promoters for the purchase of the said Premises an total consideration of **Rs. 28,49,904/- (Rupees Twenty Eight Lakhs Forty Nine Thousand Nine Hundred Four Only)**. As mutually discussed and agreed between the Promoters and the Purchaser(s), the said total consideration shall be paid by the Purchaser(s) to the Promoters as per the Payment Schedule annexed hereto & marked as **ANNEXURE "7"** (Time being essence of the contract). The above consideration does not include various other charges, taxes, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser(s) over and above the consideration mentioned herein on their respective due dates.

4 (b) The Purchaser hereby agrees that the Promoter shall provide a Parking Space as per prevailing DCR rules. Further that the Purchaser shall not in the future raise any dispute about the suitability of the said Parking Space as constructed by the Promoters

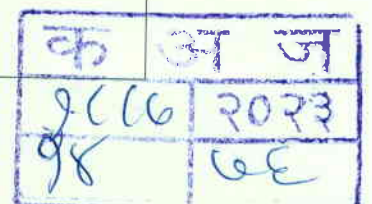
4 (c) The said total consideration excludes Taxes consisting of tax paid or payable by the Promoters by way of Value Added Tax, LBT, Service Tax, and Cess, GST, Stamp Duty and Registration fee (as and when made applicable) or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Project payable by the Promoters in accordance with the rules, regulations and notifications applicable at the relevant time up to the date of handing over the possession of the said premises. Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Purchaser(s) to the Promoters shall be increased/reduced based on such change / modification. Further the Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the amount of Service Tax / GST applicable thereon and the Purchaser shall be deemed to have committed default in payment of amount due to the Promoters hereunder if such payment is not accompanied with the applicable Service Tax / GST.

4 (d) The Flat Purchaser/s hereby undertakes to pay the amount of the GST along with each installment. The Promoter shall not be bound to accept the payment of any installments unless the same is paid alongwith the amount of the GST applicable thereon and the Flat Purchaser/s shall be deemed to have committed a default in payment of amount due to the Promoter hereunder, if such payment is not made along with the GST amount. Provided further that if no account of any change/modification/amendment in the present statute or laws or rules and policies by the central government or the state government, any other taxes become payable hereafter on the amounts payable by the Flat Purchaser/s to the Promoter in respect of this Agreement and/or the GST levied is increased, the Flat Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Flat Purchaser/s do and doth hereby agree and indemnify and keep indemnified the Promoter and its successor-in-title and assigns in respect thereof.

4 (e) The Promoters shall periodically intimate to the Purchaser(s), the amount payable as stated in Clause 4(a) above and the Purchaser(s) shall make payment within 15 (fifteen) days from the date of such written intimation. In addition, if asked by the Purchasers, the Promoters shall provide to the Purchaser(s) the details of the taxes paid or demanded along with the acts / rules / notifications together with dates from which such taxes / levies etc. have been imposed or become effective.

4 (f) The said total consideration is mutually agreed and subject to such increases which are due to increase on account of development charges or any other charges, deposits, fees, etc. payable to the competent authority and/or any other increase in Taxes, Charges, Cess which may be levied or imposed by the competent authority from time to time. The Promoters agrees that while raising a demand on the Purchaser(s) for increase in development charges, cost/charges imposed by the competent authorities, the Promoters shall on demand of the Purchaser(s) shall provide the copy of the said notification/order/rule/regulation which shall only be applicable on subsequent payments.

Promoter	Purchaser(s)
↓ B	↓ MA



4 (g) The Carpet areas of the said premises are in accordance with the definition of the Carpet area as per the Real Estate (Regulation and Development) Act, 2016. Further, the Promoters have informed the Purchaser(s) and the Purchaser(s) is/are aware that the carpet area mentioned in this Agreement is on the basis of unfinished internal wall surface, area under RCC Column and shear wall and other such structural members of the premises and the carpet area of the said premises upon completion shall include the plastering on the Wall, POP, if any, the areas under the wall and under RCC columns, shear walls and other structural members. Therefore, the Promoters have informed the Purchaser(s) and the Purchaser(s) is aware that there is likelihood that there can be some discrepancy in the Carpet area mentioned in this Agreement and the carpet area of the said premises upon completion. The Certificate issued by the Architect certifying the above area shall be final and binding on the parties. The Purchaser(s) hereby agree, declare, confirm and undertake not to raise any objection, claim, dispute regarding such discrepancy in respect of the said carpet area. The Promoters shall confirm the final carpet area that has been allotted to the Purchaser(s) after the construction of the Building/s is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. If there is any reduction in the carpet area within the defined limit, the total price payable for the carpet area shall be recalculated upon receiving the net carpet area statement for the said Premises from the Project Architect. In case there is any reduction in carpet area, then Promoters shall refund the excess money paid by Purchaser(s) within the time prescribed in law with annual interest at the rate specified in the Rules and if there is any increase in the carpet area allotted to Purchaser(s), the Promoters shall demand the increased consideration from the Purchaser(s) in the immediate next milestone of the Payment Schedule. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 4 (a) hereunder.

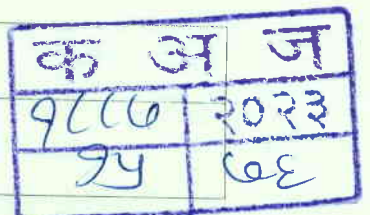
4 (h) The Promoters have also informed the Purchaser(s) categorically and the Purchaser(s) has/ have agreed/ understood that all the Rules and Regulations governing the sale of Flats/ Commercial Units by the Promoters and / or development of the said Property by the Promoters

4 (i) The Purchaser(s) hereby agree/s, declare/s and confirm/s with the Promoters that at the time of execution of this Agreement, the Purchaser(s) shall deposit with the concerned authorities under Income Tax Department (if applicable), the entire TDS presently applicable at 1% of the total consideration or such amount of TDS as shall be applicable from time to time and the Purchaser(s) shall file the necessary return of such TDS with the Income Tax authorities within the stipulated period under the Income Tax Act, 1961 and shall also issue the TDS Certificate to the Promoters within the stipulated period. NOTWITHSTANDING anything contained herein, it is specifically agreed by the Purchaser(s) that the Purchaser(s) shall be entitled to get the credit of the TDS deducted by him / her / them only if the Promoters are entitled to get the credit from the Income Tax Department of such TDS amount paid by the Purchaser(s). In case, if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchaser(s) shall deduct the same as and when required under law and the conditions mentioned above in this Clause shall be applicable for the additional TDS so deducted.

4 (j) Provided that at the time of handing over the possession of the said Premises, if any such certificate is not produced, the Purchaser shall pay an equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter to the Purchaser producing such certificate within 4 months of the possession. Provided further that in case the Purchaser(s) fails to produce such certificate within the stipulated period of 4 months, the Promoter shall be within stipulated period of the 4 months, the Promoter shall be entitled to appropriate the said Deposit against the receivables from the Purchaser(s).

5. **MODE OF PAYMENT:**

Promoter	
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The payment of all the above instalments / payment will be accepted by Cheque / Demand Draft / Pay Order / NEFT / RTGS only and as per the Payment Schedule annexed hereto. The Cheque/s or Demand Draft or Pay Order should be drawn in favour of:

Name of the Account: M/s Planet Space Eternia Space Phase II Rera Collection A/C

Account No. 10089824330

Bank Name: IDFC First Bank Limited

Branch: Chembur, Mumbai

and shall be sent to Office of Promoters, either by Hand Delivery or by Registered A/D or by Courier (Acknowledges Due in all types of Deliveries). In case if the Purchaser(s) has / have made the payment by NEFT or by RTGS, then immediately upon the Purchaser(s) making such payment to the Promoter's designated account, the Purchaser(s) shall intimate in writing to the Promoters the UTR Number, Bank details and such other details as shall be required by the Promoters to identify and acknowledge the receipt of the payment by the Promoters.

6. TIMELY PAYMENT OF THE INSTALLMENTS:

6(a) The Promoters shall give a Notice to the Purchaser(s) intimating the Purchaser(s) the amount of the installment or the balance amount payable by the Purchaser(s) to the Promoters in accordance with the payment schedule annexed hereto as **Annexure "7"** (Time being essence of the contract) and within 15 days from the date of letter, the Purchaser(s) shall pay the amount of the said installment or the balance amount to the Promoters.

6(b) In event the Purchaser(s) still fails to pay the Promoter the said amount after 15 days of issue of this letter then the Purchaser(s) shall be liable to pay interest on the said amount of default at the rate of 18% per annum WITHOUT PREJUDICE to the other rights in law and under this Agreement

6(c) Both the parties hereby agree with each other that timely payment of all the above instalments and every other amount payable by the Purchaser(s) under these presents to the Promoters shall be the essence of this contract. Both the Promoters and the Purchaser(s) has / have mutually agreed that the Purchaser(s) shall be liable and responsible to pay all the instalments payable for the purchase of the said premises and other charges payable under this Agreement on their respective due dates without committing any delay, defaulter demur.

6(d) In case if the Purchaser(s) has/ have obtained / shall obtain from any Bank/ NBFC or Money Lenders finance/ Loan on the said premises, then it shall be the sole and absolute responsibility of Purchaser(s) herein to ensure that the disbursement of all the instalments by the Bank/ Financial Institution/ Money Lender is done within the time frame mentioned in this Agreement.

6(e) Both the Promoters and Purchaser(s) has/ have further agreed that in the event of the Purchaser(s) committing any delay, default or demur in paying any three instalments then and in that event, the Promoters shall give 15 days' Notice to the Purchaser(s) to pay all the outstanding amounts together with fresh instalments (if the same becomes due and payable). If the Purchaser(s) fail/s to pay the entire outstanding amounts along with accrued interest to the Promoters within a period of 30 days from the issue of said notice, then the Promoters shall be entitled terminate and cancel this Agreement and all legal consequences as per the Act and the Rules shall follow. In case of such termination, the Stamp Duty, Registration charges and all taxes paid by the Purchaser(s) shall not be refunded by the Promoters. It is further agreed by the parties hereto that part payment of any instalments shall be

Promoter	Purchaser(s)
✓ 3	 

construed to be the default in the payment of the said instalments. The Purchaser(s) hereby agree/s and confirm/s to the aforesaid arrangement and agrees not to dispute or raise any objection against the Promoter/s or any Order or judgment that shall be passed against the Purchaser(s) in law. In the event of such termination, the Promoters shall be entitled to resell the said premise to such third person / party, as the Promoters may deem fit, necessary and proper and recover and appropriate to themselves the entire sales consideration and other amounts that shall be received from such resell.

6(f) It is agreed by the Purchaser(s) that till such time as he / she / they has / have paid to the Promoters the entire consideration with or without interest amounts (as the case may be), as are stipulated hereinafter and all other outstanding amounts payable in respect of the said Premises, he / she / they shall not claim any right, title, interest or possession in, of, over and upon the said Premises.

7. CANCELLATION BY PURCHASER(S):

The Purchaser(s) shall has / have the right to cancel / withdraw his/her/their allotment in the Project as provided in the Act. Provided that where the Purchaser(s) proposes to cancel/withdraw from the Project without any fault of the Promoters, the Promoters herein are entitled to forfeit 20% of the total consideration for the allotment. The Promoters shall deduct Service Tax, VAT, GST, brokerage or any other amount due and payable by the Purchaser(s) and / or paid by the Promoters in respect of the said Premises. Also, the taxes and outgoings, if any, due and payable by the Purchaser in respect of the said Premises up to the date of termination of this Agreement. However, in case if the Promoters receive a credit/ refund of the Service Tax / GST amount paid on this transaction, from the Statutory Authorities then in such a case the same shall be refunded by the Promoters to the Purchaser without any interest thereon.

Subject to the terms and conditions of mortgage NOC or any other confirmation given to any Bank, NBFC, Financial Institution, in case of the mortgage of the said premises, the balance amount of money i.e. after a deduction of 20% of the total consideration and all applicable charges mentioned above, paid by the Purchaser(s) shall be returned by the Promoters to the Bank, NBFC, Financial Institution (as applicable) within 45 days of such cancellation without any interest. In this case, the Purchaser(s) will not be entitled to any claim / demand Registration charges, Stamp Duty or interest paid by them. In the event of such Cancellation:

- The Promoters shall be entitled to resell the said premise to such third person / party, as the Promoters may deem fit, necessary and proper.
- The Purchaser(s) shall cease to have any right against the Promoter in respect of the said premises or any part thereof.
- The Promoters shall be entitled to brokerage, if any paid by the Promoter while booking the said premises in the name of the Purchaser.
- The Promoter shall not be liable to pay to the Purchaser(s) any interest, compensation, damages, costs or otherwise. The said amount shall be accepted by the Purchaser(s) in full satisfaction of all his/her/ its/their claims under this Agreement and/ or in or to the said premises.
- The Purchaser(s) shall not create nuisance on the site resulting in danger/damage to the said Property or life;

8. The Promoters shall provide the amenities and facilities as per the List of Amenities annexed hereto and marked ANNEXURE "3".

9. The Agreement sets forth the entire agreement and understanding between the Purchaser(s) and the Promoters and supersedes, cancels and merges:

Promoter	Purchaser(s)
✓ 3	✓ 3



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- a. All agreements, negotiations, commitments, writings between the Purchaser(s) and the Promoters prior to the date of execution of this agreement; However, any document which is registered after the registration of this deed shall be binding on both parties.
- b. All the representation, warranties, commitments, etc. made by the Promoters in any documents, brochure, hoarding, etc. and /or through on any other medium;
- c. The Promoters shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties and/or compliance thereof other than expressly agreed by the Promoters under this Agreement;
- d. The Purchaser(s) agree/s and acknowledge/s that the sample flat constructed by the Promoters and all furniture, items, electronic goods, amenities, etc. provided therein are only for the purpose of show casing the sample flat and the Promoters are not liable / required to provide any furniture, items, electronic goods, tiles, colour of wall painting, fittings, amenities, etc. as displayed in the said sample flat, other than as expressly agreed by the Promoters under this Agreement.

10. The Purchaser(s) hereby admit and confirm that the Promoters have prior to entering into this Agreement, informed the Purchaser(s) and the Purchaser(s) has agreed that all Brochures, Pamphlets, Literature and/or Plans whether approved or otherwise, published / issued by the Promoters, showing Gardens, Open Spaces, Recreation Areas or any other details in the said Plans and/or in the Brochure, Pamphlets or otherwise, are all tentative, subject to such variations, modifications and cancellation and/or withdrawal and/or shifting, as the Promoters may deem fit and proper, without any prior notice/intimation in any form to the Purchaser(s). Further prior to this Agreement, all Brochures, Pamphlets, Literature and/or Plans published / issued by the Promoters are not binding on the Promoter.

11. RIGHTS OF THE PROMOTERS TO AMEND THE LAYOUT AND OBTAIN AMENDMENT IN SANCTION PLANS AND TO UTILIZE THE ENTIRE FSI/ ADDITIONAL FSI/ TDR OR ANY INCREMENTAL FSI:

The Purchaser(s) hereby agree, declare and confirm that the Promoters shall have irrevocable rights for the purpose as set out herein below & the Promoters shall be entitled to exercise the same as if Purchaser(s) has/ have given prior written consent to the Promoters as required under the said Act. The consent hereinafter setout shall not be construed as a blanket consent and that the same has been granted after seeing the proposed plans and understanding the implications thereof. However, with the view to remove any doubt, the Purchaser(s) hereby confers upon the Promoters such right /authority to the Promoters for the purpose as set out herein below: -

- a. The Promoters shall be entitled to consume the entire F.S.I / Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) / Additional FSI as may be available in respect of the said Property or any part thereof at present or in future by constructing additional floor(s)/Wing(s) on the portion of the said Property in accordance with the Act, as the Promoters shall think fit and proper.
- b. In case, the said FSI has been utilized by the Promoters elsewhere, then the Promoters shall furnish to the Sanctioning Authorities all the detailed particulars in respect of such utilization of said Floor Space Index by them.
- c. In case, while developing the said Property, the Promoters have utilized any Floor Space Index of any other land or Property by way of floating Floor Space Index or otherwise howsoever, then the particulars of such Floor Space Index shall be disclosed by the Promoters to the Sanctioning Authorities.

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- d. The Promoters shall be entitled to amend, modify and/or vary the building plans or the lay out or sub-division plan/s as also the specifications in respect thereof as may be permissible under the Act and Rules.
- e. The Purchaser(s) or the Society of the Purchaser(s) of all premises holders shall not raise any objections on any ground as to Promoters rights reserved hereunder and as shall be available to the Promoters under the Act and the Rule.
- f. The PROMOTER shall also be entitled to sell the TDR and/or DRC of the said Property or any part thereof, exclusively for its own benefit, and the Purchaser(s) / the Society of the Purchaser(s) shall not raise any objection or claims for such sale and transfer.
- g. Irrespective of possession of the said premises being given to the Purchaser(s) or not, the rights under this clause and/or under this Agreement reserved for the Promoters to exploit the potentiality of the said Property, shall be valid, subsisting and binding on the Purchaser(s) & shall continue to vest in the Promoters even after the execution of the Deed of Assignment/ Lease/ Transfer in favour of the Co-Operative Society that shall be formed. The Purchaser(s) hereby agree/s declare/s and undertake/s not to obstruct, create hindrances, challenge or dispute the rights of the Promoters to carry out the construction and development and to utilize and exploit full potentiality of the said Property. The Purchaser(s) further agree/s not to challenge, dispute or hamper such development that the Promoters may carry out either on the grounds of nuisance, inconvenience or health grounds or any other grounds or reasons whatsoever.
- h. The aforesaid provision regarding construction to be carried on in future by the PROMOTER and their right to sell the same on ownership basis and the Co-operative Society/ Association of Purchaser or Limited Company to admit such Purchaser(s) as member shall continue to remain in effect even after the project is completed;
12. The Promoters have further informed the Purchaser(s) and the Purchaser(s) is / are aware that he/she/they shall use the said premises only for the Residential /Commercial purposes and he/she/they shall not change the user of the premises. Shops shall be used for the commercial/business purpose however it is agreed by the purchaser of the shop that he/she/they shall not do the business of Butler shop/ Liquor Shop/ Flour Mills in the shops and shall not be utilized for residential, warehouse, etc. or any such other purposes which may create nuisance to the flat owners and Flat shall be used for Residential purpose;

13. PURCHASER(S) COVENANTS:

The Purchaser(s) for himself/ herself/ themselves with intention to bind accepts and agrees himself / herself/ themselves and all persons into whomsoever hands the said premises come and his/her/theirs successors-in-title doth hereby covenant with the Promoters as follows:

- (a) It is hereby agreed by the Purchaser(s) that terms and conditions of any agreement executed by the PROMOTER with land owning authorities including State Government shall be binding on the Purchaser(s);
- (b) To pay to the Promoters such amounts as shall be required to pay to the concerned authority for obtaining its NOC / permission for the sale of the said premises by the Promoters to Purchaser(s) and to do such deeds, documents and to comply with all such terms and conditions as may be stipulated by concerned authority in this regard.
- (c) To maintain the said premises at his / her their own costs, charges & expenses in good tenantable repair & conditions from the date receipt of intimation from the Promoters that the said premises is ready, irrespective of the fact whether the Purchaser(s) has / have taken possession or not & shall not do or suffer to be done anything in or to the Building/s in which the said premises is situated, or to act or to do anything against the rules, regulations and bye-laws of concerned local authorities or Co-operative Society or change/alter or make any addition and / or alteration

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in or to the said premises or any part thereof, without obtaining prior written consent of the Society that shall be formed.

(d) Not to store in the said premises any goods /articles which are of hazardous, combustible or dangerous nature or are so heavy that it may damage the construction / structural stability of the building in which the said premises are situated or storing of which is objected to by the concerned local or other authority & shall not carry or cause to be carried any heavy package on the upper floor/s which may damage or are likely to damage the common passage, staircase or any other structures of the said building including entrance of the building in which the said premises is situated & in case, if any damage is caused to the building or to the said premises on account of negligence or default of the premises Purchaser(s) in this behalf, then Purchaser(s) shall alone be liable for the consequences of such breach / default, all cost incurred to rectify the same shall be borne the Purchaser only.

(e) It is furthermore agreed that if any modification, addition, demolition, variation, construction or alteration is required to be made by the concerned authority due to change in the prevalent building byelaws or on account of change in policy, then after the receipt of Building Completion Certificate from concern authority the same shall be carried out and complied with by the Purchaser(s) at his / her /their own costs and expenses and the Promoters shall neither contribute any amount nor shall they be anywise liable or responsible for the same

(f) Before carrying out the interior work in the said premises, the Purchaser(s) shall obtain a written consent from the Promoters and shall give full details of the nature of interior work to be carried out in the said premises along with the plans of the proposed interior works. The Purchaser(s) shall deposit with the Promoters an interest free refundable security deposit of such amount as the Promoters may demand. During the course of the Purchaser(s) carrying out the said interior work if there is any damage to the said premises or to the said building or to any of the open areas or if the interior work interferes or damages any of the RCC members of the said building or is not in accordance with law or the permission given by the Promoters or is in contravention of the rules and regulations of the Concerned authorities, then the Promoters shall have full right and absolute authority to remove /demolish such work as may be in contravention as mentioned hereinabove and to restore the said premises / building /open spaces in their original form at the entire cost, risk and expense of the Purchaser(s) and / or deduct all costs, expenses, losses that shall be suffered or incurred in this regard from and out of the said refundable deposit. Similarly, if there is no damage or contravention while carrying out the interior work in the said premises, upon the completion of all the interior works, the Promoters shall refund (without interest) the said security deposit to the premises Purchaser(s).

(g) The Purchaser(s) is /are aware that the Promoters are required to attend to all complaints regarding leakages and other defects, as per the Act and the Rules. Thus, as a result of any work, addition, alteration, amendment and changes made by the Purchaser(s), if there is any damage to any adjoining premises or any premises above or below the said premises or abutting the said premises or to any portion of the said Building, then the Purchaser(s) shall be liable and responsible to carry out the necessary repairs to all such premises or any part of the Building as may be required under the Act and the Rules and the Promoters shall be absolved of the obligation and the responsibility under the Act and Rules.

(h) Similarly, if as a result of any addition, alteration or changes carried out by the Purchasers to his/ her/ premises, if any other Authority adopts any action either against the Promoters or the said Building/ Project, then the Purchaser(s) alone shall be liable and responsible for all such actions in law. The Promoters shall have further rights to adopt such action against the Purchaser(s) including that of termination of this Agreement and /or recovery of compensation as the Promoters may be entitled under the Act and Rules.

(i) To carry out at their own cost, charges and expenses, all internal repairs to the said premises & maintain the said premises in the same condition, set and order, in which it was delivered by the

Promoter	Purchaser(s)	
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Promoters to the Purchaser(s) & shall not do or suffered to be done anything in / to the building or the said premises which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society nor cause any alterations in elevation or outside colour scheme of the said building/s in which the said premises is situated and shall also keep the sewers, drains, pipes of the said premises or appurtenances thereto in good and tenantable conditions so as to support or protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, pardis, or other structural changes in the said premises without prior written, permission of the Promoters or the society.

(j) That the promoter shall apply the necessary water permissions to the competent authority upon completion of the building and the authority will decide to allocate the required water supply and the promoter shall not be held liable for any shortage arising in future in any form of further permissions or work to be done.

(k) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property or building in which the said premises are situated or any part thereof, whereby any increase in premium shall become payable in respect thereof.

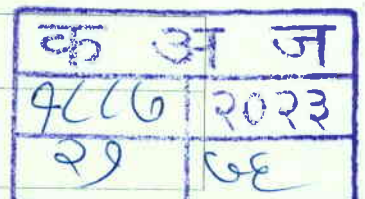
(l) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any part of the said Property and building in which the premises is situated.

(m) If any time further construction is carried on, as herein before provided by the PROMOTER then he shall be entitled to sell Flat(s)/commercial units/shops in such further construction on ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for their own use and benefit. The Purchaser(s) and the Co-operative Housing Society will not have any share, right, title, interest or claim therein and not be entitled to any of the aforesaid things or claim any reduction in price/consideration of said Flat/Shop agreed to be acquired by him/her/them or the compensation or damage on the ground of inconvenience or any other ground including the loss of air and/or any rights of easement. The Co-operative Society/ Association of Purchasers or Limited Company shall admit the Purchaser(s) as a member of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except share money amounting to Rs. 600/- (Rupees Six Hundred only) from each of them to acquire shares of Society

(n) The Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) which may be at any time issued for the said Property or any part of the Property or arising out of Development of the said Property shall always belong to the PROMOTER. The Purchaser(s) or the common organization or Association of Purchaser(s) or the Co-operative Society of all Purchaser(s) will not have any share, right, title, interest or claim therein. The PROMOTER shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) and/or Development Rights Certificate (D.R.C.) of the said Property or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the PROMOTER. The Purchaser(s) or the common organization or Association of Purchaser(s) or the Co-operative Society will not have any share, right, title, interest or claim therein

(o) The PROMOTER shall have exclusive rights over the unsold Flats / Shops / covered parkings, etc. The Purchaser(s) of such unsold Flats / Shops / Covered Parkings, etc. will be admitted to the Co-operative Society without charging any premium except share money. The Purchasers of all such Flats / Shops / Covered Parkings, etc. shall be admitted as the members of such Co-operative Society with the same rights and benefits, subject to the same obligations as those of the Flat Purchaser(s) Holders and other members of such Society without reservations or conditions. No transfer fees, premium or any other amount and except normal entrance fees.

Promoter	Purchaser(s)
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share money and other moneys paid by all Purchaser(s) at the time of formation and registration shall be charged from such Purchaser(s)

(p) The aforesaid provision regarding construction to be carried on in future by the PROMOTER and their right to sell the same on ownership basis and the Co-operative Society/ Association of Purchaser or Limited Company to admit such Purchaser(s) as member shall continue to remain in effect even after the project is completed;

(q) The Purchaser(s) shall not let, sub-let, transfer, assign or part with possession of the said premises or his/her/their interests or benefits under this Agreement until all dues, payable by him/her/them to the Promoters under this Agreement are fully paid and only if the Purchaser(s) has / have not been guilty of breach for non-observance of any of the terms & conditions of this Agreement or until the Purchaser(s) has / have intimated about the same in writing to the Promoters.

(r) The Promoters shall be entitled to alter the terms and conditions of the agreement relating to the unsold premises in the said Buildings and the Purchaser herein shall have no right to require the enforcement thereof. in his/her/their favour or in favour of the said Premises agreed to be purchased by the Purchaser under this Agreement. The Purchaser herein shall exercise his/her/their rights under this Agreement only.

(s) That Purchaser(s) shall observe and perform all rules and regulations which the society or a limited company may adopt at its inception & the additions, alterations or amendments which may be made therein from time to time for the protection & maintenance of the said building or the said premises therein that may be made from time to time for observance and performance of building rules, regulations & bye-laws for the time being in force, of the concerned local body /authority or Government. The Purchaser(s) shall also observe /perform all stipulations / conditions as laid down by the said society regarding the use /occupation of the said premises in the building & shall contribute punctually towards taxes and other dues /outgoings in accordance with the terms of this Agreement.

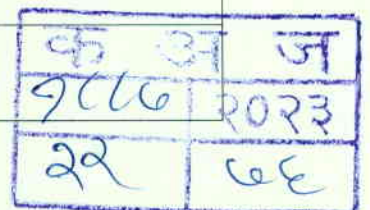
(t) Till the Deed of Assignment/ Lease/Transfer of the said building is executed in favour of the Society and subsequent thereto till the Promoters have completely utilized the FSI / Development potential of the portion of said Property, the Purchaser(s) shall permit the Promoters, their servants and agents, with or without workmen, at all reasonable times, to enter into and upon the said Property & building or any part thereof to view the state and conditions thereof. During the course of construction, if the Purchaser(s) is/are desirous of visiting the said Property, the Purchaser(s) shall obtain a written permission from the Promoters. During such Visits to the Site, in case if there is any accident / mishap or casualty, then the Promoters will not be held responsible or liable in any manner whatsoever.

(u) In the event of Purchaser(s) committing any breach or act in contravention of the above provision, the Purchaser(s) shall be liable or responsible for the consequence in respect thereof to the Promoters or to the concerned local authority or other public authority in that behalf.

(v) The Purchaser hereby undertakes that Purchaser will not carry on any illegal business/profession in the premises agreed to be purchased and further agrees and undertakes that he himself or through his nominee / tenant / occupier shall not carry on any such business/profession which may illegal/antisocial/anti-national etc., which may tarnish the reputation of the PROMOTERS and cause nuisance to neighbouring unit holders. It is understood that in the event of the Purchaser carrying on any such illegal business/es in the said premises whether directly or indirectly through his/her/their agent or tenant, the PROMOTERS shall be entitled to cancel this agreement in the interest of public, peace and tranquillity and have the Purchaser evicted from the premises.

(w) Before taking possession of the said Premises, the Purchaser will be liable to inspect the said premises and will fully and completely satisfy himself/herself/themselves with the same in respect of the area, item of work or quality of work of the materials used for the construction of

Promoter	Purchaser(s)
<i>[Signature]</i>	<i>[Signature]</i>



the said premises and the amenities provided therein in the said buildings, and after taking possession, the Purchaser will not be entitled to raise any claim about the area, amenities, quality provided by the Promoters with respect of the said premises.

(x) If due to any reason Purchaser could not pay the entire consideration and this agreement is cancelled by Promoter for any reasons mentioned hereinabove, the membership given to the Purchaser in the society shall be deemed as cancelled and the Purchaser shall have no right to claim anything from the Promoter.

(y) The Purchaser hereby assures and indemnify the Promoter that he nor his family members has not purchased any other unit/flat in said project.

14. During the construction work of the said Building(s) / wing(s), the Promoters can commence the work on any floor or Premises or any particular wing(s) / Building(s) as per their convenience, the Purchaser(s) will not object to that and pay his /her /their instalments as per the stipulated period. The Commencement of work means the commencement of work of the said Buildings/ wings, and not the commencement of work of particular Premises.

15. RESTRICTIONS ON THE PURCHASER(S):

The Purchaser(s) has / have agreed declared & confirmed with the Promoters that the Purchaser(s) shall:

a. Having regard to the elevation of the buildings in the said Project, the Purchaser(s) shall fix identical grills/ railings and the Air Conditioner in the places that are predetermined by the Promoters / that shall be approved by the Promoters. The Purchaser(s) shall affix the external grill /railings of such common design as shall be finalized by the Promoters in the manner and as per the specifications given by the Promoters. Accordingly, the Promoters have informed the Purchaser(s) that with a view to maintain the aesthetics and elevation of the said Building, the Purchaser(s) shall, prior to extending railings provided to the said premises/ fixing the grills to the windows/ balcony, take written permission from the Promoters inter-alia undertaking to use similar material and similar design to those already provided by the Promoters in the said premises.

b. Similarly, the Purchaser(s) shall install the Dish Antenna for the Set Top Box on the common Terrace on the Top Floor only in the area specifically demarcated for the said purpose. Similarly, for any other new/ additional facility/ service/s, should the Purchaser(s) require to install any Instrument/Receiver/Dish either outside the said premises or on the Top Terrace, then the Purchaser(s) shall install such Instrument/Receiver/Dish, only after obtaining the written consent from the Promoters in the manner and at the location identified and approved by the Promoters.

c. Not to put or place flower pots, Vases or any plantations outside the Windows.

d. Not to put any signage or board in the said building or any part thereof or outside the said Flat except as may be permitted by the PROMOTER and or the concern authority;

e. The Purchaser(s) shall not store any of their materials, belongings, and stocks in the open passage, compound or open spaces.

f. The Lift facility in this Project shall be used as per rules of the Management Company/ Co-operative Society/Condominium of Apartments / Private Limited Company which may be formed for the management of said Building/s / Complex. It is to be economically used. The Purchaser(s) as well as his/her/their employees or heirs shall not misuse the said lift and will take care and cooperate about it. The quality of lift shall be good. But it is a machine and is not manufactured by the Promoters. Therefore, during the use of the lift and even as a result of any defect or otherwise, if anyone is injured or any damage occurs, then the Management Company/ Co-operative Society / Condominium of Apartments / Private Limited Company which may be formed in future or Promoters shall not become responsible for it and the Purchaser(s) or his/her/their employees/

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heirs etc. shall not demand/shall not be entitled to demand such damages/ compensation from them and the Purchaser(s) hereby give his / her/ their assurance and consent in it.

g. The Purchaser(s) is/ are aware that the leakage of water from the toilets, bathrooms and Pantry is also likely to happen in said premises as well as from the neighbouring and upper Premises. Leaked water/moisture is likely to appear on the walls of said Premises and that may deteriorate the painting and plaster on the walls. The Purchaser(s) is/are aware that water is a substance which is likely to escape, resulting into its leakage. Even if all safety measures are taken to seal the joints of pipes, sometimes it cannot be avoided. Leakage may be due to various reasons not connected with construction. The Purchaser(s) herein agree/s that the Promoters shall not be liable for any damage in the said premises due to leakage of water and its various other after effects.

h. The Purchaser(s) shall not use lifts for transporting the furniture and other construction material to their respective premise. All such transportation shall be done using the staircase only.

i. The repair and renovation work by the Purchaser(s) in the said premises shall be permitted only between 10.00 a.m. to 7.00 p.m. strictly.

j. The Purchaser(s) shall not refuse or neglect to carry out any work directed to be executed in the said Building or in the said Flat after he/she/they had taken possession thereof, by a competent authority, or require or hold the PROMOTER liable for execution of such works;

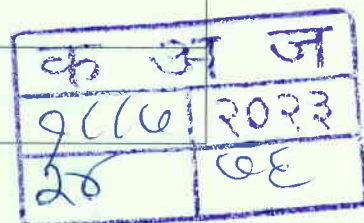
k. The Purchaser(s) shall not restrain the PROMOTER or their servants and agents from entering upon the said Flat for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said building or the said Flat for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;

l. The PROMOTER hereby reserves their right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings or cell towers etc. on any open spaces in the said Property or said building including on the terrace and compound walls for the said purpose on such terms and conditions as the PROMOTER may desire.

16. HANDING OVER POSSESSION:

- a. The possession of the said premises shall be given by the Promoters to the Purchaser(s) upon obtaining the Part Occupation Certificate or Building Completion or Occupation Certificate and such other conditions as imposed by the Authority shall have been obtained from concern authority or body or public authority. The Promoters shall give possession of the said premises to the Purchaser(s) on or before **December 2025** subject to Force Majeure and reasons beyond the Control of the Promoters. The Promoters shall be entitled to reasonable extension of time for completing construction of the said Premises within the aforesaid period if the same is delayed on account of:
- War, Civil Commotion or act of God.
 - Pandemic
 - Lockdown by the State or Central Government
 - Any notice, order, notification of the Government and / or other public or competent authority.
 - Civil commotion, agitation by local persons, strikes (full or partial).
 - Non availability of any vital building material including cement, steel, sand, etc.
 - Order / judgment / decree of any judicial / quasi-judicial body or authority restraining the Development of the said Property.

Promoter	Purchaser(s)
	



- viii. Any suit, action, litigation, disputes restraining the development of the said Property.
- ix. Any change in any law, notification, and regulation relating to the development of the said Project.
- x. Any delay that may be caused due to any matters relating to Government Department and all other related matters.
- xi. And also the Promoters shall not be liable for any delay that shall be caused due to any delay on the part of Government, Semi Government, Revenue Authority or any other concerned authority in granting the necessary permissions, sanctions, NOC that shall be required by us from time to time.
- xii. Similarly, the Promoters shall not be held responsible or liable for the delay in the completion of the Project which is due to the default made by more than 25% of the Purchaser(s) in the payment of the instalments of the consideration of their respective premises.
- xiii. Other Reasonable cause.
- b. **PROCEDURE FOR TAKING POSSESSION:** The Promoters, upon obtaining the Part / Full Occupancy Certificate from the competent Authority, shall offer in writing, the possession of the said premises to the Purchaser(s) in terms of this Agreement to be taken within 15 days from the date of issue of such notice/letter and the Promoters shall give possession of the said premises to the Purchaser(s).
- c. The Purchaser(s) shall be entitled to take possession of the said premises, if the Purchaser(s) has/have duly observed and performed all the obligations and stipulations contained in this Agreement and also duly paid to the Promoters all and whatsoever amounts payable by the Purchaser(s) under this Agreement. Provided however till such time as the Purchaser(s) does /do not pay the entire monetary consideration together with the entire other charges payable hereunder, the Purchaser(s) shall not be entitled to obtain the possession of the said premises purchased by him / her / them. Provided however, the Purchaser(s) shall be liable and responsible to pay to the Promoters the maintenance charges and other charges as shall be demanded by the Promoters for the said premises irrespective of the fact whether the Purchaser(s) has / have taken physical possession of the said premises or not.
- d. Upon obtaining the Part Occupancy/Occupancy Certificate from the concerned authority, the Promoters shall be entitled to hand over possession of the said premises to the Purchaser(s) even though permanent electricity and water connections are not connected / provided by the concerned authorities. The Promoters shall not be liable for any loss, damage, injury or delay due to Electricity Board causing delay in sanctioning and supplying electricity or due to the Local authority concerned, causing delay in giving / supplying permanent water connection or such other service connections necessary for using/ occupying the Premises. On the Promoters offering possession of the said premises to the Purchaser(s), the Purchaser(s) shall be liable to bear and pay their proportionate share in the consumption of electricity and water. The Purchaser(s) shall pay to the Promoters, within 15 days of demand by the Promoters, his/ her/ their share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said Building in which the said premises is situate.
- e. In event the Purchaser(s) fail to take possession of the said Flat with the time limit mentioned above, then the said Flat shall lie at the risk, responsibility and cost of the Purchaser(s) in relation to all the outgoings cess, taxes, levies, etc and the Promoter shall no liability or

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concern thereof and further that the promoter shall also be entitled to Holding Charges in accordance with the terms of this Agreement.

- f. It is agreed by the Purchaser(s) that in event of the failure of the Purchaser(s) to take the possession of the said Flat in the manner as foretasted, then the Promoter shall have the option to cancel this agreement in accordance with the terms of this agreement or the Promoter may, without prejudice to its rights under any of the clauses of this agreement and at its sole discretion, decide to condone the delay by the Purchaser(s) in taking over the possession of the said Flat in the manner as stated in this clause on the condition that the Purchaser(s) shall pay to the Allottee the following amount:
- i. Holding Charges at Rs. 25,000/- (Rupees Twenty-Five Thousand Only) of the said Flat per month for the entire period of such delay
 - ii. Interest at the rate of 18% per annum on the amount due as mentioned in the notice for possession from the due date till date of payment
- g. Maintenance Charges from the date of deemed date of possession as per the notice of possession
- h. The Purchaser(s) herein further agree/s, declare/s and undertake/s to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser(s) for any purposes other than for purpose for which it is sold.
- i. The percentage of undivided interest of the Purchaser(s) in the common areas & facilities limited or otherwise pertaining to the said Premises hereby agreed to be sold to the Purchaser(s) shall be in proportion to the areas of the said premises hereby agreed to be sold hereunder to the common areas and facilities limited or otherwise as disclosed by the Promoters.
- j. The Purchaser(s) hereby declare, confirm and undertake that the Purchaser(s) shall not be entitled to sell and /or transfer his / her / their right, title, interest and benefits under this Agreement to any person without obtaining prior in writing "No Objection Certificate" from the Promoters. The Promoters will issue such No Objection Certificate to the Purchaser(s) for transferring and assigning the benefits and rights of this Agreement for the said premises, only if the Promoters have received the entire consideration that has become due and payable by the Purchaser(s) (including accrued interest along all amounts that are payable as the Agreement with the Purchasers, if any) and upon the Purchaser(s) complying with such terms and conditions as may be stipulated under law or by the Promoters.

17. PAYMENT OF MAINTENANCE CHARGES AND TAXES:

- a. Until the Co-operative society or Limited Company is not formed and portion of the said Property and the said Buildings is not transferred to the Co-operative society or Limited Company / Concerned Authority taxes and water charges are not fixed and / or assessed separately, the Purchaser(s) agree and bind himself/herself/themselves to pay provisional monthly

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contribution in advance from the date of delivery of possession of the said Premises (the date means the date on which the Promoters shall give notice to the Purchaser(s) that the said Premises is handed over to him/her/them) the proportionate share (i.e. in proportion to the floor area of the said premises) to be determined by the Promoters of outgoings in respect of the portion of said Property and the said Building towards and on account of the State Government taxes and all outgoings taxes and other taxes levies, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, sewage, sanitation, electric bills repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the portion of the said Property and the said Building/s and the Purchaser(s) shall indemnify and keep indemnified the Promoters against the aforesaid charges in respect of the said Premises.

b. The Purchaser(s) further agree/s that till the Purchaser(s)'s share is so determined, the Purchaser(s) shall pay to the Promoters interest free deposit such provisional monthly contribution and such proportionate share of outgoing in advance for a period of 18 months of **Rs. 23,041/- (Rupees Twenty Three Thousand Forty One Only)**. PROVIDED HOWEVER that the Purchaser(s) shall pay such further amounts or amount to the Promoters as required by them from time to time towards the aforesaid deposit or any other deposits in the event of the said deposit/s being insufficient to meet the expenses. The amounts so paid by the Purchaser(s) to the Promoters shall not carry any interest and remain with the Promoters until the Deed of Assignment/ Transfer of the said building is executed in favour of the said Co-operative society or Limited Company that shall be formed. On such Deed of Assignment/ Transfer being executed for the structure of the building, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the said Co-operative society or Limited Company. The Purchaser(s) undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by Purchaser(s) shall be considered as the default on the part of the Purchaser(s) and thereby the Promoters shall be entitled to terminate this Agreement in accordance with the terms and conditions contained herein.

c. The Purchaser(s) of the said premises shall alone be liable to pay the Property Taxes, to the local body assessed on the said Building, Provided However that if any special taxes and/or rates are demanded by the local body or any other authority by reason of any permitted use other than for residence or any other user of the said Flat, the Purchaser(s) alone shall bear and pay such special taxes and rates

d. The Purchaser(s) shall be liable to pay to the Promoters their proportionate outgoings, maintenance charges and all other charges / outgoing in respect of the said premises with effect from the date of obtaining the Occupancy Certificate, regardless of the fact that the Purchaser(s) is / are not in possession of the said Premises. Under the circumstance, the Purchaser(s) hereby agree and undertake to pay to the Promoters in respect of the said premises their proportionate outgoings, maintenance charges as the Promoters may demand from time to time without any delay or objection.

e. The Promoters shall maintain a separate account (specifically opened to collect the payments towards the advance maintenance) in respect of sums received by the Promoters from the Purchaser(s) as advance or deposit, sums received towards the outgoings, legal charges and shall utilize all such amounts only for the purposes for which they have been received. The amounts so collected by the Promoters shall not be used for the payment of outgoings (including land cost

Promoter	Purchaser(s)
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ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). The Purchaser shall reimburse the amount/ payments made by the Promoters for and on behalf of Purchaser

f. The Purchaser(s) authorize the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Purchaser(s) undertake/s not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.

18. OTHER CHARGES PAYABLE BY THE PURCHASER(S):

- a. In addition to the agreed consideration, the Purchaser(s) shall pay and bear all the following Charges, Deposits and Expenses to the Promoters as and when demanded:
 - i. Legal and document charges at the time of execution of this Agreement.
 - ii. Valuation report.
 - iii. Development Charges / Transfer Charges / Infrastructure Development Charges payable to the Authority.
 - iv. Stamp duty and registration charges for of this Agreement.
 - v. Water and Drainage connection deposit and meter charges or any other charges imposed by the Government authority.
 - vi. Electricity connection, meter deposit, or any other electricity service provider charges, cable charges and transformer.
 - vii. Co-operative Society/ Condominium of Apartments /Limited Company formation/ registration charges.
 - viii. Property Tax.
 - ix. Stamp duty and registration charges on Premises. If any additional stamp duty is payable over and above the stamp duty on Premises, then the Purchaser(s) shall be liable to pay the same.
 - x. Service Tax, VAT, Cess, GST or any other taxes or charges levied by the State or Central Government or Semi Government authorities on this agreement
 - xi. Any other charges, taxes and expenses levied by the Government authorities.
- b. The Purchaser(s) further agree/s, undertake/s and declare/s to contribute and pay a proportionate share of the cost of transformer/solar panel or other energy saving equipment, cable laying and all other required costs, if installed by the Promoters, or any other Electricity service provider before taking over the possession of the said Premises. The Purchaser(s) hereby further declare/s that he/she/ they will not object to such payment that is the cost incurred or to be incurred for installation of transformer or payable to any electricity service provider. The said deposits referred to hereinabove shall be paid by the Purchaser(s) and he/she/they shall not raise any objection whatsoever in calculating the rate of such deposits and such deposits on execution of Deed of Assignment/Transfer in favour of Co-operative society or body corporate/ organization that shall be formed, shall be paid over by the Promoters to the said Co-operative society or body corporate/ organization after deducting there from the amount if any payable by the Purchasers to the Promoters under and in accordance with the provisions of this Agreement. PROVIDED HOWEVER that the Purchaser(s) shall pay such further amount/s to the Promoters as required by them from time to time towards the aforesaid deposit or any other deposits in the event of the said deposit being insufficient to meet the expenses.
- e. That the Purchaser(s) shall also pay his/her/their share of insurance premium to keep the building insured against loss or damage by fire and to get an Insurance Policy in a sum

Promoter	Purchaser(s)
	





equivalent to the total sale price of all the Premises, in the said building with a company to be approved by the Promoters. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said damage for any reasons whatsoever, the Purchaser(s) shall pay his/her/their proportionate share for reinstating or replacing the same and shall nevertheless continue to pay all the payments as no such destruction of damage has happened. The Purchaser(s) shall pay his/her/their proportionate share of expenses for keeping the said building in good and substantial repairs and condition to the satisfaction.

d. It is understood by the Purchaser(s) that whatever payments are made by the Promoters to be further paid by the Purchaser(s) in connection with or incidental to this Agreement or any other documents shall be reimbursed by the Purchaser(s) to the Promoters on demand.

19. The Purchaser(s) shall, on or before delivery of possession of the said Flat, pay the PROMOTER the following amounts:

- (i) **Rs. 600/- (Rupees Six Hundred Only)** Membership fees & share money for acquiring membership rights in such registered Co-operative Society;
- (ii) **Rs. 3,000/- (Rupees Three Thousand Only)** Legal charges and other expenses for formation and registration of the Co-operative Society
- (iii) **Rs. 17,000/- (Rupees Seventeen Thousand Only)** Reimbursement of the amount paid towards deposit in respect of electric meter charges and other incidental expenses Development Charges incurred by the Promoter.
- (iv) **Rs. 23,041/- (Rupees Twenty-Three Thousand and Forty One Only)** towards provisional monthly contribution and such proportionate share of outgoing in advance for a period of 18 months

Total – Rs. 43,641/- (Rupees Forty Three Thousand Six Hundred and Forty One Only)

In addition to the above, the Purchaser(s) will also bear and pay such charges, fees, expenses as may be fixed by the PROMOTER and also the taxes as may be applicable by for utilizing the additional facilities and amenities viz. Club House, fitness centre, etc. as may be provided in the said building(s) by the PROMOTER.

20. FORMATION OF CO-OPERATIVE SOCIETY OR COMPANY OR ASSOCIATION:

a. The Promoters have informed the Purchaser(s) and the Purchaser(s) is/are aware that the Promoters shall, as per the provisions under Section 11(4) (e) of Real Estate (Regulation and Development) Act, 2016, forms a Co-operative Society or Company or Association (hereinafter referred to as the said Society) for the said Building/s. For the purpose of the formation of the said Co-operative society, the Promoters shall submit application to the Registrar for registration of the Co-operative Housing Co-operative society under the Maharashtra Co-operative Societies Act, 1960 or a Company or any other Legal Entity, within a stipulated period by law.

b. The Purchaser(s) along with such other persons who shall have taken possession or acquire the Premises shall form themselves into a Co-operative society under and in accordance with the Maharashtra Co-operative Societies Act, 1960 or any other body Corporate or other organization determined by the Promoters. The said Co-operative society or any other body corporate or other organization determined by the Promoters on portion of the said Property shall always be known by such name as suggested by the Promoters and approved by the concerned Authorities. The Purchaser(s) shall co-operate with the Promoters in forming, registering and incorporating the said Co-operative society and shall sign all necessary papers and documents and do all other

Promoter	Purchaser(s)		
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necessary papers and documents and do all other acts and things as the Promoters may require the Purchaser(s) to do from time to time in that behalf or safe guarding or better protecting the interest of the said Co-operative society and of the Purchaser(s) of the Premises in the building. All costs and charges for above shall be borne and paid by the Purchaser(s).

c. The Purchaser(s) along with such other persons who shall have taken possession or acquire the Premises, for forming and registering the Co-operative society or a Limited Company to be known by such name as the Purchaser(s) may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Co-operative society or Limited Company and for becoming a member, including the bye-laws of the proposed Co-operative society and duly fill in, sign and return to the Promoters within 15 days of the same being forwarded by the Promoters to the Purchaser(s), so as to enable the Promoters to register the organization of Purchaser(s). No objection shall be taken by the Purchaser(s) if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The required papers for formation of Co-operative Society shall be kept at suitable place as the Promoters may deem fit, necessary and proper and the Purchaser(s) shall attend the said Office and sign the necessary documents and submit the required proofs and other details as required by the concerned authorities within the stipulated period.

d. The Promoters have further informed the Purchaser(s) and the Purchaser(s) is/are aware that after the formation of the Co-operative Society or Company or Association (the said Society) and after the Purchaser(s) has/have completed making the entire payment towards the cost of the said Premises and after Purchaser(s) has / have complied with all the terms of this Agreement, the Promoters shall enrol the Purchaser(s) as the members of the said Society and issue Share Certificate to the said Purchaser(s) in the name of the Purchaser(s).

e. In the event of the Society of the said Building is being formed and registered before the sale and disposal by the Promoters of all the premises in the said Building, the powers and authority of the Society shall be subject to the overriding powers of the Promoter in all the matters concerning the same and all amenities pertaining to the same, and in particular the Promoter shall have absolute right, authority and control as regards any unsold premises and the sale thereof, as well as the commencement and completion of additional construction, if any, on the portion of said Property. The terms, conditions, covenants, stipulations and provisions of this Agreement and all deeds, documents, instruments and writings related or incidental to this Agreement, executed or to be executed by and between the parties hereto, shall be binding upon the society. The society shall upon being registered or formed, pass the necessary resolutions confirming the terms, conditions, covenants, stipulations and provisions of this Agreement and all deeds, documents, instruments and writings related/incidental to this Agreement (executed or to be executed by and between the parties hereto), or such of them as the Promoters may require and agreeing and undertaking to be bound by the same and the Purchaser shall vote in favour of such resolutions.

f. The Purchaser(s), at the time of taking possession, agree and bind himself / herself /themselves to pay to the Promoters such amount in advance as the Promoters may demand being the lump sum amount towards the General maintenance charges for the said Premises pending the formation of Co-operative Society. The Service Tax, VAT, GST and other taxes applicable shall be paid additionally on the said advance maintenance charges payable to the Promoters. The Promoters have exclusive right to determine the said maintenance charges payable by the

Promoter	Purchaser(s)
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Residential premises user and the Commercial premises user in accordance with the utility used by them. The Promoters shall not be liable to render any accounts for the above maintenance charges nor shall they be liable to refund any amount to the Purchaser(s) or the Co-operative Housing Society that shall be formed. On the receipt of the bill for Property tax from the local body, the Purchaser(s) shall pay his/her/their proportionate share of Property tax for the said Premises immediately on demand either by the Promoters or by the Society as the case may be. After the formation of the Society and after the Promoters have handed over the charge of the said building to the society, the Purchaser(s) shall pay to the said Society his /her /their proportionate share that may be decided by the said Society as the case may be, all rates taxes ground rent (including additional ground rent levied by the authority in respect of the premises) dues, duties, impositions, outgoings and burdens now or at any time levied, assessed or imposed upon or in respect of the said Property or the said building or occupiers thereof by the Government or Revenue authority in respect of the said Building or the use thereof and payable either by the Purchaser(s) or occupiers and shall also pay his /her/their proportionate share of all outgoings in respect of the said premises viz. taxes, ground rent, additional ground rent, insurance, sanitation charges, water charges, charges in respect of common electricity consumed, Watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Purchasers shall indemnify and keep indemnified the Promoters in that behalf.

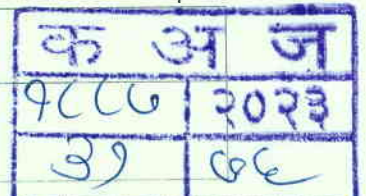
g. It is hereby agreed that the Promoters shall not be liable to bear or share the maintenance charges, electricity charges, water charges or any other outgoings attributed to and in respect of the unsold and un-allotted Flats/Premises.

h. The Purchaser(s) has/have perused and is/are aware of all the terms and conditions contained in the said documents recited above. The Purchaser(s) hereby agree/s and undertake/s that he/she/they shall be bound and liable to pay to the Promoters and/or the Co-operative Society his/her/their proportionate shares in all respects taxes, outgoings and other charges in respect of the said premises from the period referred herein and in accordance with the provisions of this Agreement.

i. The Promoters have also informed the Purchaser(s) and the Purchaser(s) is/ are aware that till such time as the Co-operative Society /Condominium of Apartments /Private Limited Company in respect of the said project is not formed, the maintenance, upkeep and all affairs relating to the day-to-day management of the said premises shall be looked after by the Promoters and/or any other specialized agency appointed by the Promoters. The Purchaser(s) hereby agree/s, declare/s and confirm/s with the Promoters that all open spaces, Common Terrace, Common spaces of the said Property, Basement / Podium, Security Cabin & equipment shall be in the exclusive and an interrupted management and authority of the Promoters alone and save and except the exclusive right to the said Premises, the Purchaser(s) shall not claim any right, title, interest in the said spaces in any manner whatsoever. The Purchaser(s) is / are also aware that upon the formation of Co-operative Society /Condominium of Apartments / Private Limited Company in respect of the said project and upon the execution of Deed of Assignment/ Transfer in favour of such Co-operative Society /Condominium of Apartment /Private Limited Company all the above areas shall be handed over to the Managing Committee of the Co-operative Society that shall be formed or the same shall be managed and administered by such specialized Agency as may be mutually decided between the Promoters and such Managing Committee.

j. The Purchaser(s) is / are further aware that ultimately the Promoters herein, in their sole and absolute discretion, shall, as per the provisions of Real Estate (Regulation and Development) Act.

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2016, form a Co-operative Society or Company or Association (hereinafter referred to as the said Society) for the said project and execute Deed of Assignment/Transfer in favour of such Co-operative Society or Company or Association that shall be formed for the said Building(s) / Wing(s), within a stipulated period by Law. The Purchaser(s) shall bear all costs professional charges and expenses for the same and also all expenses of the stamp duty, registration charges for Deed of Assignment/Transfer or any other Deed consent writing and other documents, the costs in connection with the formation of the said Society and /or body corporate or other organization, the costs of the stamping and registering all the agreements, deeds, transfer deeds or any other documents required to be executed including the entire professional costs of the Advocates of the Promoters shall be borne and paid by the said Society or proportionately by all the Purchasers of the Premises in the said building alone.

k. The Promoters hereby agree that they shall, before handing over possession of the said premises to the Purchaser(s) and in any event before execution of Deed of Assignment/Transfer of the said Property in favour of a Co-operative Housing Society and / or other body corporate and / or other organization to be formed by the Purchaser(s) of Flats/ Commercial Units in the Building to be constructed on the portion of said Property (hereinafter referred to as "the Society") make full and true disclosure of the nature of their title to the said Property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Property and shall, as far as practicable, ensure that the said Property is free from all encumbrances and that the Promoters have absolute, clear and marketable title to the said Property so as to enable them to assign to the said Society/Limited Company such absolute, clear and marketable title on the execution of a Deed of Assignment/Transfer of the portion of said Property as per the Layout/Sub Division by the Promoters in favour of the said Society/Limited Company.

l. The purchasers are aware that the entire layout of the project shall be conveyed only upon the completion of the development of the entire layout.

21. GENERAL COMPLIANCE WITH RESPECT TO THE SAID PREMISES:

a. It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoters as per the agreement for sale relating to such development is brought to the notice of the Promoters within a period stipulated by Law by the Purchaser(s) from the date of handing over possession, it shall be the duty of the Promoters to rectify such defects without further charge. The Promoters have further agreed to obtain suitable warranty from the Water proofing Agency and at the time of handing over the charge of the Project to the Co-operative Society, the Promoters shall assign the benefits of the said warranty in favour of the Co-operative Society to enable the Co-operative Society to get the necessary repairs carried out directly from the concerned Agency/s.

b. The Promoters / maintenance Agency /Association of Purchaser(s) shall have rights of unrestricted access of all Common Areas, garages/closed parking/s and parking spaces for providing necessary maintenance services and the Purchaser(s) agree/s to permit the Promoters / Association of Purchaser(s) and/or maintenance agency to enter into the said premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

c. The Purchaser(s) hereby agree/s to purchase the said premises on the specific understanding that his/her/their right to the use of Common Areas shall be subject to timely payment of total

Promoter	Purchaser(s)
	




maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the Association of Purchaser(s) (or the maintenance agency appointed by it) and performance by the Purchaser(s) of all his/her/their obligations in respect of the terms and conditions specified by the maintenance agency or the Association of Purchaser(s) from time to time.

d. The Purchaser(s) and the person to whom the said premises shall have been let, sublet, transferred, assign or given possession of and in accordance with the provisions hereof shall duly observe and perform all the rules and regulations of the said Society that may be in force from time to time relating to the protection and maintenance of the said building with Premises thereof and for the observance and carrying out of the building rules and regulations and Development Control Rules for the time being of the Concerned Authority, the Government and or public body or any other local authority.

e. The Promoters shall not be liable to pay any maintenance or common expenses in respect of the unsold Premises in the said Building. The PROMOTER shall have exclusive rights over the unsold Flats etc. The Purchaser(s) of such unsold Flats / Commercial Shops / Covered Parkings etc. will be admitted to the Co-operative Society without charging any premium except share money. The Purchasers of all such Flats / Commercial Shops / Covered Parkings shall be admitted as the members of such Co-operative Society with the same rights and benefits, subject to the same obligations as those of the Flat Purchaser(s) Holders and other members of such Society without reservations or conditions. No transfer fees, premium or any other amount, save and except normal entrance fees, share money and other moneys paid by all Purchaser(s) at the time of formation and registration shall be charged from such Purchaser(s);

f. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace of the said building shall always belong to the Promoter and they shall be entitled to deal with and dispose of the same in such manner as they deem fit and proper. In the event of the Promoters obtaining permission from the concerned authorities for construction of one or more premises on the terrace of the said building, then the Promoters shall be entitled to construct by themselves and/or through their nominees such additional premises and to sell and/or deal with such premises, that be constructed by them on the terrace together with the terrace to such persons and at such rate and on such terms as the Promoters may deem fit and proper.

g. It is agreed by the parties that the Promoters will convey the structure of Building in which the flat of the Purchaser(s) is situated along with undivided area of the total land under said Building and Promoter will convey all the facilities, amenities, open spaces, parking spaces, club house, etc to the federal society which will be formed by the Promoter and the societies formed by the Promoter on completion of entire project.

22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Property and Building or any part thereof. The Purchaser(s) shall has / have no claims save and except in respect of the said premises hereby agreed to be acquired by the Purchaser(s). All open spaces, floor spaces index, parking spaces, lobbies, staircases, terraces, recreation spaces, etc. will remain to be the Property of the Promoters until the whole Property together with the structures standing thereon is/are transferred to the said Society, but subject to the rights of the Promoters contained herein.

23. RESTRICTIONS ON TRANSFER:

Promoter	Purchaser(s)
	



a. The Purchaser(s) of the said premises will not transfer or assign interest or benefit of this Agreement, until all the dues payable by the Purchaser(s) to the Promoters under this Agreement are fully paid up and even after such payment, only if the Purchaser(s) has/ have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser(s) has/ have obtained the Promoter's consent in writing to the same.

b. So long as all or any of his /her /their dues herein stated remains unpaid and so long as the said Society registered or shall not be registered, the Purchaser(s) shall not, without the prior consent in writing of the Promoters, let, sublet, transfer, assign or part with the possession of the said premises or any part thereof.

24. FOREIGN PURCHASER(S):

a. The Purchaser(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable property in India etc. and provide the Promoters with such permission, approvals which would enable the Promoters to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Purchaser(s) understands and agrees that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

b. The Promoters accept no responsibility in this regard. The Purchaser(s) shall keep the Promoters fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser(s) to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third-party making payment/remittances on behalf of any Purchaser(s) and such third party shall not have any right in the application/allotment of the said premises applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Purchaser(s) only.

25. REPRESENTATIONS OF THE PROMOTERS:

The Promoters hereby represent and warrant to the Purchaser(s) that save as specifically mentioned herein:

a. The Promoters have absolute, clear and marketable title in respect of the said Property and have the requisite rights to carry out development upon the said Property and the Promoters have the absolute, actual, physical and legal possession of the said Property for the Project.

b. The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.

c. There are no encumbrances upon the said Property or the Project except those disclosed herein;

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- d. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Property and said premises are valid and subsisting and have been obtained by following due process of law. Further, the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Property, Building and said premises and common areas.
- e. 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(s) created herein, may prejudicially be affected.
- f. 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 said property, including the Project and the said premises which will, in any manner, affect the rights of Purchaser(s) under this Agreement.
- g. The Promoters confirms that the Promoters are not restricted in any manner whatsoever from selling the said premises to the Purchaser(s) in the manner contemplated in this Agreement.
- h. The said property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the said Property.
- i. The Promoters have duly paid and shall continue to pay and discharge all 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.
- j. Without prejudice to the aforesaid, it is hereby expressly agreed and provided that so long as it does not in any way affect or prejudice the rights of the Purchaser hereunder granted in respect of the said Premises, the Promoters shall be at liberty to transfer by assignment, mortgage or otherwise deal with or dispose of their right, title or interest in the said Property and the said building/s and structure/s thereon at their sole discretion. The Purchaser shall not interfere with the said rights of Promoters in any manner whatsoever. The Promoters shall always be entitled to sign undertakings and indemnities under any law, rules or regulations concerning construction of the said Buildings and other structures or for implementation their scheme of development of the said Property

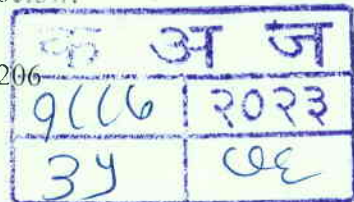
26. The Purchaser(s) hereby grants their express consent to the Promoters to raise any loan or any other financial facility against the said Plot and/or the said Building under construction. This consent is on the express understanding that such liability shall be cleared by the Promoters at their own expenses.

27. This Agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

28. NOTICES AND CORRESPONDANCE:

- a. All notices to be served on the Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by Registered Post / Email / over WhatsApp at his/her/their Address / E-mail Address / Number specified below:

Address: Near Shree Ram Temple Dhodanj, Raigarh, Maharashtra, 410206
E-mail Address: ganashaawati@gmail.com
Number: 7977046904



- b. In case if the Purchaser(s) changes his/ her/ their address / E-mail Address / Number specified herein then and, in that event, the Purchaser(s) shall intimate by Registered AD Letter, the new

Promoter	Purchaser(s)
✓ 3	✓ [Signature]

address / E-mail Address / Number and shall cause the Promoters to rectify their records by recording the new address / E-mail Address / Number. In case, if the Purchaser(s) fail/s to provide the Promoters his/ her/ their new address / E-mail Address / Number, then the Promoters shall not be liable or responsible for the non-receipt of any letter or communication from the Government authorities and the Purchaser(s) alone shall be responsible for all legal consequences arising there from.

29. The Purchaser(s) and the Promoters shall, immediately after the execution of this Agreement as well as Deed of Assignment/ Transfer / vesting documents in favour of said Society lodge the same for registration with the concerned Sub-Registrar of Assurances within the time limit prescribed by the Registration Act. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement as well as Deed of Assignment/ Transfer vesting documents in favour of said Society shall be borne and paid by the Purchaser(s) alone and the Promoters will attend such office and admit execution thereof.

30. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PURCHASER(S):

The Purchaser(s) is / are entering into this Agreement for the allotment of a said premises with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser(s) hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they has/have taken over for occupation and use the said premises, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the said premises/ at his/ her / their own cost.

31. ENTIRE AGREEMENT:

This Agreement, along with its schedules, Annexure/s, 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/Property/building, as the case may be.

32. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the parties by executing such further Supplementary Agreement / deeds / documents / writings mutually decided by the parties hereto.

33. PROVISIONS OF THIS AGREEMENT APPLICABLE ON PURCHASER(S) / SUBSEQUENT PURCHASER(S):

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(s) of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

34. WAIVER NOT A LIMITATION TO ENFORCE:

a. The Promoters may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Purchaser(s) in not making payments as per the Payment Schedule including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Purchaser(s) that exercise of discretion by the Promoters in the case of one Purchaser(s) shall not be construed to be a precedent and /or binding on the Promoters to exercise such discretion in the case of other Purchaser(s).

Promoter	Purchaser(s)
✓ 3	✓ [Signature]





b. Any delay, indulgence and negligence on the part of the Promoters in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchasers shall not be construed as a waiver on the part of the Promoters of the breach of any of the terms and conditions of these presents nor shall waiver in any way of prejudice the rights of the Promoters.

35. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate (Regulation And Development) Act, 2016 or the Rules and Regulations made there under 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 Real Estate (Regulation And Development) Act, 2016 or the Rules and Regulations made there under 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. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Purchaser(s) has to make any payment, in common with other Purchaser(s) in Project, the same shall be the proportion which the carpet area of the said premises bears to the total carpet area of all the Premises/ plots in the Project.

37. BINDING EFFECT:

Forwarding this Agreement to the Purchaser(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser(s) until, firstly, the Purchaser(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Schedule within 30 (thirty) days from the date of receipt by the Purchaser(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Purchaser(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser(s) for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Purchaser(s), application of the Purchaser(s) shall be treated as cancelled and all sums deposited by the Purchaser(s) in connection therewith including the booking amount shall be returned to the Purchaser(s) without any interest or compensation whatsoever.

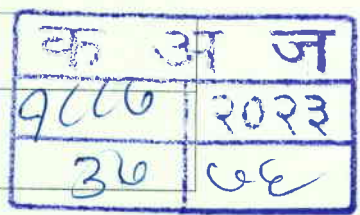
38. FURTHER ASSURANCES:

Both Parties 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 contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction and same shall be subject to terms and conditions mentioned herein.

39. JOINT PURCHASERS:

That in case there are Joint Purchaser(s) all communications shall be sent by the Promoters to the Purchaser(s) whose name appears first and at the address of him/her/them which shall for all intents and purposes to consider as properly served on all the Purchaser(s).

Promoter	Purchaser(s)	क अ ज	
3	[Signature]	9000 30	2023 08



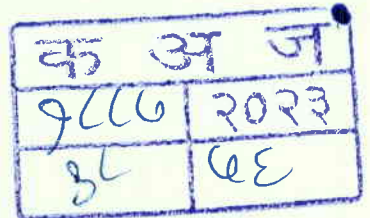
40. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters himself / themselves or through his/ their/its authorized signatory at the Promoter's Office or at some other place, which may be mutually agreed between the Promoters and the Purchaser(s). After the Agreement is duly executed by the Purchaser(s) and the Promoters the said Agreement shall be registered at the office of the appropriate Sub-Registrar of Assurances. Hence this Agreement shall be deemed to have been executed at Karjat.

41. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be subject to courts in Mumbai

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SIGNATURES THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

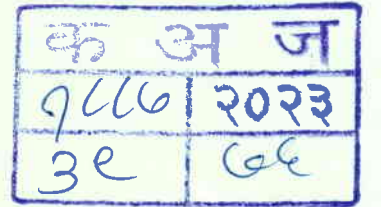


Promoter	Purchaser(s)
✓ [Signature]	✓ [Signature]

FIRST SCHEDULE ABOVE REFERRED

All those piece and parcel of land situated lying at **VILLAGE – DHAKTE VENGAON** and being within the limit of Dhakte Vengaon Grampanchayat, Taluka Karjat, District and Division of Raigad, and within the jurisdiction of Sub-Registrar Karjat / Neral and which is more particularly described in the Revenue Records as under :-

SURVEY NO.	HISSA NO.	AREA H. R.	ASSESSMENT Rs. Ps.
20	1/A	0-79-90	2-90
20	1/B	0-56	6-72



Promoter	Purchaser(s)
3	4

SECOND SCHEDULE ABOVE REFERRED TO
(The said Premises)

Flat No. 203, 2nd Floor, Wing B, Building No. 4 (Building Name Coral) admeasuring 34.080 Sq. Mtr. Carpet area excluding the area covered by external walls, open balcony admeasuring 5.560 Sq. Mtr. and Terrace admeasuring 0 Sq. Mtr. in the project "ETERNIA SPACE" being constructed on an area admeasuring 13,590 sq. meters of land bearing Survey Number 20, Hissa number 1/A & B of Village Dhakte Vengaon, Taluka Karjat, District - Raigad lying and located on the part of Property more particularly described in the first herein.

SIGNED AND DELIVERED BY THE
WITHIN NAMED THE PROMOTER
PLANET SPACE
THROUGH IT'S PARTNER
MR. KAMLESH JAIN

)
)
)
) **For M/s. PLANET SPACE**
) *Kamlesh Jain*
) **Partner/s**



SIGNED AND DELIVERED BY THE
WITHIN NAMED THE PURCHASER
GANESH DHAU AAWATI

)
)
) *Ganesh Dhau Aawati*



IN THE PRESENCE OF...

1) RUPALI YASHAWANT KHADE

 *Rupali Khade*



2) NIRASHA MADHUKAR ALAM

 *Nirasha Alam*



Promoter		
<i>Kamlesh Jain</i>	<i>Ganesh Dhau Aawati</i>	



RECEIPT

RECEIVED ON OR BEFORE THE EXECUTION OF THESE PRESENTS OF AND FROM THE WITHIN NAMED THE PURCHASER(S) THE SUM OF **RS. 52,000/- (RUPEES FIFTY TWO THOUSAND ONLY)** BEING THE EARNEST MONEY WITHIN MENTIONED TO BE PAID BY HIM/HER/IT/THEM TO ME.

We Say Received

For M/s. PLANET SPACE



Partner/s

PROMOTER



IN THE PRESENCE OF ...)

1) RUPALI YASHWANT KHADE



2) NIRASHA MADHUKAR ALAM




Promoter	Purchaser(s)
✓ 	✓ 



क अ ज	
१६६	२०२३
४२	७६

“ANNEXURE- 3”

Nature and Particulars of Furniture and Fixtures

- 2*2 Flooring
- Concealed Electrical Fitting
- Modular Switches
- Aluminum Sliding Window
- Good Quality Aluminum Doors for Toilets
- Decorative Door for Main Door and Bedroom Doors
- Premium Plumbing Fitting
- OBD Internal Paint, All weather Paint on Exterior.
- SS Sink with Granite Kitchen Platform

Common Amenities

- Earthquake Resistant RCC Structure.
- Society Office.
- Fitness Centre
- Waterproofing of Terrace.
- Parking As per DCR.

3

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क अ ज	
9666	2023
23	6E

ANNEXURE - 5A



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्द्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- धाकटे वेणगाव (५५३६७०)

तालुका :- कर्जत

जिल्हा :- रायगड

भुमापन क्रमांक व उपविभाग २०/१/अ
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
६ गावी एक आर.वौ.मी	१८४	कमलेश पारसमल जैन				(४१२)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		परमबोध भिकमचंद जैन				(४१२)	इतर अधिकार
विन शेती ७९.९०.००		मेसर्स प्लॅनेट स्पेस भागिदारी करिता भागिदार				(४१२)	इतर
विन शेती ७९९.०० आकारणी		-----सामाईक क्षेत्र-----	७९.९०००	७९९.००			पाणि मार्ग वगैरे हाक्क यांतून लोकल बोर्डाचा रस्ता जातो (१५६) अकृषिक वापर निवासी कारणासाठी विनशेती (४०८) अकृषिक वापर मा.जिल्हाधिकारी रायगड अलिबाग यांजकडील आदेश क्र.मसा/एल.एन.ए.१(ब)/प्र.क्र.१२७/२०१७ दिनांक १३/०२/२०१९ सुधारीत बांधकाम परवानगी मेसर्स प्लॅनेट स्पेस तर्फे भागीदारी करिता भागीदार श्री.परमबोध भिकमचंद जैन वगैरे ०५ मोजे धाकटे वेणगांव ता.कर्जत सर्व्हे नं २०/१/अ व २०/१/ब (४८३) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ४८३ व दिनांक : १७/०६/२०२१
मुने फेरफार क्र. : (१) (७०) (९६) (१५६) (२७१) (३३२) (३३४) (४०७) (४०८) (४१२) (४१९) (७०२) (८२१) (८९५) (८९८) (९४७)							सीमा आणि भुमापन चिन्हे



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. १७/०६/२०२१:१२:३४:४१ PM रोजी) व गा.न.नं. १२ (दि. २८/०९/२०१९:११:३४:०६ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

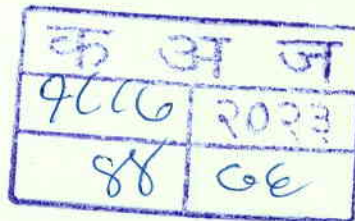
पृष्ठ क्र. १/२

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर ७/१२ प्रमाणित झालेले असल्याने व गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने त्याची सद्यस्थिती

<https://bhulekn.mahabhumi.gov.in> या वेबसाईटवर पत्रक

७/१२ डाउनलोड व वेब दि. : ०८/०९/२०२२ : १०:३५:५१ AM नियमावलीनुसार पो.ख. १/२ साठी <https://digitalsabara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2403100001216308 हा

कृषि अधिकारी



Digitally signed

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- घाकटे वेणगाव (५५३६७०)

तालुका :- कर्जत

जिल्हा :- रायगड

भुमापन क्रमांक व उपविभाग २०/१/अ

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्षे	हंगाम	खाते क्रमांक				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)	
							आर.ची.मी	आर.ची.मी		आर.ची.मी	आर.ची.मी		आर.ची.मी		
२०१६-१७	खरीप								भात		०.२४००				
	संपूर्ण वर्ष											बिनशेती	०.७९९०		
२०१७-१८	खरीप								भात		०.२४००				
	संपूर्ण वर्ष											बिनशेती	०.७९९०		

टीप :- *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. १७/०६/२०२१:१२:३४:४१ PM रोजी) व गा.न.नं. १२ (दि. २८/०१/२०१९:११:२४:०६ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर

कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर फेरफार क्र. ४८३ प्रमाणित झालेले असल्याने व गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने त्याची सद्यस्थिती

<https://bhulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.७/१२ डाउनलोड व बंध दि. : ०८/०२/२०२२ : १०:३९:२७ AM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2403100001216308 हा

क्रमांक सांगता.

पृष्ठ क्र. २/२



ANNEXURE-5B



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- धाकटे वेणगाव (५५३६७०)

तालुका :- कर्जत

जिल्हा :- रायगड

भुमापन क्रमांक व उपविभाग २०/१/ब
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
अकृषिक क्षेत्र	१७९	[मितालाल श्रीलाल जैन (घनावत) [स्वयंबोध जैन [कमलेश पारसमल जैन [परमबोध जैन [कुमारपल पारसमल	३१९.३४.००	३१९.४०		(४७६) (४७६) (४७६) (४७६) (४७६)	कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर निवासी कारणासाठी बिनशेती (४०८) अकृषिक वापर
बिन शेती ५६०.००		सामाईक क्षेत्र	०	०			मा.जिल्हाधिकारी रायगड अलिबाग यांजकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.१२७/२०१७ दिनांक १३/०२/२०१९ सुधारीत बांधकाम परवानगी मेसर्स प्लॅनेट स्पेस तर्फे भागीदारी करीता भागीदार श्री.परमबोध भिकमचंद जैन वगैरे ०५ मौजे धाकटे वेणगांव ता.कर्जत सव्हे नं २०/१/अ व २०/१/ब (४८३)
बिन शेती ५६०.००	२३१	मेसर्स प्लॅनेट स्पेस भागीदार कमलेश पारसमल जैन	५६.००.००	५६०.००		(४७६)	प्रलंबित फेरफार : नाही.
आकारणी	२३२	[परमबोध भिकमचंद जैन [मेसर्स प्लॅनेट स्पेस भागीदार कमलेश पारसमल जैन सामाईक क्षेत्र	१८.६६.००	१८६.६०		(४७६) (४७६)	शेवटचा फेरफार क्रमांक : ४८३ व दिनांक : १७/०६/२०२१
कुले फेरफार क्र. (१) (२५) (७०) (९६) (२५९) (२७१) (३३२) (३३४) (४०८) (४१९) (४७०) (७०२) (८२१) (८९५) (८९८) (९४७)							सीमा आणि भुमापन चिन्हे



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. १७/०६/२०२१:१२:३८:३९ PM सोजी) व गा.न.नं.१२ (दि. २८/०९/२०१९:११:२९:२९ AM सोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर फेरफार क्र. ४८३ प्रमाणित झालेले असल्याने व गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने त्याची सद्यस्थिती <https://bhulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वेध दि.

२०२२/०९/२९ १२:३९:२९ AM, वेधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/bhar> या संकेत स्थळावर जाऊन 2403100001216309 हा



Digitaly signed



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- धाकटे वेणगाव (५५३६७०)

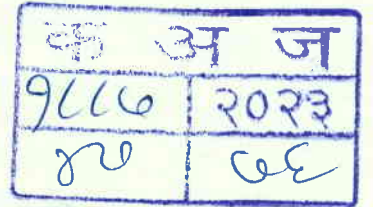
तालुका :- कर्जत

जिल्हा :- रायगड

भुमापन क्रमांक व उपविभाग २०/१/ब

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्षे	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे गाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.बी.सी	आर.बी.सी		आर.बी.सी	आर.बी.सी		आर.बी.सी		
२०१६-१७	खरीप								भात		०.५६००				
	संपूर्ण वर्ष											बिनशेती	०.५६००		
२०१७-१८	खरीप								भात		०.५६००				
	संपूर्ण वर्ष											बिनशेती	०.५६००		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. १७/०६/२०२१:१२:३८:३९ PM रोजी) व गा.न.नं. १२ (दि. २८/०९/२०१९:११:२९:२९ AM रोजी) डिजिटल स्वाक्षरीत कॅला असल्यामुळे त्यावर कोणत्याही सही-शिकव्याची आवश्यकता नाही.

पृष्ठ क्र. २/२

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर फेरफार क्र. ४८३ प्रमाणित झालेले असल्याने व गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने त्याची सद्यस्थिती <https://bhulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वैध दि. : ०८/०२/२०२२ : १०:३९:४८ AM. वैधता पडताळणीसाठी <https://digitalatbara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2403100001216309 हा क्रमांक नमूद करावा.



ANNEXURE -1



Maharashtra Real Estate Regulatory Authority

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'**

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: ETERNIA SPACE PHASE II, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY 20-1 A 20-1 Bat Dhakatevangaon , Karjat, Raigarh, 410201*; registered with the regulatory authority vide project registration certificate bearing No **P52000020402** of

1. **Planet Space** having its registered office / principal place of business at *Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400071*.

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 me/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.

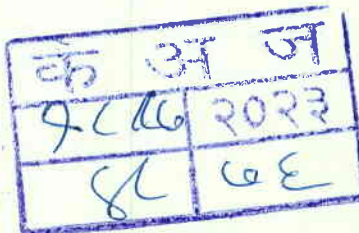
- The registration shall be valid up to **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 31/01/2022

Place: **Mumbai**

Signature valid

Signature  : Authorized Officer
Maharashtra Real Estate Regulatory Authority



de

D:\RB A-I-ANI - NA Order\2021 Augest - Karjat\PLANET SPACE-12(BADHAKAM).doc



महाराष्ट्र शासन
महसूल व वन विभाग

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, रायगड - अलिबाग
हिराकोट तळयाजवळ, अलिबाग, ता.अलिबाग, जि.रायगड ४०२ २०१

ई-मेल : tahasil Darmahasul@gmail.com

दुरध्वनीक्र : ०२१४१-२२२११८/२२२०९७/२२२३२२ फॅक्स क्र : ०२१४१-२२७४५१

क्र.मशा/एल.एन.ए.१(ब)/टोकन नं.१५३९१/प्र.क्र.३२/२०२१

दिनांक : ११/२०२१

29 NOV 2021

वाचले :-

- १) मेसर्स प्लॅनेट स्पेस भागिदारी करिता भागीदार श्री.कमलेश पारसमल जैन व परमबोध भिकमचंद जैन, रा.४अ सोहो कोर्ट, शिपी सोसायटी चेंबुर मुंबई यांचा अर्ज दिनांक ०४/०५/२०२१.
- २) या कार्यालयाकडील आदेश क्रमांक मशा/एल.एन.ए.१(ब)/एस.आर.१८७/२०१३, दि.१९/०८/२०१४.
- ३) या कार्यालयाकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.८९/२०१७, दिनांक २९/०७/२०१७.
- ४) या कार्यालयाकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.१२७/२०१७, दिनांक १३/०२/२०१९.
- ५) तहसिलदार कर्जत यांजकडील पत्र क्र.जमिनबाब/कात-१/बि.शे.अह./कमलेश जैन/२०२१/६५९, दि.५/०७/२०२१
- ६) उप अधिक्षक, भुमी अभिलेख कर्जत यांजकडील अ.ता.ह.का.मो.र.नं. ११०३३/२०१७, दि.०७/०३/२०१७ च्या मोजणी नकाशाची व अतितातडी बिनशेती मो.र.नं.७७६/२०२१ मोजणी दि.२३/०३/२०२१ ची प्रत.
- ७) सहाय्यक संचालक, नगर रचना, रायगड अलिबाग यांजकडील पत्र जा.क्र.ससंनर-राअ/बिशोप/बांप/मौजे धाकटे वेणगांव/ता.कर्जत/स.नं.२०/१अ व २०/१ब/९६८, दिनांक ०७/०७/२०२१.
- ८) शासन, महसूल व वन विभागाकडील अध्यादेश क्र.२/२०१७, दि.०५/०१/२०१७.
- ९) शासन, महसूल व वन विभागाकडील परिपत्रक क्र. एनएए-२०१७/प्र.क्र.११५/टी-१, दि. १९/०८/२०१७.
- १०) या कार्यालयाकडील परिपत्रक क्र.मशा/एल.एन.ए.१(अ) व (ब)/अधिकार/कार्यपध्दती/२०१९, दि. १८/१/२०२०.
- ११) महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९.
- १२) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ व त्याखालील नियम
- १३) या कार्यालयाकडील मंजूर टिपणी दिनांक १३/११/२०२१ व दिनांक २६/११/२०२१.

आदेश

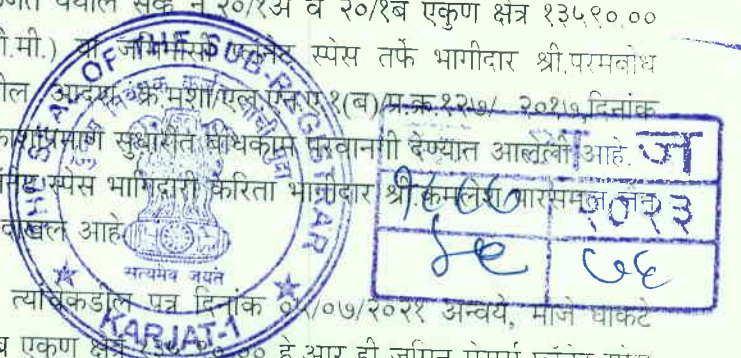
मेसर्स प्लॅनेट स्पेस भागिदारी करिता भागीदार श्री.कमलेश पारसमल जैन व परमबोध भिकमचंद जैन, रा.४अ सोहो कोर्ट, शिपी सोसायटी चेंबुर मुंबई यांनी मौजे धाकटे वेणगांव, ता.कर्जत, जि.रायगड येथील स.नं.२०/१अ व २०/१ब एकुण क्षेत्र १३५९०.०० चौ.मी. या जमिनीस निवासी कारणासाठी बिनशेतीसह सुधारित बांधकामास परवानगी मिळणेबाबत दिनांक ०४/०५/२०२१ रोजी अर्ज केलेला आहे.

मौजे धाकटे वेणगांव, तालुका कर्जत येथील सर्व्हे नं.२०/१अ व २०/१ब एकुण क्षेत्र १-३५-९ हे.आर या जमिनीस श्री.चंद्रशेखर नरहर जोशी वै.६ यांना या कार्यालयाकडील आदेश क्रमांक मशा/एल.एन.ए.१(ब)/एस.आर.१८७/२०१३, दिनांक १९/०८/२०१४ अन्वये निवासी या कारणासाठी बिनशेती व बांधकाम परवानगी देणेत आली आहे.

मौजे धाकटे वेणगांव, तालुका कर्जत येथील सर्व्हे नं.२०/१अ, २०/१ब एकुण क्षेत्र १-३५-९ हे.आर या जमिनीस मेसर्स प्लॅनेट स्पेस तर्फे भागीदार श्री.परमबोध भिकमचंद जैन वगैरे ५ यांना या कार्यालयाकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.८९/२०१७, दिनांक २९/०७/२०१७ अन्वये निवासी या कारणासाठी सुधारीत बांधकाम परवानगी देणेत आली आहे.

मौजे धाकटे वेणगांव, तालुका कर्जत येथील सर्व्हे नं.२०/१अ व २०/१ब एकुण क्षेत्र १३५९०.०० चौ.मी.(मोजणीप्रमाणे येणारे क्षेत्र १३२९६.७०१ चौ.मी.) या जमिनीस प्लॅनेट स्पेस तर्फे भागीदार श्री.परमबोध भिकमचंद जैन व इतर यांना या कार्यालयाकडील आदेश क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.१२७/२०१७, दिनांक १३/०२/२०१९ अन्वये निवासी कारणासाठी मंजूर नकाशाप्रमाणे सुधारित बांधकाम परवानगी देण्यात आलेली आहे.

सदरची जागा अर्जदार मेसर्स प्लॅनेट स्पेस भागिदारी करिता भागीदार श्री.कमलेश पारसमल जैन व परमबोध भिकमचंद जैन यांच्या नावे हक्कनोंदीस दाखल आहे. सदर प्रकरणी तहसिलदार कर्जत यांनी त्यांचेकडील पत्र दिनांक ०५/०७/२०२१ अन्वये, मौजे धाकटे वेणगांव, ता.कर्जत येथील सर्व्हे नं.२०/१अ व २०/१ब एकुण क्षेत्र १-३५-९ हे.आर ही जमिन मेसर्स प्लॅनेट स्पेस भागिदारी करिता भागीदार १)कमलेश पारसमल जैन २)परमबोध भिकमचंद जैन यांच्या नावे दाखल आहे. सदर



ठिकाणां जमिनीचा बिनशेती कारणासाठी वापर सुरु केलेला आहे. मा.जिल्हाधिकारी रायगड-अलिबाग यांचेकडील मंजूर नकाशाप्रमाणे सुधारित बांधकाम आदेश क्र.मशा/एल.एन.ए.१(ब)/ प्र.क्र.१२७/२०१७ दिनांक १३/०२/२०१९ अन्वये बिल्डिंग क्र.२ मध्ये A,B,C,D,E,F या सहा विंगचे तळ+४ मजल्याचे बांधकाम पूर्ण झाले आहे. सदरील जमिन भोगवटा वर्ग-१ (एक)ची आहे. सदरची जमिन एखाद्या इनाम नष्ट कायद्याप्रमाणे मिळालेली नाही. सदर जमिनीत कुळाचा बोजा अगर इतर कोणताही हक्क नाही. सदरचे जमिनीवर तगाई कर्जाचा बँकेने अथवा सहकारी सोसायटीने दिलेल्या कर्जाच्या रक्कमेचा बोजा नाही. सदरची जमिन ग्रुप ग्रामपंचायत मोठे वेणगाव यांचे हद्दीत समाविष्ट आहे. सदरची जमीन संपादनात समाविष्ट नाही. तसेच एखादे सार्वजनिक कामासाठी संपादन करता येणार नाही. सदरची जमिन एखाद्या विकास कार्यासाठी टाऊन प्लॅनिंग स्किमसाठी राखून ठेवलेली नाही असे दिसून येते, तथापी अशी बाब असल्यास विकास कार्य टाऊन प्लॅनिंग स्किम अधिकारी यांची बिनशेती परवानगी देण्यासाठी हरकत नसल्याचा दाखला अर्जदार परस्पर सादर करणार आहेत. सदर जमिन तुरुंगाजवळ नाही. जमिनीजवळ सुरंग अगर सैनिक छावणी नाही. अर्जदार यांचे जमिनीवरून उच्च दाबाची विद्युत लाईन अथवा टेलिफोनची लाईन जात नाही. अर्जदार सदर जमिनीचा वापर विटा वगैरे इत्यादी उत्पादनासाठी करणार नाहीत. सदर जमिनीचा उपयोग सिनेमागृह, पेट्रोलपंप किंवा सर्व्हिस सेंटर किंवा स्फोटक वस्तुंसाठी करणार नाहीत. जमिनीतून गटाराची अगर पाण्याची लाईन जात नाही. सदर ठिकाणी गटारे, सांडपाणी व पिण्याचे पाण्याची व्यवस्था अर्जदार करणार आहेत. जमिनीत इतर कोणाचेही हक्क हितसंबंध नाहीत. गावचा बिनशेती दर प्रति चौरस मिटर ०-१० पैसे इतका आहे. सदर जमिन समुद्र अथवा खाडी किनारी नाही. सदरचे जागेमध्ये जाणे-येणेसाठी नकाशात दर्शविल्याप्रमाणे रस्ता उपलब्ध आहे. जमिनीचे संदर्भात आदिवासींच्या जमिनी परत करणेबाबत कायदा, सिलींग कायदा, खाजगी वन संपादन कायदा, वन संवर्धन कायदा इत्यादी कायद्यांच्या तरतुदी लागू होत नाहीत. सदरची जमिन पुर्नवसनासाठी राखून ठेवली नाही. सदर जमिनीत भराव करावा लागणार नाही. तसेच सदरची जमिन एखादे पाणी पुरवठा प्रकल्पाचे लाभ क्षेत्रात येत नाही. मौजे धाकटे वेणगाव हे गाव इको सेन्सेटीव्ह झोनमध्ये येत नाही. जमिनीमध्ये भराव करावा लागणार नाही तथापी भराव करावा लागल्यास त्यामुळे नैसर्गिक पाणी वाहून जाण्याचे मार्ग बंद होणार नाहीत. त्याचप्रमाणे भरावामुळे पावसाचे पाणी साचून आजूबाजूचे रहिवाशांना त्रास होणार नाही याची दक्षता अर्जदार घेणार आहेत, असा अहवाल सादर केला आहे.

सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांचे अभिप्राय मागविले असता त्यांनी पत्र दिनांक ०७/०७/२०२१ अन्वये, मौजे धाकटे वेणगाव, ता.कर्जत, जि.रायगड येथील स.नं.२०/१अ व २०/१ब एकुण क्षेत्र १३५९०.०० चौ.मी. या जमिनीस निवासी कारणासाठी बिनशेतीसह सुधारित बांधकामास परवानगी मिळणेबाबतचा प्रस्ताव या कार्यालयाचे (सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांचे) अभिप्रायार्थ सादर झाला आहे. प्रस्तुत जमिन ही मुंबई महानगर प्रदेशासाठीच्या अंतिम प्रादेशिक योजनेनुसार हरित-२ (G-२) विभागामध्ये समाविष्ट आहे. संगणिकृत गाव नकाशानुसार गावठाणापासून ५००.० मी.अंतराच्या आत स्थित आहे. मौजे वेणगाव हे गाव (Western Ghat Region) पर्यावरणदृष्ट्या संवेदनशील क्षेत्रात समाविष्ट आहे. तसेच सदर मिळकत सिआरझेड अधिसूचित क्षेत्राबाहेर आहे. एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.५.१.१(vi) नुसार गावठाणापासून ५०० मी.अंतराच्या आतील भूखंडास Table no.६G नुसार Basic F.S.I.१.१ नुसार प्रिमियम भरून रहिवास वापर अनुज्ञेय होतो. या कार्यालयाचे पत्र क्र.ससंनर-राअ/मौजे धाकटे वेणगाव/ ता.कर्जत/स.क्र. २०/१अ व इतर/१११ दि.१७/०१/२०१९ नुसार निवासी कारणासाठी बांधकाम परवानगीची शिफारस मा.जिल्हाधिकारी, रायगड-अलिबाग (या कार्यालयाकडे) यांचे कार्यालयाकडे करण्यात आली होती. त्यानुसार मा.जिल्हाधिकारी, रायगड-अलिबाग यांचे कार्यालयाचे पत्र क्र.मशा/एल.एन.ए.१(ब)/प्र.क्र.१२७/२०१७ दि.१३/०२/२०१९ अन्वये बांधकाम आदेश पारीत झाले आहेत. पूर्वी दिलेल्या मंजूर प्रकरणातील नस्तीतील अतितातडी हद्दकायम मो.र.नं.११०३३/२०१७ मोजणी दि.०७/३/२०१७ नुसार सादर सुधारित बांधकाम रेखांकन नकाशाच्या हद्दी जुळतात. तसेच उप अधिक्षक,भुमी अभिलेख,कर्जत यांचेकडील १:५०० प्रमाणाचा अतितातडी बिनशेती मो.र.नं.७७६/२०२१ मोजणी दि.२३/०३/२०२१ अन्वये मोजणी नकाशाप्रमाणे सादर सुधारित बांधकाम रेखांकन हद्दी जुळतात. सोबत रेखाशाखेचे अभिप्राय सादर केलेले आहेत. या कार्यालयाचे पत्र क्र.ससंनर-राअ/मौजे धाकटे वेणगाव/ता.कर्जत/स.क्र.२०/१अ व इतर/१११ दि.१७/०१/२०१९ नुसार निवासी कारणासाठी बांधकाम परवानगीची शिफारशीनुसार सदर जागा वेणगाव कुशीवली अर्वांगिकृत ग्रामीण रस्त्याच्या लागत असून सदर रस्त्यावरून जागेस पोहोचमार्ग उपलब्ध होत आहे.

परिशिष्ट -I नुसार बांधकाम क्षेत्राचा सफेशिल	
तपशिल	क्षेत्र (चौ.मी.)
१) एकुण भूखंडाचे क्षेत्र (अ,ब,क पैकी किमान क्षेत्र)	१३२९६.७०१
अ)मालकीच्या कागदाप्रमाणे (७/१२,सिटीएस, उतारा)	१३५९०.००
ब) मोजणी नकाशानुसार	१३२९६.७०१
क) प्रत्यक्ष जागेनुसार	१३५९०.००

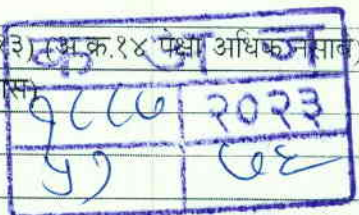
क	अ	ज
१०	७६	२०२३

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२) वजावट	
अ)प्रस्तावित डिपी/डिपी रस्ता रस्तारुंदीकरण क्षेत्र/सेवा रस्ता/महामार्ग रुंदीकरण	१८६५.९४९
ब)अस्तित्वातील रस्ता	५८६.६१४
क) वियो आरक्षण असल्यास	---
एकुण (अ+ब)	२४५२.५६३
३) भुखंडाचे उर्वरित क्षेत्र (१-२)	१०८४४.१३८
४) सुविधा क्षेत्र (आवश्यक असल्यास)	
अ) आवश्यक	निरंक
ब)मुद्दा २ ब च्या अनुषंगाने समायोजन असल्यास	निरंक
क) उर्वरित प्रस्तावित	निरंक
५) निव्वळ भुखंडाचे क्षेत्र (३-४(क))	१०८४४.१३८
६) खुली जागा (आवश्यक असल्यास)	
अ) आवश्यक (१०%)	१०८४४.१३८
ब) प्रस्तावित	१२७५.६४०
७)अंतर्गत रस्त्याखालील क्षेत्र	निरंक
८)भूखंडाखालील क्षेत्र (लागू असल्यास)	निरंक
९) रस्ता सन्मुखतेनुसार मुळ च.क्षे.नि.नुसार अनुज्ञेय बांधकाम क्षेत्र (अ.क्र.५x१.१) (१०८४४.१३७x१.१०)	११९२८.५५२
१०)अधिमुल्यासह अनुज्ञेय च.क्षे.नि.	०.३
अ)अधिमुल्य आकारून कमाल अनुज्ञेय च.क्षे.नि.रस्ता रुंदीस अनुसरून/टी.ओ.डि. (००३०x१०८४४.१३८)	३२५३.२४१४
ब) अधिमुल्यासह प्रस्तावित च.क्षे.नि.	१२३०.००
११)स्वस्थानी (In Situ) च.क्षे.नि./टि.डी.आर चा भार	
अ)स्वस्थानी (In Situ) क्षेत्र डि.पी.रोडसाठी (२xअ.क्र.२(अ)) जर असेल तर	निरंक
ब)स्वस्थानी (In Situ) सुविधाक्षेत्रासाठी जर हस्तांतरीत केली असेल तर [२ किंवा १.८५xअ.क्र.४(ब)आणि/किंवा क]	निरंक
क)टि.डी.आर क्षेत्र	निरंक
ड)(एकुण स्वस्थानी/टी.डी.आर प्रस्तावित भार [(११((अ)+(ब)+(क))])	निरंक
१२)अतिरिक्त च.क्षे.नि.क्षेत्र प्रकरण क्र.७ अंतर्गत	निरंक
१३)एकुण नियमानुसार प्रस्तावामधील पात्र च.क्षे.नि.	
अ) [९+१०(ब)+११(ड) किंवा १२ जे लागू असेल ते]	१३१५८.५५२
ब) Ancillary Area च.क्षे.नि.देशांकाच्या ६०% रक्कमेचा भरणा करून (१३१५८.५२२-४५१२.५२३=८६४६.०२९) (०.६x८६४६.०२९)=	५१८७.६१७
क)एकुण नियमानुसार (अ+ब)	१८३४६.१६९
१४)रस्ता सन्मुखतेनुसार कमाल च.क्षे.नि.वापराची मर्यादा (बांधकाम क्षमता) (तरतुद क्र.६.१ किंवा ६.२ किंवा ६.३ किंवा ६.४ जे लागू असेल त्याप्रमाणे x१.६ किंवा १.८)	२.२४
१५)प्रस्तावित एकुण बांधकाम क्षेत्र (अ.क्र.१७ब मधील वगळून)	
अ)अस्तित्वातील बांधकाम क्षेत्र	४५१२.५२३
ब)प्रस्तावित बांधकाम क्षेत्र (P लाईन प्रमाणे)	१३८२९.६१०
क)एकुण (अ+ब)	१८३४२.१३३
१६)वापराचे आलेले च.क्षे.नि. (१५/१३) अ.क्र.१४ पेक्षा अधिक नसावे	०.९९
१७)एकात्मिक घराचे क्षेत्र (असल्यास)	
अ) आवश्यक (२०%अ.क्र.५ च)	निरंक
ब)प्रस्तावित	

बांधकाम क्षेत्र तक्ता तपशिल

मजले	इमारत क्र.१(चौ.मी.)	इमारत क्र.३(चौ.मी.)	इमारत क्र.४ (चौ.मी.)	क्लब हाऊस	
				R.g.१	R.G२
तळ मजला	११२.९९०	९६.२४३	७०.१३८	५४.२३३	१७.६८
पहिला मजला	३०७.५६३	८८७.१२५	७३५.४४९	०.००	०.००
दुसरा मजला	३०७.५६३	८८७.१२५	७३५.४४९	०.००	०.००



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तिसरा मजला	३०७.५६३	८८७.१२५	७३५.४४९	०.००	०.००
चौथा मजला	३०७.५६३	८८७.१२५	७३५.४४९	०.००	०.००
पाचवा मजला	३०७.५६३	८८७.१२५	७३५.४४९	०.००	०.००
सहावा मजला	३०७.५६३	८८७.१२५	७३५.४४९	०.००	०.००
सातवा मजला	३०७.५६३	८८७.१२५	७३५.४४९	०.००	०.००
एकुण	२२६५.९३१	६३०६.११८	५२१८.२८१	५४.२३३	१७.६८०
Society office, drivers room & sarvant toilet		३९.२८०			१५१.९१३
एकुण प्रस्तावित बांधकाम क्षेत्र = १३८२९.६१० चौ.मी.					

TABLE NO.६A

०.६ Ancillary बांधकाम प्रिमियम आकारणी

एकुण क्षेत्र (चौ.मी.)	शिघ्रसिध्दगणकानुसार विभाग व दर/चौ.मी.	रकाना क्र.२ च्या १०% दर/चौ.मी.	प्रिमियमची रक्कम रुपये
१	२	३	४
५१८७.६१७	२५८०/-	२५८०/-	१३३८४०५.१८६/-
एकुण रक्कम रुपये			१३,३८,५००/-

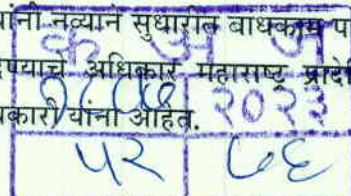
TABLE NO.६G

०.३ प्रिमियम पेड च.क्षे.नि.आकारणी

च.क्षे.नि.क्षेत्र (चौ.मी.)	शिघ्रसिध्द गणकानुसार विभाग व दर/चौ.मी.	रकाना क्र.२ च्या ३५% दर/चौ.मी.	प्रिमियमची रक्कम रुपये
१	२	३	४
१२३०	२५८०/-	९०३/-	१११०६९०/-
एकुण रक्कम रुपये			११,१०,७००/-

शासनाच्या नगर विकास विभागाकडील निर्देश क्र.टिपीएस/१८०८/१२५४/प्र.क्र.१२५७/नवि-१३ दिनांक १०.०२.२०१० अन्वये अर्जदार यांचेकडून छाननी शुल्क रक्कम रु.६१,४००/- चलन क्र.००००६४२१५२०२१२२ दि.१९/०५/२०२१ तसेच ०.६ Ancillary बांधकाम प्रिमियम आकारणी रु.९,००,०००/- डिफेस क्र.०००१५२०६९९२०२१२२ दि.०६/०७/२०२१ उर्वरित प्रिमियम रुपये ४,३८,५००/- डिफेस क्र.०००१४४०७८८२०२१२२ दि.०२/०७/२०२१ ०.३ प्रिमियम पेड च.क्षे.नि.आकारणी रु.११,१०,७००/- डिफेस क्र.०००१४४०८२०२०२१२२ दि.०२/०७/२०२१ अन्वये स्टेट बँक ऑफ इंडिया, अलिबाग शाखा येथे छाननी शुल्क जम करणेत आले असून चलनाची एक प्रत या कार्यालयास सादर केली आहे. प्रस्तुत जमिनीस निवासी व वाणिज्य या कारणासाठी बांधकाम नकाशाच छाननी केली असता, बांधकाम नकाशांस बिनशेतीसह बांधकाम परवानगी देणेकामी पत्रातील अटी व शर्तींना अधिन राहून परवानगी देण्यात येत आहे, असे अभिप्राय दिलेले आहे.

शासन महसूल व वन विभागाकडील अध्यादेश क्र.२/२०१७ दिनांक ०५/०१/२०१७ अन्वये महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश, २०१७ प्रख्यापित केला असून, त्यामध्ये समाविष्ट केलेल्या कलम ४२ क (१) नुसार ज्या क्षेत्रासाठी प्रारूप प्रादेशिक योजना तयार करण्यात आली असेल आणि अशा प्रारूप प्रादेशिक योजनेबाबतची आवश्यक ती नोटीस याचोचितरीत्या राजपत्रात प्रसिध्द करण्यात आली किंवा अशी प्रादेशिक योजना मान्य करण्यात आली असेल आणि ती राजपत्रात प्रसिध्द करण्यात आली असेल अशा क्षेत्रात जमीन स्थित असेल त्या बाबतीत जर या अधिनियमाच्या तरतुदीनुसार, रुपांतरण कर व अकृषिक आकारणी आणि भोगवटदार वर्ग-दोन म्हणून धारण केलेल्या जमिनीच्या बाबतीत, शासनाचे प्रचलित आदेश आणि कायद्याच्या संबंध तरतुदी या नुसार अशा रुपांतरणासाठी आकारलेला नजराणा किंवा अधिमुल्य आणि इतर शसकीय देणी यांचा भरणा केला असेल आणि, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या कलम १८ अन्वये अशा जमिनीबाबत आधीच विकास कामाची परवानगी दिलेली असेल तर, तेव्हा कलम ४२ किंवा कलम ४४ च्या प्रयोजनांसाठी अशा जमिनीच्या वापरास, तत्सम अकृषिक वापरामध्ये रुपांतरीत करण्यात आले असल्याचे मानण्यात येईल अशी तरतूद करण्यात आलेली आहे. प्रस्तुत जमिनीस या कार्यालयाकडील आदेश दि.१९/०८/२०१४ अन्वये निवासी कारणासाठी बिनशेती व बांधकाम परवानगी तसेच दि.२९/०७/२०१७ व १३/०२/२०१९ अन्वये निवासी कारणासाठी सुधारीत परवानगी देण्यात आलेली आहे. आता अर्जदार यांनी नव्याने सुधारीत बांधकाम परवानगी अपेक्षितलेली असल्याने, प्रस्तुत जागेत विकास/बांधकाम परवानगी देण्याचे अधिकार महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ व ४५ अन्वये जिल्हाधिकारी यांना आहेत.

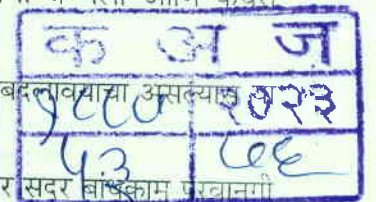


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वरील अभिप्राय विचारात घेता तसेच महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ मधील तरतूदीनुसार व महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम, १९६९ मधील तरतूदी व उपोद्घातातील शासन निर्देश विचारात घेता, मेसर्स प्लॅनेट स्पेस भागिदारी करिता भागीदार श्री.कमलेश पारसमल जैन व परमबोध भिकमचंद जैन यांना मौजे धाकटे वेणगांव ता. कर्जत, जि.रायगड येथील स.नं.२०/१अ व २०/१ब एकुण क्षेत्र १३५१०.०० चौ.मी. या अकृषिक जमीन मिळकतीवर निवासी व वाणिज्य कारणासाठी मंजूर नकाशाप्रमाणे सुधारीत बांधकाम परवानगी खालील शर्तीवर देण्यात येत आहे.

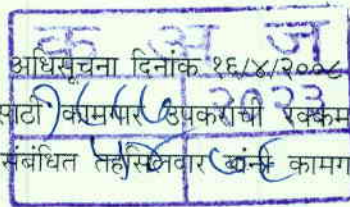
शर्ती :-

- १) प्रस्तावित जागेचा व नियोजित इमारतीचा वापर फक्त निवासी व वाणिज्य या कारणासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- २) सदर प्रस्तावास रहिवास या कारणासाठी परवानगी देण्यात येत आहे. सदर भूखंडामध्ये बांधकाम परवानगी व बिनशेती आदेश प्राप्त झाल्यानंतर जोत्यापर्यंतच्या बांधकामाच्या अनुषंगाने संबंधित उपअधिक्षक, भूमि अभिलेख यांचेकडून मोजणी करणे आवश्यक आहे. जोते तपासणीच्या अनुषंगाने एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.२.८.४ मध्ये नमुद प्रमाणे अर्जदार/ विकसन /जमिनमालक यांनी संबंधित वास्तुविशारद यांनी मंजूर नकाशाप्रमाणे बांधकाम केल्याचे प्रमाणित केलेले Appendix-F व उपअधिक्षक,भूमि अभिलेख यांचेकडील जोत्याची मोजमापे दर्शविणारा मोजणी नकाशा सोबत सादर करुन तसे या कार्यालयास अवगत करणे आवश्यक राहिल.
- ३) प्रस्तुत प्रकरणातील जमिनीवर बांधकाम सुरु केलेनंतर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.२.८.४ मध्ये नमुद प्रमाणे जोते तपासणी प्रमाणपत्राच्या अनुषंगाने योग्य ती कार्यवाही करणे अर्जदार यांचेवर बंधनकारक राहिल. सदरचे बांधकाम पुर्ण झालेनंतर वापर सुरु करणेपूर्वी नमुद सर्व अटीची पूर्तता करुन भोगवटा प्रमाणपत्र घेणे अर्जदारावर बंधनकारक राहिल. अन्यथा नियमानुसार कारवाईस पात्र राहिल.
- ४) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र.२.७.२ नुसार सदर रेखांकनात कार्यभूत सुविधा जसे अंतर्गत रस्ते, पावसाळी नाले, मलनिसारण लाईन व्यवस्था, पाणीपुरवठा, खुल्या जागेचा विकास इ.जबाबदारी मालक व विकासक यांची राहिल. तसेच वरील सर्व सुविधा विकासकाने प्रकल्प पुर्ण होण्यापूर्वी पुर्ण करणे बंधनकारक राहिल.
- ५) Consulting Structural Engineers S.R.Consultants यांनी दि.२३/१०/२०२० च्या प्रमाणपत्राद्वारे सदरील निवासी व वाणिज्य वापराच्या अनुषंगाने Structural and Earthquake Safety प्रमाणपत्र सादर केले आहे. प्रत्यक्ष बांधकाम झालेवर भोगवटा प्रमाणपत्रासाठी अर्ज करतेवेळी Structural Stability Certificate सादर करणे आवश्यक आहे.
- ६) स्थलदर्शक नकाशावर दाखविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत. त्याखालील जागा कायम खुली ठेवावी.
- ७) नियोजित बांधकाम मंजूर नकाशाप्रमाणे तळ+७ मजल्याचे व उंची २३.० मी.चे मर्यादित असावे.
- ८) रेखांकनातील रस्ते जर शेजारील जागांना मार्ग देत असतील तर अशा शेजारील जागांच्या संभाव्य रेखांकनातील रस्त्यांना ते जोडण्याची व वापरण्याची परवानगी घ्यावी लागेल.
- ९) पिण्याच्या पाण्याच्या स्रोत पासून सेप्टिक टॅन्कचे अंतर १३.० मी.चे असावे आवश्यक आहे.
- १०) नियोजित इमारतीसाठी आवश्यक असणाऱ्या पाण्याची संपूर्ण आवश्यकता पूर्ण करण्याची व मैला आणि कचरा निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष वापरापूर्वी अर्जदारांनी केली पाहिजे.
- ११) नियोजित बांधकामात मंजुरीपेक्षा वेगळे बदल करण्याचे असल्यास किंवा वापर बदलाव्याचा असल्यास या कार्यालयाची पुर्व परवानगी घेणे आवश्यक आहे.
- १२) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ४८ नुसार सदर बांधकाम परवानगी ही दिलेल्या तारखेपासून १ वर्षापर्यंत वैध असेल. त्यानंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत या कार्यालयाकडे विनंती अर्ज करुन परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल अशा प्रकारचे नुतनीकरण फक्त ३ वर्ष करता येईल. वैध मुदतीत जोत्यापर्यंत किंवा जेथे जोता नसेल तेथे तळघराच्या छतापर्यंत किंवा स्टिल्टपर्यंत (जे लागू असेल त्याप्रमाणे) बांधकाम पूर्ण केले नसेल तर नविन परवानगी घ्यावी लागेल. नविन परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखडयाच्या अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार/जमीन मालक यांचेवर बंधनकारक राहिल.



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- १३) सदर जागेबाबत कोणत्याही न्यायालयात/प्राधिकरणासमोर कोणत्याही प्रकारचा दावा/वाद चालू असल्यास त्याची जबाबदारी अर्जदार/मालक यांची राहिल.
- १४) उक्त जमिनीवरील सदरचा विकास करताना जागेवरील भुपृष्ठ रचनेमध्ये अनावश्यक बदल करू नये तसेच जागेतून जाणारे कोणत्याही नैसर्गिक पाणी प्रवाहास बाधा येऊ नये यासाठी आवश्यक ती उपाय योजना करणे जरूरीचे आहे.
- १५) सदरील प्रस्ताव ४००० चौ.मी. पेक्षा जास्त असल्यास नियोजित बांधकामास सौर उर्जा यंत्रणा (Solar Water Heating System) बसविणेत बंधनकारक राहिल. तसेच शक्यतो सौर उर्जेवर चालणारे रस्त्यालगतचे पथदिवे बसविणे आवश्यक राहिल.
- १६) प्रस्तावाधीन जमिनीचे क्षेत्र ५०० चौ.मी. पेक्षा जास्त असल्यास Rain Water Harvesting बाबतची यंत्रणा अर्जदार यांनी इमारतीच्या वापरापूर्वी स्वखर्चाने करणे जमिन मालक/विकासकावर बंधनकारक राहिल.
- १७) सदरहू संकुलातील इमारतींना Fire Safety च्या दृष्टीकोनातून आवश्यक काळजी घ्यावी तसेच आग प्रतिबंधक यंत्रणा बसविण्यात यावी.
- १८) प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे संबंधीत खोलीच्या क्षेत्राच्या १/१० पेक्षा कमी असू नये.
- १९) नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचा हक्कांचा भंग होणार नाही याची जबाबदारी अर्जदार/जमिन मालकांची राहिल.
- २०) रेखांकनातील नियोजित केलेल्या रस्त्याच्या दुतर्फा झाडे लावण्याची तसेच वाढविण्याची जबाबदारी अर्जदार यांनी घेतली पाहिजे.
- २१) प्रस्तुत रेखांकनामधील भूखंडामध्ये बांधकाम करताना IS CODE-१३९२०-१९९३ भूकंपरोधक RCC डिझाइननुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे, आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/ विकासकर्ता यांचेवर बंधनकारक राहिल.
- २२) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम १२४(अ) नुसार विकास शुल्क रक्कम रु. २,६४,०००/- (अक्षरी र.रु दोन लाख चौसष्ट हजार मात्र) परिगणित होत आहे. विकास शुल्क अर्जदार/जमिनमालक यांनी जिल्हाधिकारी रायगड तथा नियोजन प्राधिकारी यांच्या नांवे स्टेट बँक ऑफ इंडिया शाखा-अलिबाग येथे काढलेल्या बचत खाते क्र.३५२५७००८०१० मध्ये दिनांक २९/१०/२०२१ रोजी जमा केली आहे व त्याचा धनादेश/डी.डी./रोख रक्कम जमा केल्याची दिनांक १८/११/२०२१ रोजी सादर केली आहे.
- २३) शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र.बी सी ए-२००७/प्र.क्र. ७८८/कामगार-७अ, दि.२६ ऑक्टोबर, २००९ व १७/६/२०१० अन्वये बांधकामाच्या एकूण मुल्याच्या (जमिनीचे मुल्य वगळून) एक टक्का (१%) कामगार कल्याण उपकर रक्कम रु. २३९५८/- x ५०४५.४३ x १% = १२,०८,७८४.१२/- म्हणजेच रक्कम रु. १२,०८,८००/- (अक्षरी बारा लाख आठ हजार आठशे मात्र) बांधकाम दराने बांधकाम कामगार कल्याण उपकर कामगार कल्याण मंडळाकडे धनाकर्षाने महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ, मुंबई या नांवे, मंडळाचे चालू खाते क्र.३६७११७८५९१, सेंट्रल बँक ऑफ इंडिया, बांद्रे (पुर्व), मुंबई, आयएफसी (IFSC) कोड नं. CBIN०२८२६११, एमआयसीआर (MICR) कोड नं. ४०००१६०७३ मध्ये दिनांक २९/१०/२०२१ रोजी जमा केले असून, रक्कम जमा केले असल्याबाबत अर्ज व त्यासोबत लेखा अधिकारी, इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ, मुंबई यांजकडील दिनांक १८/११/२०२१ रोजीचे पत्र या कार्यालयाकडे सादर केलेले आहे.
- २४) वरीलप्रमाणे बांधकाम कामगार कल्याण उपकर रक्कम विहित केलेल्या मुदतीत न भरल्यास अशा मालकांना उपकराच्या रक्कमेवर प्रतिमहा किंवा ज्या तारखेपासून उपकर भरण्यास पात्र आहेत अशा तारखेपासून २ टक्के व्याज भरण्यास पात्र राहतील. तसेच संबंधित अधिकारी यांना योग्य ती चौकशी करून मालकाविरुद्ध दंडाची रक्कम जी उपकराच्या रक्कमेपेक्षा जास्त रहाणार नाही एवढी भरण्याची शिक्षा देता येईल. जो कोणी हेतुपुरस्कार उपकराची रक्कम भरण्यास टाळाटाळ करील अशांना ६ महिन्यांपर्यंतची कैद अथवा दंड अथवा दोन्ही शिक्षा होऊ शकतात. सदरची रक्कम महाराष्ट्र जमिन महसूल अधिनियमानुसार वसूल करणेबाबतही कार्यवाही करणेत येईल.
- २५) शासन उद्योग, उर्जा व कामगार विभाग यांचेकडील अधिसूचना दिनांक १६/४/२००८ अन्वये अ.क्र.१ ते ५ मधील समाविष्ट असलेल्या इमारत व बांधकामासाठी कामगार उपकराची रक्कम वसूल करणेकरिता तहसिलदार यांची नियुक्ती केली आहे. त्याप्रमाणे संबंधित तहसिलदार (अर्ज) कामगार उपकराची वसूली



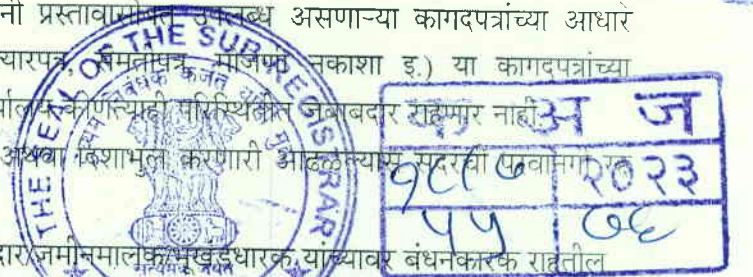
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करणेबाबत नियमानुसार कार्यवाही करावी. तसेच वसुलीबाबत वेगळी नोंदवही, त्याचा तपशिल ठेवणे आवश्यक राहिल व त्याप्रमाणे मासिक विवरणपत्र अध्यक्ष, महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याण मंडळ, मुंबई यांजकडे व या कार्यालयाकडे विहित नमुन्यात पाठविणे बंधनकारक राहिल.

२६) सदरहू आदेशासाठी युनिक क्रमांक खालीलप्रमाणे देणेत येत आहे.

वर्ष कोड	जिल्हा कोड	तालुका कोड	निर्धारण अधिकारी कोड	निर्धारण अधिकार्यांनी दिलेला प्रकरण क्रमांक	बांधकामाचा टप्पा
२ ० २ १	० ३	० २ २	० ६	० ० ३ २	० १

- २७) बांधकाम नकाशामध्ये बाल्कनी/खिडकीवरती Chajja/W.S.प्रस्तावित आहे. प्रत्यक्ष बांधकाम करताना नकाशात दर्शविणे प्रमाणेच बांधकाम करणे बंधनकारक राहिल. Chajja W/S वर खिडकीमधुन Access अनुज्ञेय नाही असे केल्यास भोगवटा प्रमाणपत्र अनुज्ञेय होणार नाही. तसेच संरक्षणाच्या दृष्टीकोनातुन खिडकी बाहेर ग्रील लावायची असल्यास ती खिडकीला लागुन असणे आवश्यक आहे. दोन मजल्यावरील Chajja/W.S.च्या बाहेरुन लावल्यास व खिडकीमधुन Chajja /W.S.लाAccess दिल्यास हि बाब चटई क्षेत्राचे उल्लंघन समजण्यात येईल व भोगवटा प्रमाणपत्र अनुज्ञेय होणार नाही.
- २८) स्थलदर्शक नकाशावर दर्शविल्याप्रमाणे वाहनतळासाठी स्टिल्ट प्रस्तावित असुन भविष्यामध्ये स्टिल्ट बंदिस्त करता येणार नाही. स्टिल्टचा वापर हा फक्त वाहनतळासाठीच करणे बंधनकारक राहिल.
- २९) सदर प्रकरणी रस्ता रुंदीकरणाखालील क्षेत्राचा च.क्षे.नि.अनुज्ञेय केलेले असल्याने सदर क्षेत्र विनामोबदला संबंधित प्राधिकरणास हस्तांतरीत करणे आवश्यक राहिल तसेच त्या अनुषंगाने ७/१२ सदरी संबंधित विभागाचे नावे होणे आवश्यक राहिल.
- ३०) प्रस्तावित जागा जर टेकडीवजा असेल आणि जमिनीचा उतार हा १:५ पेक्षा जास्त असेल तर सदरच्या जागेवर इमारत बांधणे अनुज्ञेय नाही. त्यामुळे १:५ पेक्षा जास्त उतार असलेल्या जागेवर सिमांकन होत असल्यास त्याचे क्षेत्रफळासह विवरण सिमांकन नकाशावर दर्शविणे बंधनकारक राहिल व त्यानुसार सुधारित विकास परवानगी घेणे बंधनकारक राहिल.
- ३१) प्रस्तुत बांधकाम नकाशाची छाननी, अनुज्ञेय चटई क्षेत्र, भुव्याप्त क्षेत्र, याबाबतीत केलेली आहे. बांधकाम नकाशातील गणितीय चुका अथवा जागेवर मंजूर बांधकाम नकाशे दर्शविल्या व्यतिरिक्त जादा बांधकाम असल्यास/केल्यास त्यास संबंधीत वास्तुविशारद व अर्जदार जबाबदार राहतील.
- ३२) प्रस्तावात समाविष्ट जागेच्या मालकी हक्क संदर्भात कोणतेही दस्तऐवज खोटे असल्याचे भविष्यात उघडकीस आल्यास सदरची परवानगी रद्द समजण्यात येईल.
- ३३) प्रस्तावित प्रकल्पामधील घनकचऱ्यांची/सांडपाण्याची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था अर्जदारांनी/सहकारी गृहनिर्माण संस्थेनी स्वतःच्या जबाबदारीवर व स्वखर्चाने आणि महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या (MPCB) निकर्षाप्रमाणे करणे आवश्यक राहिल.
- ३४) प्रस्तावित प्रकल्प हे २०,००० चौ.मी. पेक्षा जास्त बांधीव क्षेत्राचे असल्यास नोंद केंद्रशासनाच्या पर्यावरण व वन विभागाचे (MOEF) तसेच योग्य त्या प्राधिकरणाचे Environental Clearance घेणे आवश्यक राहिल. तसेच केंद्र शासनाच्या पर्यावरण व वने मंत्रालयाकडील Environmental Impact Assessments बाबत वेळोवेळी निर्गमित केलेल्या अधिसुचनेतील अटींचे व तरतुदींचे पालन करणे अर्जदारांवर बंधनकारक राहिल.
- ३५) प्रस्तुत रेखांकन व बांधकाम नकाशांची छाननी प्रस्तावाप्रमाणे उपलब्ध असणाऱ्या कागदपत्रांच्या आधारे केलेली आहे. (उदा. ७/१२ उतारे,कुलमुखत्यारपत्र, भूमिपत्र, मंजूर नकाशा इ.) या कागदपत्रांच्या अधिकृततेबाबत व अद्यावत नोंदीबाबत हे कार्यालयाकडे किणत्याही परिस्थितीत जबाबदार राहणार नाही.
- ३६) अर्जदार यांनी सादर केलेली माहिती चुकीची अथवा गैरशाभूल करणारी आढळल्यास सदरची परवानगी रद्द समजण्यात यावी.
- ३७) मुळ बिनशेती आदेशामधील अटी व शर्ती अर्जदार/जमीनमालक/मुखईधारक, यांच्यावर बंधनकारक राहतील.
- ३८) रस्त्यापासून नियमाप्रमाणे अंतर सोडून बांधकाम करणे आवश्यक राहिल.
- ३९) पुर्वीच्या मंजूर केलेल्या रेखांकनातील रस्ते इतर रस्त्यांनी जोडले असतील तर ते रस्ते अबाधित ठेवणे अर्जदार /जमीनमालक/विकासक यांचेवर बंधनकारक राहिल.
- ४०) अंतिम रेखांकनातील रस्ते व खुले क्षेत्र विकसित करुन, संबंधीत प्राधिकरणाकडे नाममात्र रक्कम रुपये ०१/- तसेच रस्ता रुंदीकरणातील क्षेत्र विनामोबदला हस्तांतरित करणे अर्जदार यांच्यावर बंधनकारक राहिल.



- ४१) जिल्हाधिकारी/उपविभागीय अधिकारी, (महसूल विभाग) किंवा सहायक संचालक, नगर रचना, किंवा त्यांनी प्राधिकृत केलेले अधिकारी यांना सदर पत्र पाहण्याची मागणी केल्यास दाखविणे आवश्यक राहिल. अन्यथा संमतीपत्राविना बांधकाम चालू आहे असे समजण्यात येईल.
- ४२) अशा विकासासाठी इमारतीचे Structural Stability बाबत Structural Engineer चे प्रमाणपत्र अर्जदाराने जोते तपासण्यापूर्वी या कार्यालयात दाखल करणे आवश्यक राहिल. तसेच अशा इमारतीचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल.
- ४३) अर्जदार/जमीन मालक यांच्यावर ट्री अॅक्टचे नियम बंधनकारक राहतील त्यानुसार नकाशातील नियोजित केलेल्या रस्त्याच्या दूतर्फा स्वदेशी प्रजातीची झाडे लावणेची तसेच वाढविणेची जबाबदारी अर्जदाराने घेणे बंधनकारक राहिल.
- ४४) प्रस्तुत बांधकाम/विकास परवानगीच्या अनुषंगाने जागेवर विकासकाने टळकपणे फलक लावणे बंधनकारक असून, त्यामध्ये मंजूर नकाशासंबंधीची सर्व माहिती जसे आरंभ प्रमाणपत्र क्रमांक व दिनांक तसेच संबंधीत प्रकल्पाचे स्ट्रक्चरल इंजिनियर, सिव्हील इंजिनियर, वास्तुविशारद आणि ठेकेदार यांची नावे व दुरध्वनी क्रमांक नमुद करावेत. मंजूर बांधकाम नकाशाची प्रत प्रकल्प सुरु असताना जागेवर उपलब्ध होईल अशा रितीने ठेवावी.
- ४५) पोलीस अधिक्षक, रायगड-अलिबाग यांचेकडील पत्र क्र.आरबी/४०६/सीसीटीव्ही/२०१८-१२७३, दि.२१/०५/२०१८ अन्वये जिल्हयातील सुरक्षीततेच्या दृष्टीने सी.सी.टी.व्ही कॅमेरा बांधकाम व्यावसायीकांनी बिल्डींग, अपार्टमेंट, हौसिंग सोसायटी, अन्य बांधकामात लावणेबाबत व सी.सी.टी.व्ही. लावण्याचे ठिकाण व कॅमेरा क्वाॅलिटीबाबत पोलीस विभागाकडून मार्गदर्शन घेणेबाबत या कार्यालयास कळविलेले आहे. तरी संबंधित बांधकाम व्यावसायीकांनी बिल्डींग, अपार्टमेंट, हौसिंग सोसायटी अथवा अन्य बांधकामाची भोगवटा प्रमाणपत्र घेण्यापूर्वी सी.सी.टी.व्ही. लावण्याचे ठिकाण व कॅमेरा क्वाॅलिटीबाबत पोलीस विभागाकडून मार्गदर्शन घेऊन, संबंधित ठिकाणी सी.सी.टी.व्ही. लावणे आवश्यक राहिल.
- ४६) भविष्यात सदर जमिनीबाबत/ बांधकामाबाबत/ हद्दीबाबत/ क्षेत्राबाबत/ अधिकार अभिलेखाबाबत मालकीबाबत/ पोचरस्त्याबाबत तक्रार/ हरकत/ न्यायालयीन वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार/जमीनमालक यांची राहिल. वरील शर्तीचा भंग केल्यास सदरची परवानगी रद्द समजण्यात येईल.
- ४७) वरील शर्तीचा भंग केल्यास सदरची परवानगी रद्द समजण्यात येईल.



सही/- XXX
(डॉ. महेंद्र कल्याणकर)
जिल्हाधिकारी रायगड
अलिबाग

प्रत:- मेसर्स प्लॅनेट स्पेस भागिदारी करिता भागीदार श्री.कमलेश पारसमल जैन व परमबोध भिकमचंद जैन,
रा.४अ सोहो कोर्ट, शिंदी सोसायटी चेंबुर मुंबई यांस.

२/- सोबत मंजूर नकाशाची प्रत जोडली आहे.

प्रत:- तहसिलदार कर्जत यांचेकडे पुढील कार्यवाहीसाठी.

२/- याकामी आदेशातील अटी व शर्तीचा अर्जदार यांनी भंग केल्यास नियमोचित ती कार्यवाही करण्यात येऊन केलेल्या कार्यवाहीबाबत तात्काळ या कार्यालयाकडे कळविण्यात यावे. सदरहू आदेशाची नोंद गांव अभिलेख सदरी घेणेबाबत पुढील नियमानुसार तात्काळ कार्यवाही करावी.

प्रत:- उप अधिक्षक भूमि अभिलेख, कर्जत यांचेकडे.

प्रत:- सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांचेकडे.

प्रत:- तलाठी सजा दहिबली तर्फे निड, तालुका कर्जत यांचेकडे जरूर त्या कार्यवाहीसाठी.

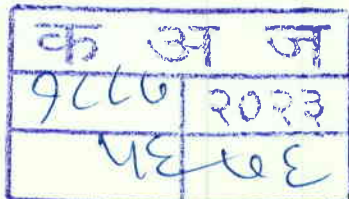
प्रत:- मा.सचिव तथा मुख्य कार्यकारी अधिकारी, महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ, ५

वा मजला, एमएमटीसी हाऊस, प्लॉट सी-२२, ई-ब्लॉक,वांद्रे कुर्ला संकुल,वांद्रे (पुर्व),मुंबई ४०००५१

प्रत:- कार्यकारी अधिकारी तथा सहाय्यक कामगार आयुक्त, महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ, कोम्प्लेक्स सेक्टर १, प्लॉट नं.७, मुंबई -पुणे जुना रोड,खांदा कॉलनी,नवीन पनवेल

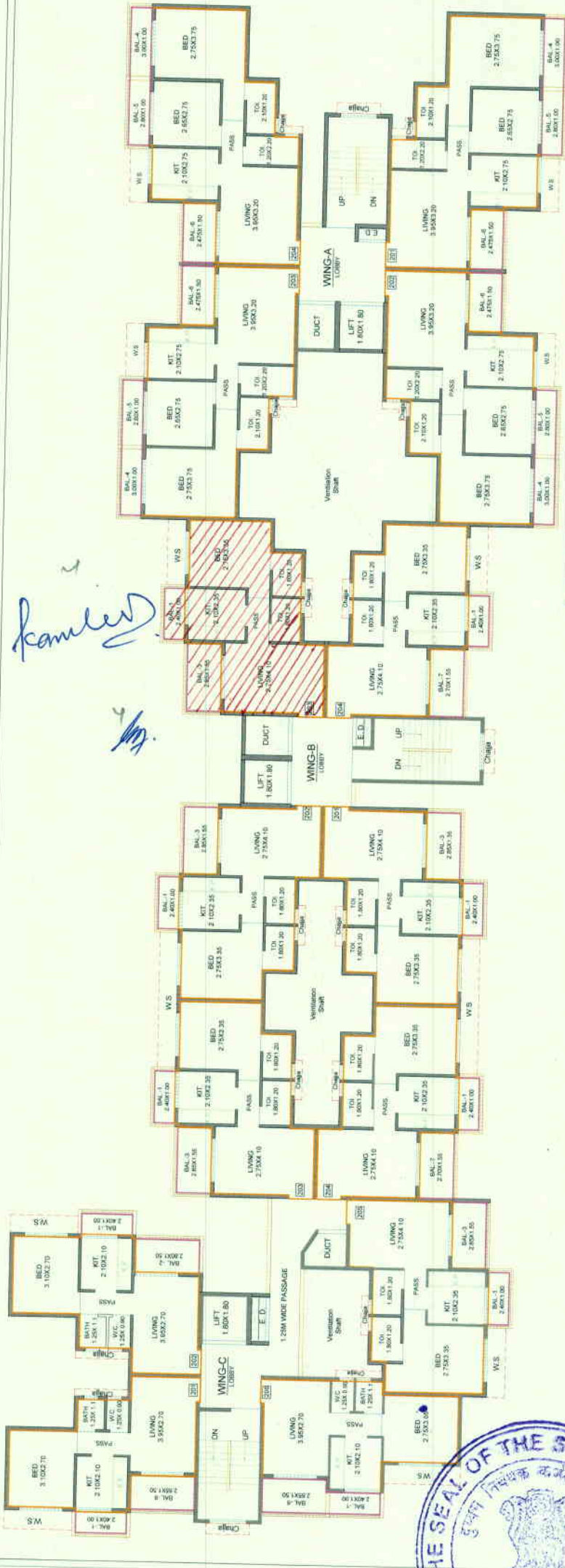
(प.) वि.सचिव/क.कर्जत

प्रत:- एम.एम.टी.सी. हॉटल/फाईलसाठी



(सचिन शेजाळ)
तहसिलदार (महसूल)
जिल्हाधिकारी कार्यालय रायगड

ANNEXURE-6



BUILDING NO. 4

2ND FLOOR (AS PER PERA)

FLAT NO.	CARPET AREA (A)	BALCONY (SQ.MT.)		TOTAL TERRACE (SQ.MT.)	TOTAL (SQ.FT.)
		ENCLOSED	OPEN		
A WING					
201	47.660	0.000	7.930	0.000	55.570
202	47.660	0.000	7.930	0.000	55.570
203	47.660	0.000	7.930	0.000	55.570
204	47.660	0.000	7.930	0.000	55.570
B WING					
201	34.080	0.000	5.560	0.000	39.640
202	34.080	0.000	5.560	0.000	39.640
203	34.080	0.000	5.560	0.000	39.640
204	34.080	0.000	5.560	0.000	39.640
C WING					
201	30.070	0.000	5.360	0.000	35.430
202	30.070	0.000	5.360	0.000	35.430
203	30.070	0.000	5.360	0.000	35.430
204	30.070	0.000	5.360	0.000	35.430

LEGEND

- FLAT CARPET LINE
- ENCL. BALCONY CARPET LINE
- OPEN BALCONY CARPET LINE
- TERRACE CARPET LINE
- N TERRACE CARPET LINE

ANARCH
ARCHITECT & PLANNERS
Office no. 504/1 - Akshaya Akash
Site-11, Plot no. 101, Old Bangalore - 400114
Phone: 9845111111
Mail: ananch@ananchplanners.com

BLDG. NO 4

2ND FLOOR PLAN

PROJECT NAME :-

PLANATE SPACE

PROJECT ADDRESS

PROCESSED FOR IDENTICAL BUILDINGS ON SURVEY NO. 20, HISSA NO. 1/1A & 1/1B, AT
MANGALWENGLI TAL - KORIAT, DIST - RAIGAD, MAHARASHTRA.





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१८८६	२०२३
१८	७६

ANNEXURE-2

C. B. Oswal

Advocate

B.com LL B

Add. - Dinkar Nimkar Apartment Mahavir Peth Karjat, Tal. Karjat, Dist Raigad

Date : 15/12/2021

SEARCH AND TITLE REPORT

Report on title of the property of the Village DHAKTE VENGAON, Tal - Karjat, Dist - Raigad owned by M/S PLANET SPACE.

I have investigated the title of :

SURVEY NO.	HISSA NO.	AREA H. R.	ASSESSMENT Rs. Ps.
20	1/A	0-79-90	799-00
20	1/B	0-56-00	560-00

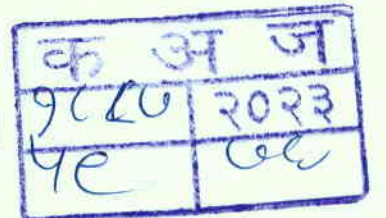
At Village Dhakte Vengaon, Tal – Karjat, Dist - Raigad. In connection with the same I have perused the Revenue Record and other documents of title furnished to me for my investigation.

TITLE & SEARCH

I have taken the necessary search of Registration Index from the office of Sub Registrar, Karjat which were made available and also Head Office at Alibag for the period 30 years i.e. 1992 to 2021 It is found that the old record of index II at Karjat sub registrar is almost in torn conditions and many papers were missing from the record.

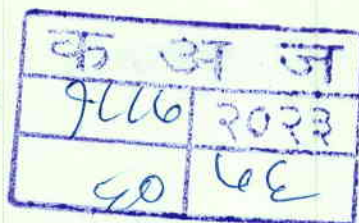
HISTORY OF OWNERSHIP

Previously the property bearing Survey No. 69/1 was owned by Narhar Krushnaji Joshi. Narhar Krushnaji Joshi died on 31/10/1978 and



his legal heirs Vijaya Narhar Joshi, Chandrashekhar Narhar Joshi, Vinayak Narhar Joshi, Chandrakant Narhar Joshi, Lalita Narhar Joshi, and Shaila Dattatray Bhide were taken on record by mutation number 895. Thereafter as per the order of revenue department the new number i.e. survey number 20/1 was given to the old number i.e. survey number 69/1. There after there was a partition among the legal heirs, and some part of said land was given into the share of Chandrashekhar Narhar Joshi and remaining area of said land was given into the share of Vinayak Narhar Joshi and mutation number 947 was effected in revenue record. After the partition survey number 20/1 was divided into two parts and new number survey number 20/1A was given to land given in to the share of Chandrashekhar Joshi and 20/1B was given to the land given into the share of Vinayal Joshi respectively .After the death of Vinayak Narhar Joshi his legal heirs Vinit Vinayak Joshi, Vikram Vunayak Joshi and Puja Vinayak Joshi were brought on revenue rocord by mutation number 25. Vinit Vinayak Joshi, Vikram Vunayak Joshi and Puja Vinayak Joshi said property bearing number 20/1B to Mithalal Jain, Shaymboth Jain Kamlesh Jain and Kumar Jain by registered sale deed dated 16/07/2011 bearing document number 6165/2011. The effect of said sale deed was given in revenue record by mutation number 259 . Mithalal Jain, sold his un devided share of an area at about 10-66 to present owners by registered sale deed dated 08/12/2020 bearing document number 2283/2020. The effect of said sale deed was given in revenue record by mutation number 470. Shaymbodh Jain Kamlesh Jain and Kumar Jain their un devided to present owners by registered sale deed dated 05/2/2021 bearing document number 454/2021. The effect of said sale deed was given in revenue record by mutation number 476.

The permission for use of said land for non agricultural purpose and for construction on the said land was given by the collector of



Raigad by his order dated 19/08/2014, bearing number 187/2013. Accordingly mutation number 408 was effected in revenue record.

Chandrashekhar Joshi sold S.N.20/1A to present owner by registered sale deed dated 20/02/2017 bearing document number 689/2017. The effect of said sale deed was given in revenue record by mutation number 412.

PERMISSION FOR CONSTRUCTION

The collector of Raigad by his order dated 19/08/2014, bearing number 187/2013 issued an order for conversion of said land for non agricultural purpose and sanctioned plans submitted by the Chandrashekhar Narhar Joshi and others for construction of buildings interlaid on the said property. Thereafter said permission for construction was renewed by the Collector of Raigad by his order dated 29/07/2017 bearing number 89/2017. It is further found that the owner has started a construction of said buildings and also executed an agreement in favour of several purchasers to sell the flats in said buildings. Thereafter the permission mentioned as above was renewed by collector of Raigad by his order dated 13/02/2019 bearing no. LNA.1(B) PK/127/2017. It is further revealed that a permission of construction was revised by order of collector of Raigad bearing number 32/2021 dated 29/11/2021. It is also revealed that occupation certificate for phase one was given by collector of Raigad dated 29/11/2021 bearing number 02/2021.

URBAN LAND CEILING ACT

Urban land ceiling act is not applicable to the above property. It is also found that Bombay Tenancy and Agriculture Land act is not application to the said land.



EFFECT OF PROVISION OF LAW

The said land is in non Agricultural Land and is not affected by the provision of B.T. & A. L. 1948. The land is not affected by the provisions of Urban Land (Ceiling & Regulation) Act 1976 since said act is not applicable to Village Dhakte Vengaon, District. Raigad.

OPINION

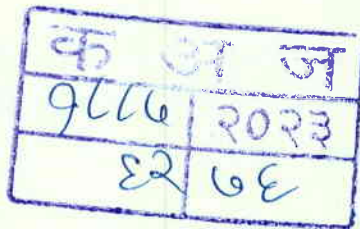
There is not a single entry of the above mentioned property which is adverse to the title of the above mentioned property. I do not find any kind of encumbrance such as mortgage on the said property.

After referring the mutation entries and documents supplied to me and information given to me, I am of the opinion that the title of the present Owner is clear, marketable and free from all encumbrances.


ADVOCATE

Documents Referred :

- 7) Property Extract.
- 8) Mutation Entry.
- 9) Index II at Registrar office of Karjat.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAAPJ7862M

नाम / Name
KAMLESH PARASMAL JAIN

पिता का नाम / Father's Name
PARASMAL DEVICHAND JAIN

जन्म की तारीख /
Date of Birth
20/02/1973

24102020

20040318

६०११८

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAOFP0393H

नाम / Name
PLANET SPACE

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/02/2012

20040318

For M/s. PLANET SPACE

Kamlesh
Partner/s



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६३	८६	



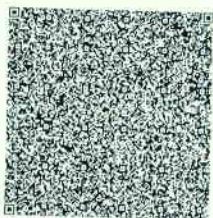
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक: / Enrolment No.: 1018/22512/37422

To
कमलेश पारसमल जैन
Kamlesh Parasmal Jain
S/O: Parasmal Jain
C/702 Gundecha Gardens
D K Road
Chinchpokali
Mumbai
Parel
Mumbai Maharashtra - 400012
9821384435

Download Date: 16/10/2019

Generation Date: 21/11/2015



QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :

7238 0582 6136

VID : 9171 4164 0163 6496

माझे आधार, माझी ओळख



भारत सरकार
Government of India



कमलेश पारसमल जैन
Kamlesh Parasmal Jain
जन्म तारीख/DOB: 20/02/1973
पुरुष/ MALE

7238 0582 6136

VID : 9171 4164 0163 6496

माझे आधार, माझी ओळख



Government of India

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

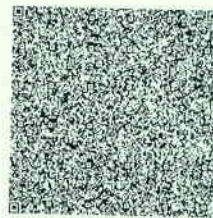
- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
वडिलाचे/आईचे नांव: पारसमल जैन, सी/702 गुंडेचा
गार्डन्स, डी के रोड, चिंचपोकळी, मुंबई, मुंबई,
महाराष्ट्र - 400012

Address:
S/O: Parasmal Jain, C/702 Gundecha
Gardens, D K Road, Chinchpokali,
Mumbai, Mumbai,
Maharashtra - 400012



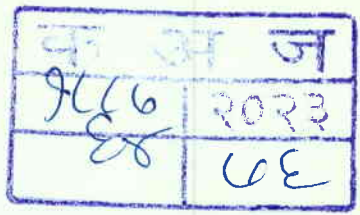
QR Code with Photograph

7238 0582 6136

VID : 9171 4164 0163 6496



Kamlesh JAIN



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AAWATI GANESH DHAU
DHAU HIRU AAWATI
18/04/1987

20
1
22561

Permanent Account Number
ARBPA5819M


Signature



भारत सरकार
GOVERNMENT OF INDIA



गणेश धाऊ आवाटी
Ganesh Dhau Aawati

जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

3413 3111 4455 

- सामान्य माणसाचा अधिकार



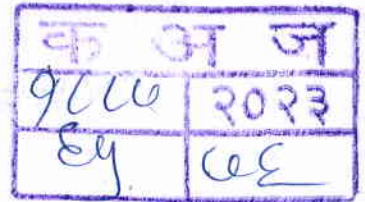


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता :
S/O धाऊ आवाटी
श्री राम मंदिरा जवळ
धोदाणी
रायगड, महाराष्ट्र, 410206

Address :
S/O Dhau Aawati
Near Shree Ram Temple
Dhodani
Raigarh, Maharashtra, 410206

- Samanya Maansacha Adhikar





क अ ज	
१८८६	२०२३
६९	८९

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AAWATI GANESH DHAU
DHAU HIRU AAWATI
18/04/1987


Permanent Account Number
ARBPA5819M

Signature 


20
 1
 22561



भारत सरकार
GOVERNMENT OF INDIA


गणेश धाऊ आवाटी
Ganesh Dhau Aawati

जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

3413 3111 4455


— सामान्य माणसाचा अधिकार

NA

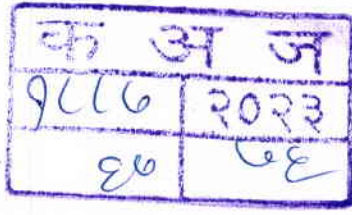
धेणार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता :
 S/O धाऊ आवाटी,
 श्री राम मंदिरा जवळ
 धोदाणी,
 रायगड, महाराष्ट्र, 410206

Address :
 S/O Dhau Aawati
 Near Shree Ram Temple
 Dhodani
 Raigarh, Maharashtra, 410206

- Samanya Maansacha Adhikaar





क अ ज	
१८८७	२०२३
८८	८९

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AAWATI GANESH DHAU

DHAU HIRU AAWATI

18/04/1987

20

1

22561

Permanent Account Number

ARBPA5819M

Signature



भारत सरकार
GOVERNMENT OF INDIA



गणेश धाऊ आवाटी
Ganesh Dhau Aawati

जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

3413 3111 4455



— सामान्य माणसाचा अधिकार

MA

चेणाट

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

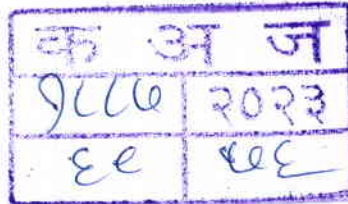
पत्ता :

S/O धाऊ आवाटी
श्री राम मंदिरा जवळ
धोदाणी
रायगड, महाराष्ट्र, 410206

Address :

S/O Dhau Aawati
Near Shree Ram Temple
Dhodani
Raigarh, Maharashtra, 410206

- Samanya Maansacha Adhikar





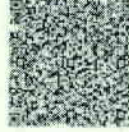
क अ ज	
966	2023
60	6E



भारत सरकार
GOVERNMENT OF INDIA



रुपाली यशवंत खाडे
Rupali Yashwant Khade
जन्म वर्ष / Year of Birth : 1990
लिंग / Female



2328 7422 0844

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: D/O यशवंत खाडे, सहकार सिनेमा
जवळ, एमएचएनए-1/2, मागे लक्ष्मी कुमार
पान बिक्री शॉप भेदूर, टिळक नगर, मुंबई,
महाराष्ट्र, 400069

Address: D/O Yashwant Khade,
near sahakar cinema, MHR-1/2
behind laxmi kumar pan bidi shop
chembur, Tilak Nagar, Task Nagar
Mumbai, Maharashtra, 400069

1947
1298 150 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

@khade

रुपाली खाडे (9)



क अ ज	
9666	2023
867	68



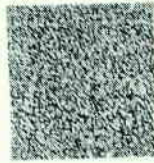
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. 0664/10958/02558

To
NIRASHA MADHUKAR ALAM
C/O Madhukar Alam
Kokan Nagar R C Marg
Opp Swami Vivekanand College, Chembur
VTC Mumbai
PO FCI
Sub District Kurla, District Mumbai Suburban,
State Maharashtra,
PIN Code 400074,
Mobile: 9222077787
MF489983255F1

48998325



आपका आधार क्रमांक / Your Aadhaar No. :

5901 2514 9869

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 17/02/2013



NIRASHA MADHUKAR ALAM
DOB 17/07/2002
Female

5901 2514 9869

मेरा आधार, मेरी पहचान

Nirasha

Nirasha




ADVOCATE
**Bar Council of
 Maharashtra & Goa**
 HIGH COURT, BOMBAY



Name : THAKARE YOGESH DHONDU
 Residence : KARJAT, Dist. RAIGAD
 Roll No. : MAH/1009/2011
 Enrolled On : 02-05-2011
 Date Of Birth : 24-02-1986
 121048 B0000017601

Milind Thakare
 CHAIRMAN

योगेश धोंडू ठाकरे
 Yogesh Dhondu Thakare
 जन्म वर्ष / Year of Birth : 1986
 पुरुष / Male



9605 5079 9834

आधार - सामान्य माणसाचा अधिकार

आधार
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता: किरवली, कर्जत, रायगड, महाराष्ट्र, 410201
 Address: Kiravali, Karjat, Ambivali Raigarh, Maharashtra, 410201

1847 1800 180 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 19 Bengaluru-560 0

Y. Thakare

अभिलेख क्र. १०११८



क अ ज
 १८८८ २०२३
 ७३९९ ७९

५



क अ ज	
१८६६	२०२३
६४	६६

90/1887

मंगळवार, 27 जून 2023 11:17 म.पू.

दस्त गोषवारा भाग-1

कजर

09/6E

दस्त क्रमांक: 1887/2023

दस्त क्रमांक: कजर /1887/2023

बाजार मूल्य: रु. 15,77,000/-

मोबदला: रु. 28,49,904/-

भरलेले मुद्रांक शुल्क: रु.1,71,000/-

दु. नि. सह. दु. नि. कजर यांचे कार्यालयात

अ. क्रं. 1887 वर दि.27-06-2023

रोजी 11:14 म.पू. वा. हजर केला.

पावती:3615

पावती दिनांक: 27/06/2023

मादरकरणाचाचे नाव: गणेश धाऊ आवाटी

नोंदणी फी

रु. 28500.00

दस्त हाताळणी फी

रु. 1520.00

पृष्ठांची संख्या: 76

एकूण: 30020.00

दस्त हजर करणाऱ्याची मही:

Sub-Registrar, Karjat
 दुय्यम निबंधक, अणी-१
 कर्जत-१, जि. रायगड.

Sub-Registrar, Karjat
 दुय्यम निबंधक, अणी-१
 कर्जत-१, जि. रायगड.

दस्ताचा प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 27 / 06 / 2023 11 : 14 : 33 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 06 / 2023 11 : 15 : 37 AM ची वेळ: (फी)

वृत्तान्तजासौदत जोडलेली कागदपत्रे कुलमुखत्यार पत्र
 व्यक्ती इत्यादी वनाबट आढळून आल्यास यांची संपूर्ण
 जबाबदारी निष्पदकांची राहिल

निहम देवार

लिहम घेणार



दस्त गोपवारा भाग-2





कजर

दस्त क्रमांक:1887/2023

27/06/2023 11 19:52 AM

दस्त क्रमांक :कजर/1887/2023



दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्लॅनेट स्पेस या भागिदारीचे भागिदार कमलेश जैन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय :-50 पत्ता. 4/ए, चौथा मजला, सोहो कोर्ट, सिंधी सोमायटी, चेंबुर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAOFP0393H	लिहून देणार स्वाक्षरी:-		
2	नाव:गणेश धाऊ आवाटी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय :-36 रा. श्री राम मंदीर जवळ, धोदाणी, रायगड, महाराष्ट्र, राईसाः(ं). स्वाक्षरी:- पॅन नंबर:ARBPA5819M	लिहून घेणार		

वरील दस्तऐवज करून देणार तथाकथित विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:27 / 06 / 2023 11 : 17 : 34 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राम माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार प्लॅनेट स्पेस या भागिदारीचे भागिदार कमलेश जैन	27/06/2023 11:18:00 AM	कमलेश पारसमल जैन M XXXX XXXX 6136 
2	लिहून घेणार गणेश धाऊ आवाटी	27/06/2023 11:17:08 AM	गणेश धाऊ आवाटी M XXXX XXXX 4455 

शिकका क्र.4 ची वेळ:27 / 06 / 2023 11 : 18 : 01 AM

शिकका क्र.5 ची वेळ:27 / 06 / 2023 11 : 18 : 30 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Karjat
दुय्यम निबंधक, श्रेणी-१
कर्जत-१, जि. रायगड.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PLANET SPACE	eChallan	10000502023062608931	MH004240928202324P	171000.00	SD	0002204872202324	27/06/2023
2		DHC		2606202311293	1520	RF	2606202311293D	27/06/2023
3	PLANET SPACE	eChallan		MH004240928202324P	28500	RF	0002204872202324	27/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण ...१९६६... पाने आहेत.

1887 /2023

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2. Get print immediately after registration.

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नोंदता.

दुय्यम निबंधक श्रेणी-१, कर्जत-१, जि. रायगड
तारीख २७ माहे ०६ सन २०२३.