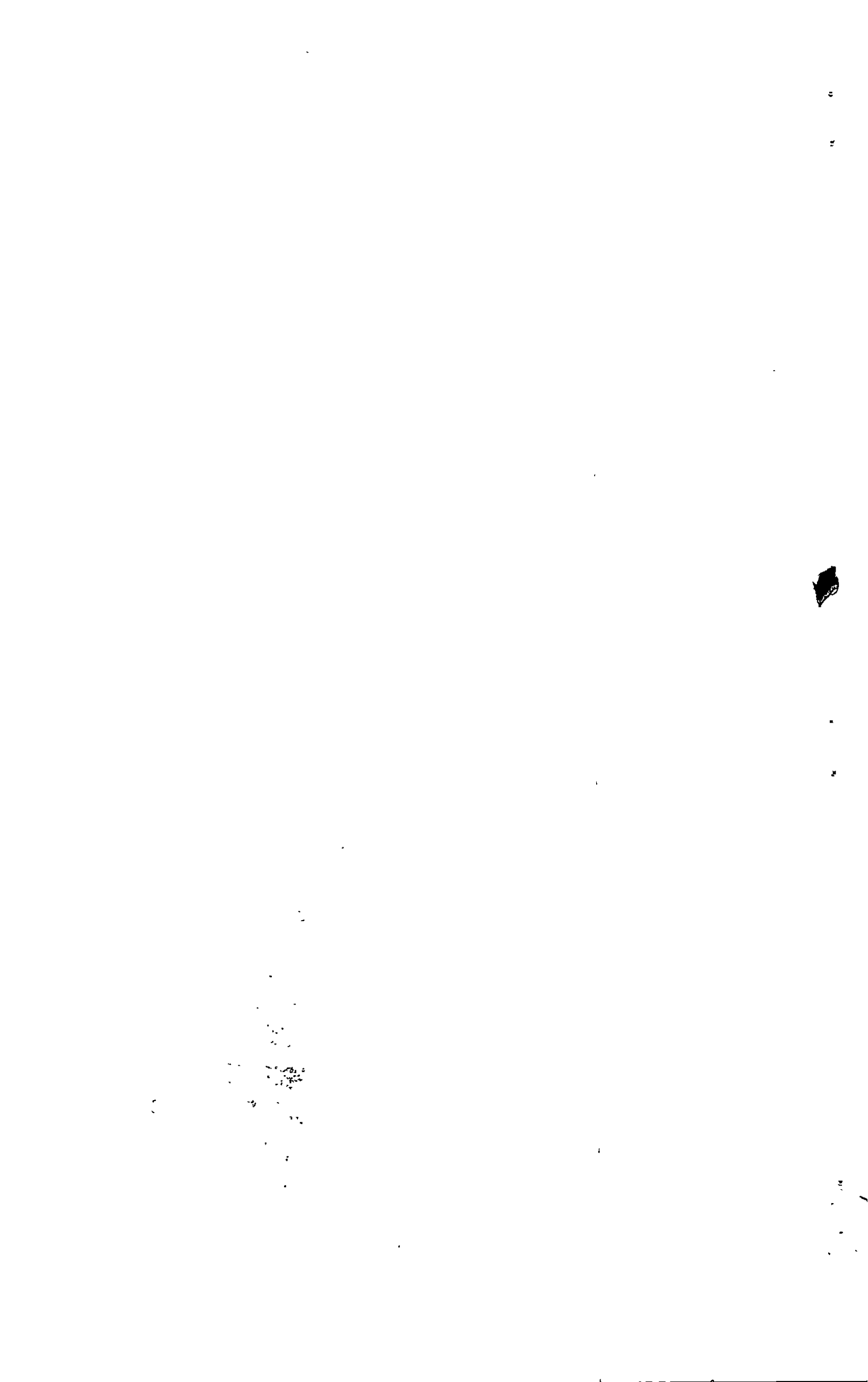


Flat NO 501/A2

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Receipt (pavti)

71/15808

Thursday, July 13, 2023

11:53 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 17205 दिनांक: 13/07/2023

गावाचे नाव: शहाड

दस्तऐवजाचा अनुक्रमांक: कलन2-15808-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शरद लोटन देवरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
12:12 PM ह्या वेळेस मिळेल.

Anhal
Joint Sub Registrar Kalyan 2
सह. दुय्यम निबंधक क्र. २
कल्याण क्र. २

वाजार मूल्य: रु.4215400 /-

मोबदला रु.6133000/-

भरलेले मुद्रांक शुल्क : रु. 429400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1420/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1307202300417 दिनांक: 13/07/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004959465202324E दिनांक: 13/07/2023

वँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाले.

Am 11/7

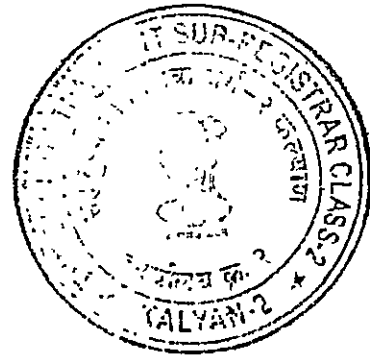
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3 3

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID कलन2	202307131225	13 July 2023, 11 25 53 AM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2023 ठाणे तालुका कल्याण 13/52-विभाग 7 शहाड (ब) शहाड गावातील उर्वरीत मिळकती Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक		सर्व्हे नंबर#22	
चापेक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका 18200	कार्यालय 68900	दुकाने 76400	औद्योगिक 68900	मोजमापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्घवाहन सुविधा -	65 813चौ मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे तय - मजला -	निवासी सदनिका 0 TO 2वषे 5th to 10th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs 26620/- 59 83चौ मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 64050/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((64050-18200) * (100 / 100)) + 18200) = Rs 64050/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 64050 * 65 813 = Rs 4215322 65/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझेनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4215322 65 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.4215323/- = २ वेचाळीस लाख पंधरा हजार तीन शें तेवीस /-				

Home Print



क. ल. न. २
दस्ता क्र. १५६०६/२०२३
१ | ७९





CHALLAN
MTR Form Number-6

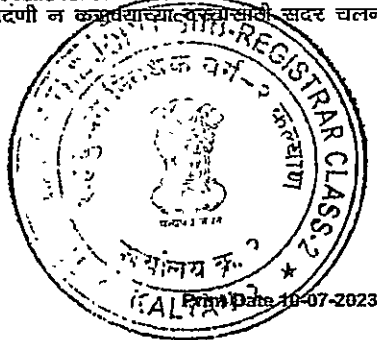


GRN	MH004959465202324E	BARCODE	Date		10/07/2023-16:22:58	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (if Any)				
			PAN No.(if Applicable)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR		Full Name	SHARAD LOTAN DEORE AND SONALI SHARAD DEORE			
Location	THANE						
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 501 BLDG NO A 2 MILLENIUM HEIGHTS			
			Premises/Building				
Account Head Details		Amount In Rs.					
0030046401 Stamp Duty		429400.00	Road/Street	SHAHAD			
0030063301 Registration Fee		30000.00	Area/Locality	KALYAN			
			Town/City/District				
			PIN	4 2 1 3 0 1			
			Remarks (if Any)	SecondPartyName=MS K P DEVELOPERS-			
			Amount In	Four Lakh Fifty Nine Thousand Four Hundred Rupees			
Total		4,59,400.00	Words	Only			
Payment Details			FOR USE IN RECEIVING BANK				
IDBI BANK			Bank CIN	Ref. No.	69103332023071017208	2817533046	
Cheque-DD Details			Bank Date	RBI Date	10/07/2023-16:24:05	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

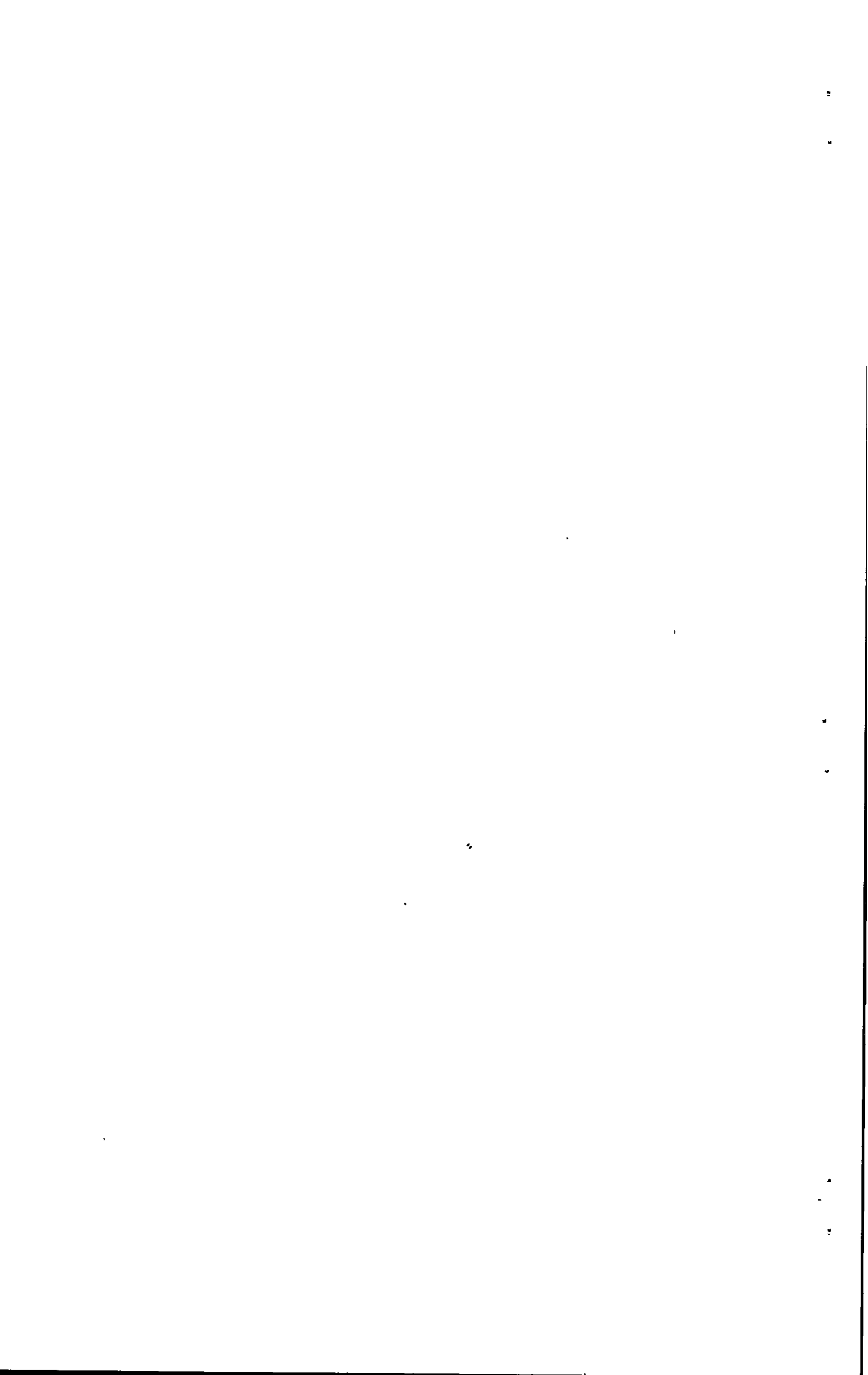
Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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Handwritten signature: Sonali Deore



क.ल.न.२	
दस्ता क्र.	१५८०४२०२३
२	१०५



FLAT NO A-2/501

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN
ON THIS 13TH DAY OF July 2023
BETWEEN

M/S. K.P. DEVELOPERS (PAN NO. AAMFK3598H), a partnership firm, having its office at Survey No. 22, Village Shahad, Taluka Kalyan, District Thane, through its Partner Mr. Dharmdas Pinjomal Budhwani, through its Constituted Attorney Mr. Naresh Chanderlal Talreja, hereinafter called and referred to as the Promoters (which expression unless be repugnant to the context or meaning thereof mean and includes the partners constituting the said firm for the time being their/his/her executors, survivors, administrators and assigns)

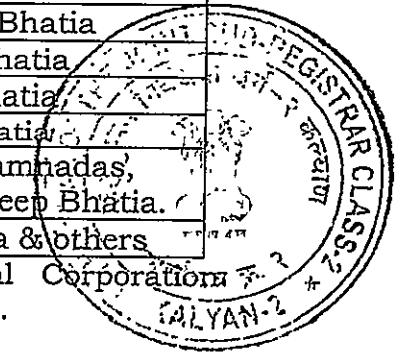
AND

- (1) MR. SHARAD LOTAN DEORE, (PAN NO. ABKPD8935E) aged about 49 years, Occupation: Service,
(2) MRS. SONALI SHARAD DEORE, (PAN NO. AHFPD2745K) Aged about 47 years, Occupation: - Service, having address at S/O, Lotan Deore, Katemanvali, Amrut Kumbh Co-op Society, B-Wing, Room No- 107, Kalyan (East), Thane, Maharashtra-421306. Hereinafter called and referred to as the Purchaser/s (which expression unless be repugnant to the context or meaning thereof mean and includes the partners constituting the said firm for the time being their/his/her executors, survivors, administrators and assigns)

WHEREAS Shri Parsharam J. Bhatia and others as detailed below are the owners and/or well and sufficiently entitled to all those piece and parcel of land lying being and situated at Village Shahad, Taluka Kalyan bearing

Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	1216.30	Parsharam J. Bhatia
22/1 (part)	1499.25	Jhamdas P. Bhatia
22/1 (part)	1172.03	Vasudev P. Bhatia
22/1 (part)	1418.96	Pradeep P. Bhatia
31/6 (part)	654.12	Parshuram, Jambadas, Vasudev, Pradeep Bhatia.
22/3 (part)	1670.00	Indira J Bhatia & others

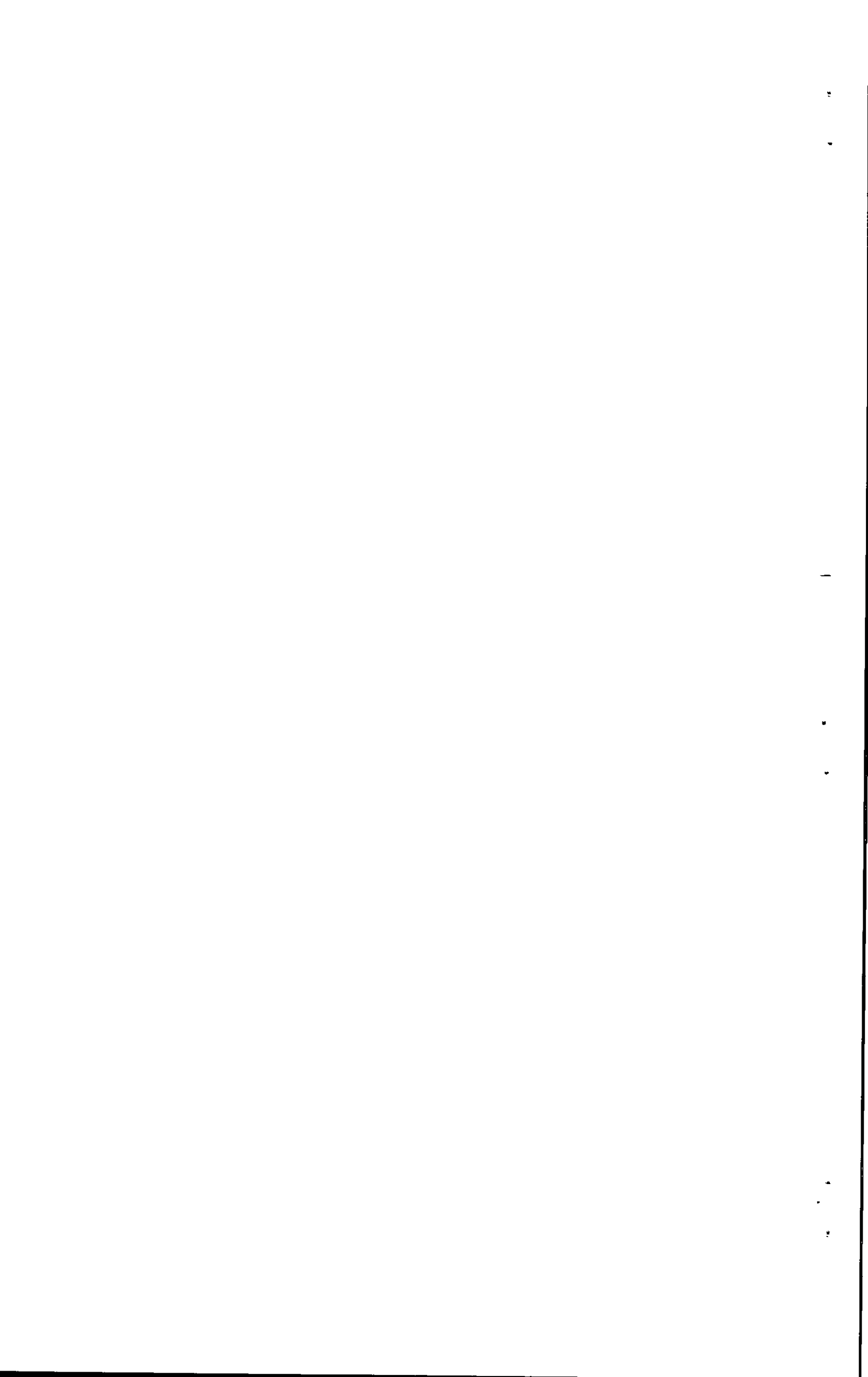
within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Portion No. I.

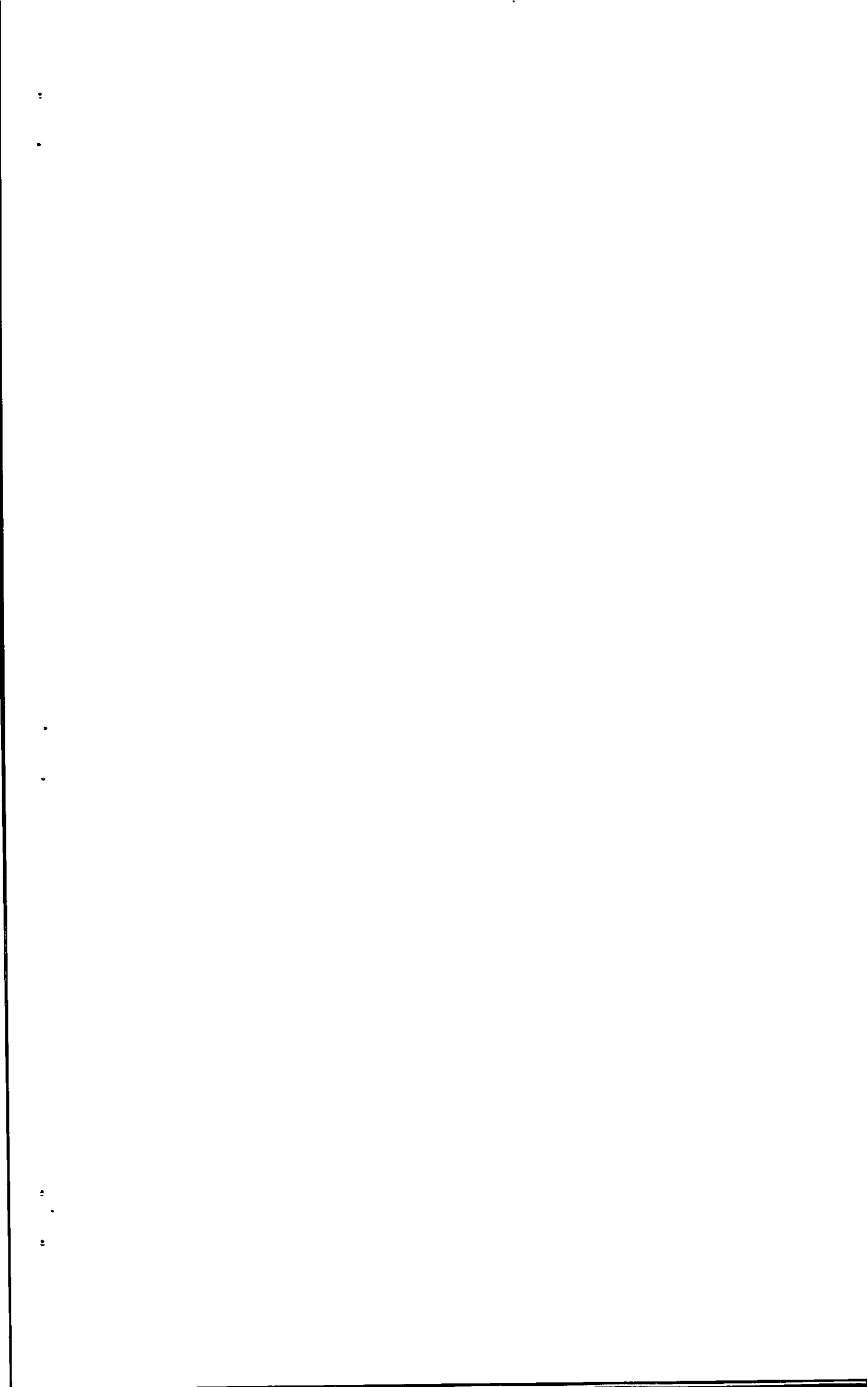


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AND WHEREAS Shri Dharmu Pinjomal Budhwani and others as detailed below the Owners and / or are entitled to all those pieces and parcels of land lying being and situated at Village Shahad, Taluka Kalyan bearing:

Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	1272.18	Mohan V. Budhwani
22/1 (part)	1266.48	Seema R. Budhwani
22/1 (part)	1280.71	Ashok P. Budhwani
22/1 (part)	461.30	Dharmu Budhwani
31/6 (part)	1183.55	Dharmu, Seema, Mohan, Ashok Budhwani
22/3	1490.00	Sunita (Sonia) R. Budhwani
16/2	700.00	Anju D. Budhwani
23/11-A	356.00	Dharmu Budhwani
23/13-A	487.00	Raju P. Budhwani
31/7(part)	1215.00	Raju P. Budhwani
22/1 (part)	1499.25	Sunny D. Budhwani
22/1 (part)	1024.43	Rahul D. Budhwani
22/1 (part)	979.55	Deepak D. Budhwani

within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Portion No. II.

AND WHEREAS Shri Girdharilal Otandas Chhabria and Others as detailed below are entitled to all those pieces and parcels of land lying being and situated at Village Shahad, Taluka Kalyan bearing

Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	1211.31	Girdharilal Chhabria
22/1 (part)	1209.64	Jairam Chhabria
22/1 (part)	1280.71	Srichand V. Chhabria
22/3 (part)	1266.49	Anil G. Chhabria
31/6 (part)	992.54	Girdharilal, Jairam, Anil Chhabria
22/3	1490.00	Sangeeta G. Chhabria.
16/2	700.00	Janki G. Chhabria.

within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Portion No. III.

AND WHEREAS due to mutual discussions, negotiations as interse and amicably arrived between the parties of said three group of Owners, the said Owners have mutually decided their ratio in the aforesaid properties as under:

1. Shri Jhamandas P. Bhatia and others collectively 13.34 %
2. Shri Dharmu P. Budhwani and others collectively 56.48 %
3. Shri Girdhari. O. Chhabria and others collectively 30.18 %

AND WHEREAS the Owners Shri Jhamandas P. Bhatia and others in consultation with each other have prepared a scheme of construction in respect of all those pieces and parcels of land bearing

Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	484.40	Jhamandas P. Bhatia
22/1 (part)	394.53	Vasudev P. Bhatia
22/1 (part)	933.33	Pradeep P. Bhatia
22/1	1273.18	Mohan V. Budhwani
22/1	1266.48	Seema R. Budhwani
22/1	1280.71	Ashok P. Budhwani
22/1	461.30	Dharmu Budhwani
22/1 (part)	1499.25	Sunny D. Budhwani
22/1 (part)	1024.43	Rahul D. Budhwani
22/1 (part)	979.55	Deepak D. Budhwani
22/3	1490.00	Sunita alias Sonia R. Budhwani
16/2	700.00	Anju D. Budhwani
23/11	356.00	Dharmu Budhwani
23/13	487.00	Raju D. Budhwani
22/1	1211.31	Girdharilal Chhabria
22/1	478.49	Jairam Chhabria
22/1	1266.49	Anil G. Chhabria
22/3	1490.00	Sangeeta G. Chhabria
16/2	700.00	Janki G. Chhabria
22/3	1670.00	Indira J. Bhatia & others
Total →	19446.45	

however the area in the said drawing as per actual land in possession is shown as **19932** sq. metres and accordingly the parties have followed the due process of law and further availed the approval and sanction from the Kalyan Dombivli Municipal Corporation under No.KDMP/NRV/BP/KV/853-358 dated 30.03.2007.

AND WHEREAS the Shri Jhamdas P. Bhatia and others have collectively, jointly and mutually decided that they shall follow requisite procedure for availing the transfer of development rights on the above land and further shall submit the joint declaration to the Kalyan Dombivli Municipal Corporation for obtaining the approval and sanction and further on grant of building commencement certificate for construction of buildings and consumption and utilization of transfer of development rights, the parties hereto will divide, apportion and share the potentiality of the floor space index and transferable development rights as permitted, sanctioned and approved by the Kalyan Dombivli Municipal Corporation in the form of constructing certain buildings in the ratio of their holding as the said entire property stands amalgamated and consolidated after deducting the area of land affected by roads, nallas and other setbacks.

AND WHEREAS as per the understanding reached between the above group of owners, they have interse decided the absolute and exclusive allotment of the buildings having the potentiality of floor space index, transferable development rights and permitted increases therein and accordingly

- (i) **Building on portion of land being Plot No. 2** has fallen to the absolute share of Shri Jhamdas P. Bhatia and others as

REGISTRAR CLASS-2 KALYAN	
Plot No. 2	2
Area 9566/2023	
7	09

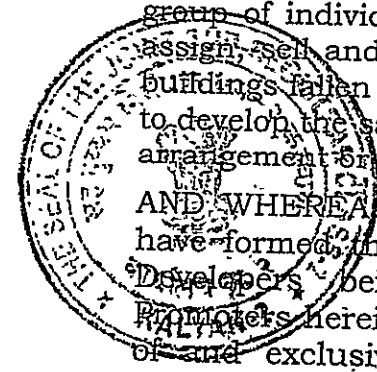
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Sondhi-10 cont.

shown on the plan annexed hereto having the potentiality of **2050.58** sq.metres floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The said portion of **Plot No. 2** and the buildings to be constructed thereon shall have the right of Recreation Garden being RG-3 in common with buildings on portions of land being 1A and 1B in the said layout

- (ii) **Building on portions of land being Plot No. 3-A and Plot No. 3-B** have fallen to the absolute share of Shri Dharmu Pinjomal Budhwani and Others as shown on the plan annexed hereto having the potentiality of **8681.94** sq.metres floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The said portions of land being Plot No. 3-A and 3-B shall have the right of Recreation Garden being RG-1 & RG-2 in the said layout.
- (iii) **Building on portions of land being Plot No. 1-A and Plot No. 1-B** have fallen to the absolute share of Shri Girdharilal Otandas Chhabria and others as shown on the plan annexed hereto having the potentiality of **4639.18** sq.metres floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The buildings to be constructed on portions of land bearing No. 1A and 1B shall have the right of Recreation Garden being RG-3 in common with building to be constructed on portion of land bearing Plot No. 2 in the said layout
- (iv) The amenity area as shown on the plan by **Violet** colour shall be handed over to the Kalyan Dombivali Municipal Corporation as per the rules and regulations and all the parties hereto will sign and execute the requisite documents of transfer thereto.

AND WHEREAS the Owners have jointly and severally agreed, ratified and confirmed the same and further declared that each group of individuals are well and sufficiently entitled to transfer, assign, sell and alienate the development rights in respect of the buildings fallen to their share to any intending developers and / or to develop the said buildings as per the respective understanding / arrangement or otherwise as the case may be.

AND WHEREAS Shri Dharmu Pinjomal Budhwani and others have formed themselves in a partnership firm viz. M/s. K. P. Developers being Promoters herein and accordingly the Promoters herein are well and sufficiently seized and possessed of and exclusively entitled to develop the **Buildings to be constructed on the portions of land being Plot No. 3-A and 3-B** as shown on the plan annexed hereto hereinafter called and referred to as the said property and more particularly described in the Schedule hereunder written and accordingly as per the understanding reached between the three group of owners, the said owners have executed an Agreement for Sale dated



क.प. डेवेलपर्स
15.
सं. 15/2023

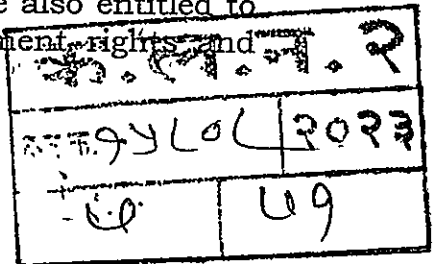
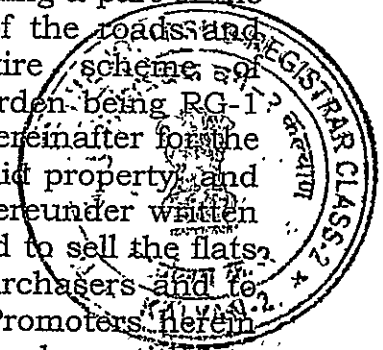
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Santosh N. Desai

31.12.2011 wherein M/s. K. P. Developers (comprising of the Owners Shri Dharmu Pinjmal Budhwani and others) viz. the Promoters and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan - 1 under Serial No. 4555/2012 and in pursuance thereof, the requisite power of attorney in respect of the exclusive development of the said building/s is granted and executed by the Owners in favour of the Promoters herein and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan - 1 under serial No. 270/2012.

AND WHEREAS in terms of the said agreement, the Promoters herein are well and sufficiently entitled to all those development rights of Buildings to be constructed on the portions of land being **Plot No. 3-A and 3-B** admeasuring **7001** sq. meters comprised in following survey numbers as shown on the plan annexed hereto having the potentiality of **8681.94** sq. meters floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future on the land bearing

Survey No.	Area under Bldg	Owners' Name
23/(pt)	297.66 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
23/(pt)	487.46 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
22/1(pt)	1280.71 sq.mts	Ashok P. Budhwani
22/1(pt)	1273.18 sq. mts	Mohan V. Budhwani
22/1(pt)	461.00 sq. mts	Dharmdas P. Budhwani
22/1(pt)	1266.49 sq. mts	Seema R. Budhwani
22/1(pt)	1499.25 sq. mts	Sunny D. Budhwani
22/1(pt)	1024.43 sq. mts	Rahul D. Budhwani
22/1(pt)	979.55 sq. mts	Deepak D. Budhwani
22/3	1490.00 sq. mts out of 4650 sq.mts	Sunita R. Budhwani & others
16/2(pt)	700.00 sq. mts out of 1400 sq.mts	Anju D. Budhwani & another

as sanctioned and permitted by Kalyan Dombivali Municipal Corporation under building permission bearing No. KDMP /NRV /BP /KV /2012-13/359 dated 30.03.2013 forming a part of the entire property and along with the benefits of the roads and other infrastructural facilities of the entire scheme of construction along with right of Recreation Garden being RG-1 and RG-2 in the said layout and the same is hereinafter for the sake of brevity called and referred to as the "said property" and more particularly described in the Schedule hereunder written together with the right to develop the same and to sell the flats and units therein constructed to intending purchasers and to appropriate the sale proceeds thereof as the Promoters herein may deem fit and proper and the Promoters are also entitled to all the benefits, rights, advantages and easement rights and privileges arising out of the entire property.



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AND WHEREAS the said property forms a part of the non agricultural permission granted by the Collector, Thane under No. Mahasul/Kaksh-1/T-7/NAP/SR-158/07 dated 17.12.2007 and also the building commencement certificate is granted by the Kalyan Dombivli Municipal Corporation under No.KDMP/NRV/BP /KV /2012-13/359 dated 30.03.2013 and same revised under No. KDMP /NRV /BP /KV /2012-13/359-46 dated 09.05.2017 and further revised under No. KDMP / NRV / BP / LV / 2012-13/359/155 dated 18.11.2017 and also further revised under No. KDMP / NRV / BP / KV / 2012-13/359/168 dated 02.03.2019.

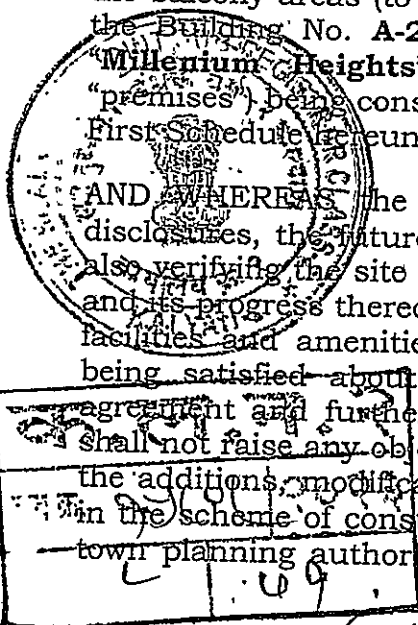
AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter has commenced the construction work of the buildings on the Plot being **Plot No. 3-A and 3-B** admeasuring **7001 sq. metres** as described in the Schedule hereunder written in accordance with the above plans, permissions and sanctions as granted by the concerned authorities.

AND WHEREAS the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force.

AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / units.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a flat bearing **No. 501** on **5th** floor, admeasuring **59.83 sq.mts.** Carpet alongwith the right to use the balcony areas (to be enclosed) attached to the flat premises in the Building No. **A-2** in the scheme of construction known as "**Millenium Heights**" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has



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granted his / her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

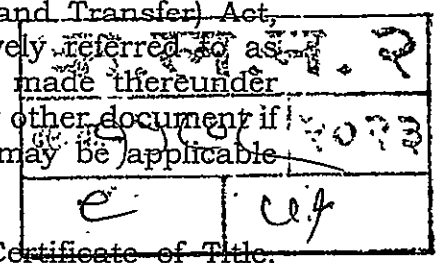
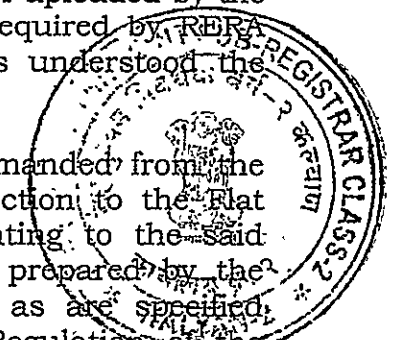
AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the development on the said Property by the Promoter, has been registered as a 'real estate project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 3, 4 and 5 of the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules"). The Authority has duly issued Certificate of Registration No. **P51700008132** for the Project, and a copy of the RERA Certificate is annexed as Annexure 'F'.

AND WHEREAS The Flat Purchaser has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Flat Purchaser has agreed and consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Flat Purchaser has also examined all documents and information uploaded by the Promoters on the website of the Authority as required by RERA and the RERA Rules and Regulations and has understood the documents and information in all respects.

AND WHEREAS The Flat Purchaser/s have demanded from the Promoters and the Promoters have given inspection to the Flat Purchaser/s of all the documents of title relating to the said Property, the plans designs and specifications prepared by the Promoters' Architects and of such documents as are specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 ("MOFA") and RERA (hereinafter collectively referred to as "the said Acts") and the rules and regulations made thereunder and shall provide the Flat Purchaser with any other document if and when necessary under any other law as may be applicable from time to time.

AND WHEREAS the authenticated copies of Certificate of Title, Search Report issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue



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record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' and 'C' respectively.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat bearing No. 501 on 5th floor, admeasuring 59.83 sq. mts. Carpet alongwith the right to use the balcony areas (to be enclosed) attached to the flat premises in the building No. A-2 of the scheme of construction known as "Millenium Heights" being constructed on the said property described in the schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 59.83 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

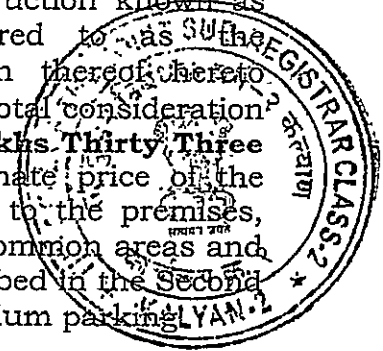
AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of **Rs.11,00,000 /-** (**Rupees Eleven Lakhs Only**), being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. 501 on 5th floor, admeasuring 59.83sq.mts. Carpet alongwith the right to use the balcony areas (to be enclosed) attached to the flat premises in the building No. A-2 of the scheme of construction known as "Millenium Heights" (hereinafter referred to as the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the total consideration of **Rs. 61,33,000/- (Rupees Sixty One Lakhs Thirty Three Thousand Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith / and stilt/podium parking



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1(b) The Purchaser hereby has not agreed to purchase from the Promoter covered parking spaces situated at stilt / Podium being constructed in the layout. The parking spaces will be allotted after fixing layout of stilt / podium parking by way of allotment letter.

1(c) The Purchaser has agreed and assured to pay the total consideration of **Rs. 61,33,000/- (Rupees Sixty One Lakhs Thirty Three Thousand Only)** to the Promoter in the following manner -

- i) Rs.10% paid as advance payment or application fee at the time of execution of this agreement.
- ii) Rs.35% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
- iii) Rs.25% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated.
- iv) Rs.05% to be paid to the Promoter on completion of the walls and internal plaster of the said premises.
- v) Rs.05% to be paid to the Promoter on completion of the floorings and tiling work of the said premises.
- vi) Rs.05% to be paid to the Promoter on completion of the staircases, lift wells, lobbies up to the floor level of the said premises.
- vii) Rs.05% to be paid to the Promoter on completion of the external plaster and elevation of the building in which the said premises is situated.
- viii) Rs.05% to be paid to the Promoter on completion of the doors, windows, sanitary fittings, lifts, water pumps, electrical fittings, floorings of staircase, common lobbies, entrance lobby terraces with water proofing, external plumbing, paving of area.
- ix) Rs.05% be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of occupancy certificate or completion certificate.

The Cheque / DD / Pay order to be drawn in favour to

Name	M/s. K.P. DEVELOPERS
A/C No.	007011300000007
IFSC CODE	KJSB0000007
Bank	The Kalyan Janata Sahakari Bank Ltd., Uthasagar Branch
1(d)	The Total Price

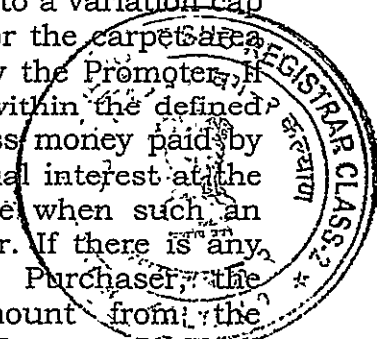
M/s. K.P. DEVELOPERS
007011300000007
KJSB0000007
The Kalyan Janata Sahakari Bank Ltd.,
Uthasagar Branch

The Total Price above excludes all Property Taxes, Goods and Services Tax, Land Revenue, Non Agricultural Taxes, Other Taxes (Municipal/State/Federal) and/or other statutory duties (as and when applicable), levies, cesses, charges, deposits, premiums, duties imposed by the statutory authorities, stamp duty, registration charges, maintenance charges, layout maintenance charges and other outgoings by

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any other name in respect of and applicable to the said property, project, building, flat existing on or imposed after the date of the Purchasers Application for Allotment / Request for Allotment, whether payable now and/or in future and / or those which is / are sub-judice, including interest and penalties thereon, including those which may become enforceable retrospectively and computed as per laws/rules/regulations, and shall be to the account and liability of and borne and paid by the Purchaser alone, without any delay/protest, including if such amounts are proposed to be deposited by the Promoter in fixed deposits, if such claims are sub-judice.

- 1(e) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 3% per annum for the period by which the respective installment has been pre-pone. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter, if there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1 of this Agreement.

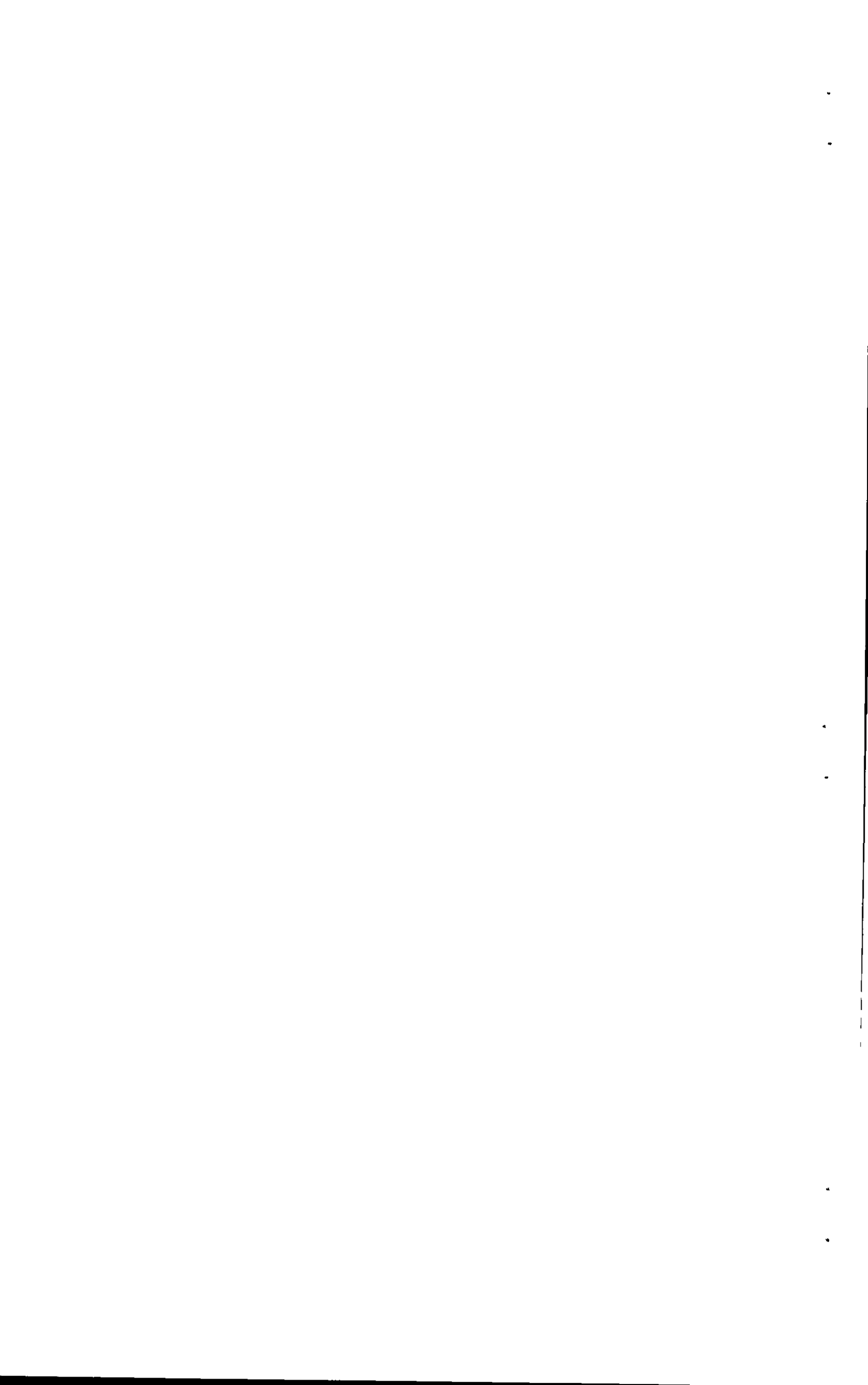


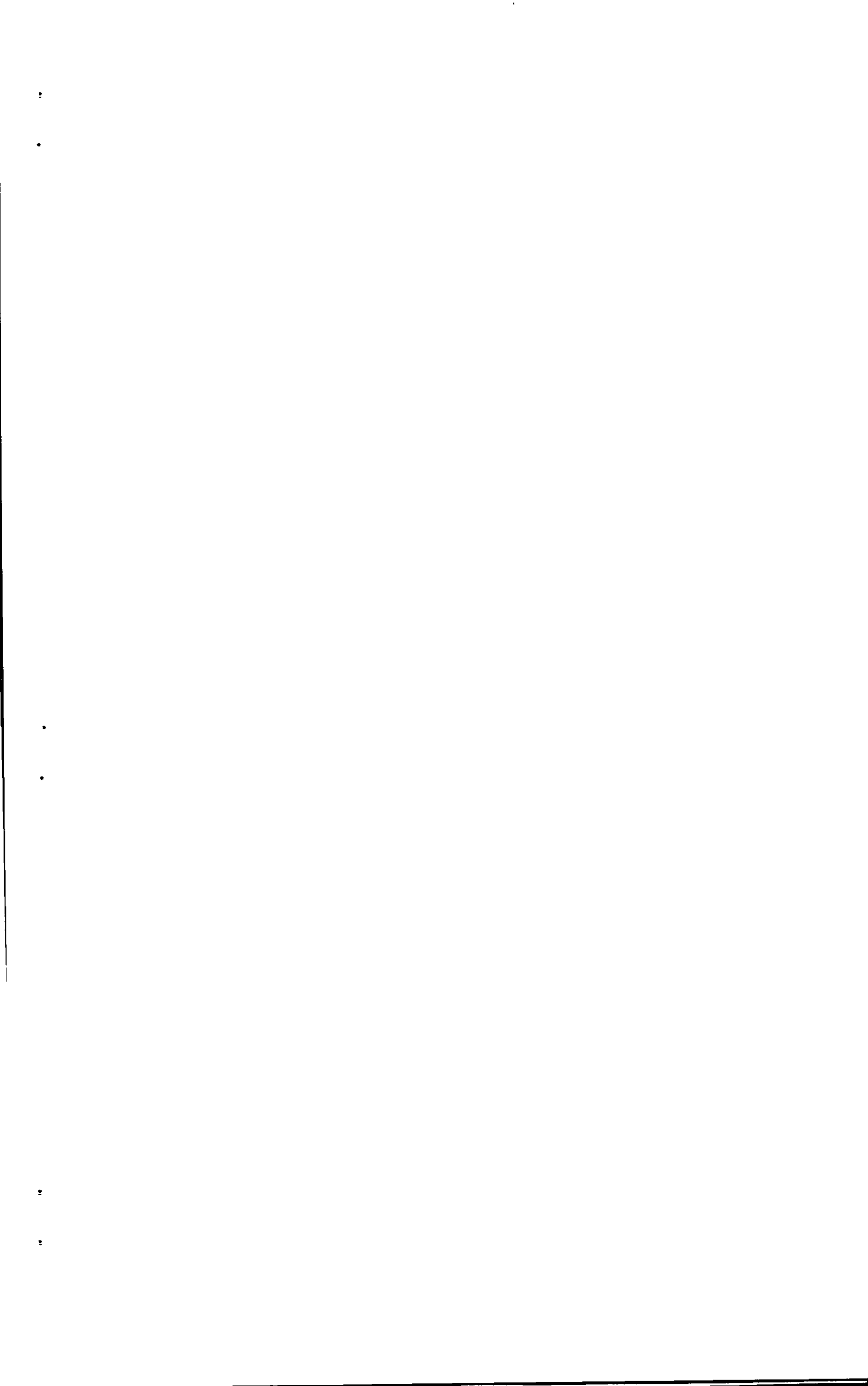
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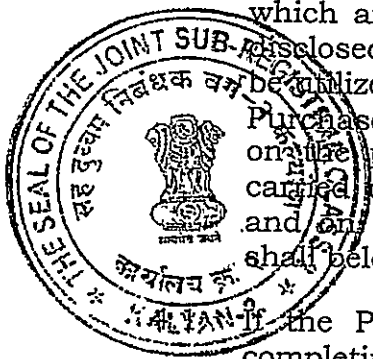


- 1(h) The Purchaser authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.
- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the premises.
- 2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 10,460.96 square meters only and Promoter has planned to utilize Floor Space Index of 13,731.42 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 24,192.38 as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter,



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interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.

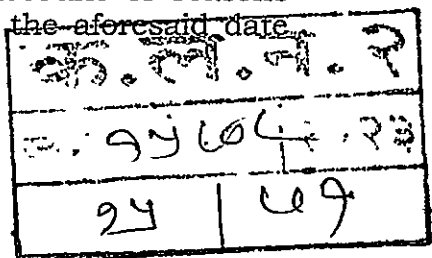
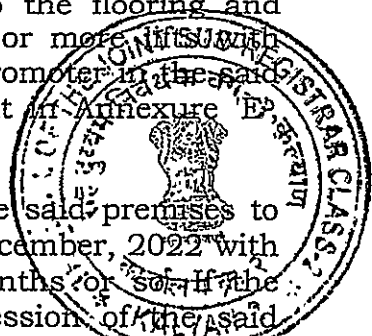
- 4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the premises which may till then have been paid by the Purchaser to the Promoter.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more ~~with~~ particular details to be provided by the Promoter in the said building and the premises as are set out in Annexure 'E' annexed hereto.
6. The Promoter shall give possession of the said premises to the Purchaser on or before 31st day of December, 2022 with an extension in time thereof for six months or ~~so~~ If the Promoter fails or neglects to give possession of the said premises to the Purchaser herein on account of reasons beyond his control and of his agents by the aforesaid date



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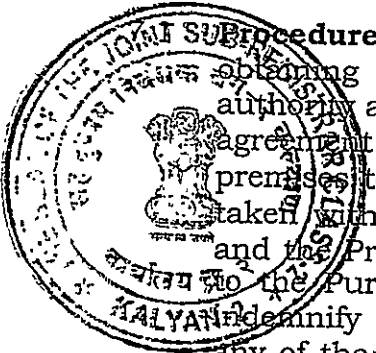
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then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

- i) Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.



Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

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The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said premises are ready for use and occupancy.

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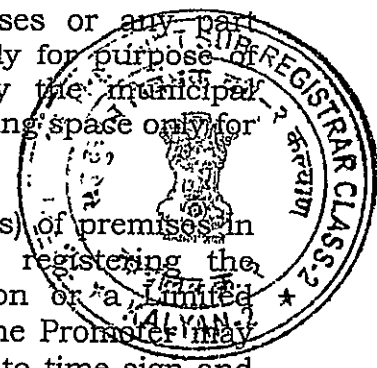
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7.3 **Failure of Purchaser to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser and the Purchaser alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said premises of phase wing and specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to column, beams, etc., or in the fittings, therein, in particular it is hereby agreed that the Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose for which it is sanctioned and approved by the municipal authorities. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership.



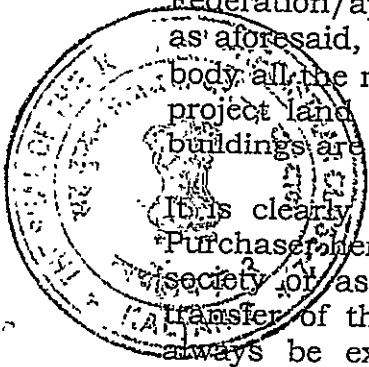
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and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft byelaws, 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 Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.

- 9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperative housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.

It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form

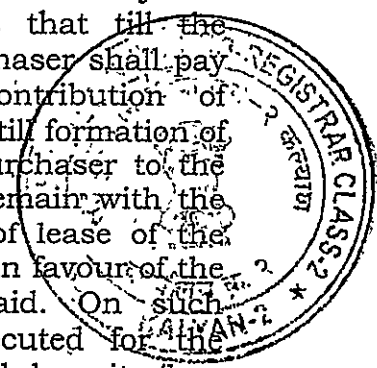


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an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

- 9.2. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs.3,825/- per month towards the outgoings till formation of the society. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.



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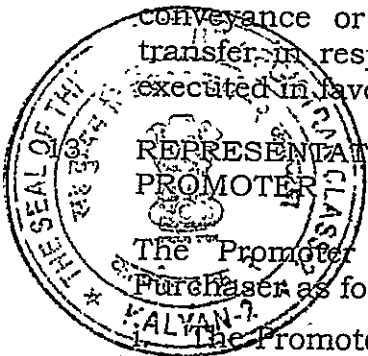
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10. The Purchaser shall to the Promoters on demand-
- i) requisite amounts towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto as well as proportionate share for transformer installation and its equipments and accessories thereto.
 - ii) requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
 - iii) the provisional outgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges.
11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows:

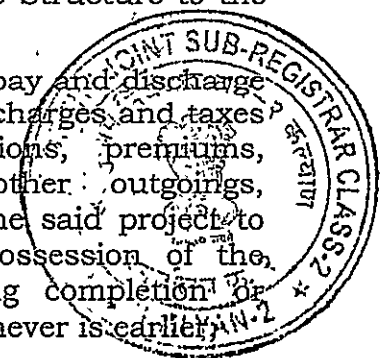
The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual physical and legal possession of the project land for the implementation of the Project;



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- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has 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 created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges, and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for



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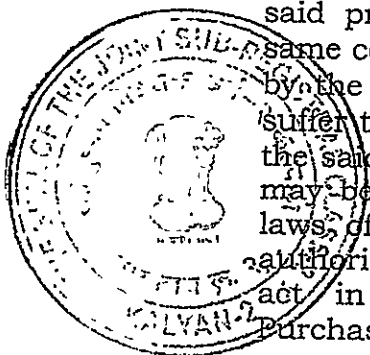
acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Promoter as follows :-

- i. To maintain the said premises the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor

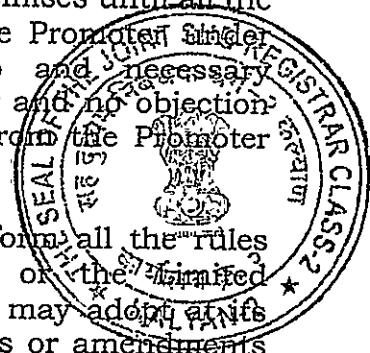


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any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the purchaser from the Promoter for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society, or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and



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performance of the Building Rules, Regulations and By-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

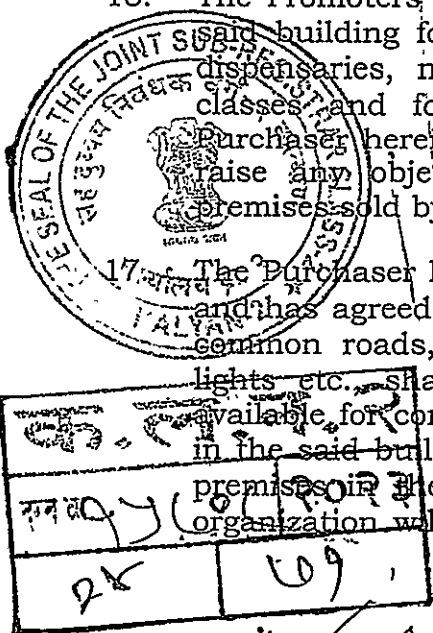
xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchases herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

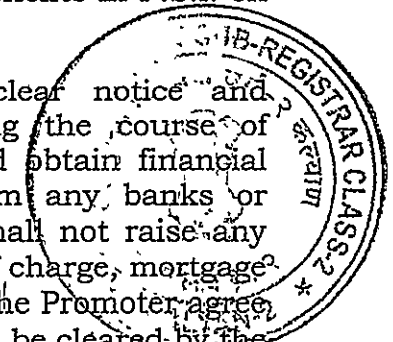
17. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc. shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organization will have unrestricted right of way in common



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spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

18. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
19. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
20. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.
21. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of construction, the promoter may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as



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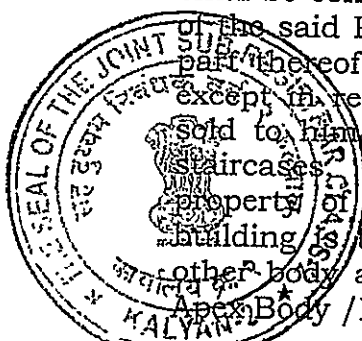
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intended to be acquired by the Purchaser under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property

22. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection thereto.

23. 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 Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the App. Body / Federation as hereinbefore mentioned.

24. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter:
- a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any



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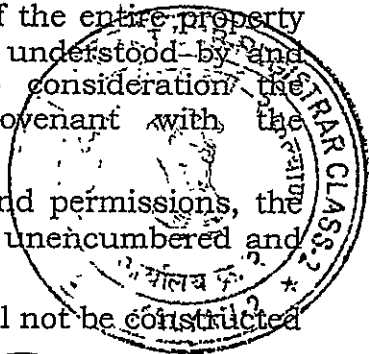
other body or bodies of Purchasers to be formed and constituted.

- b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
- c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
- d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
- e) to decide from time to time when and what sort of document of transfer should be executed.
- f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
- h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road, amenity space, recreational spaces and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

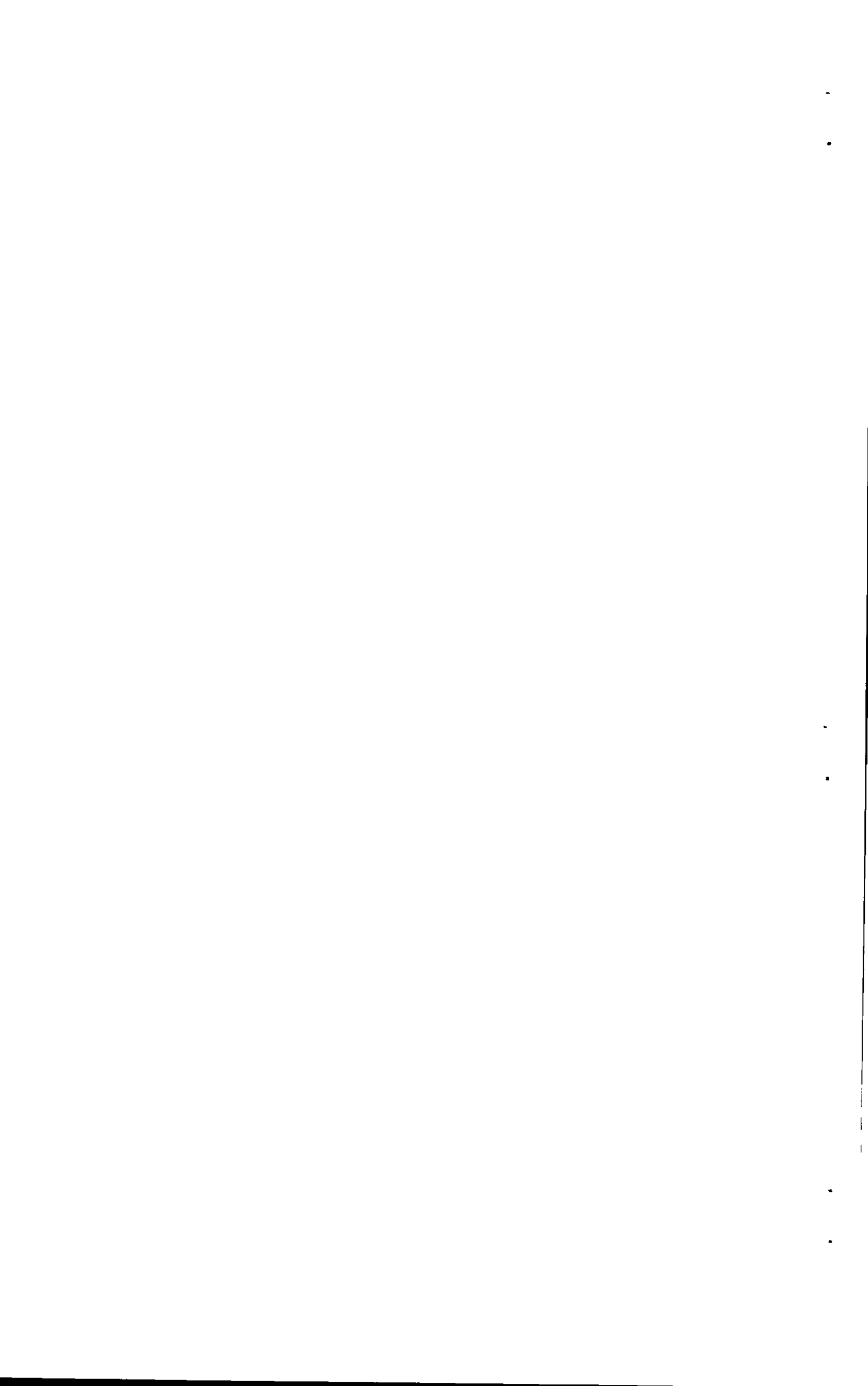
25. The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.



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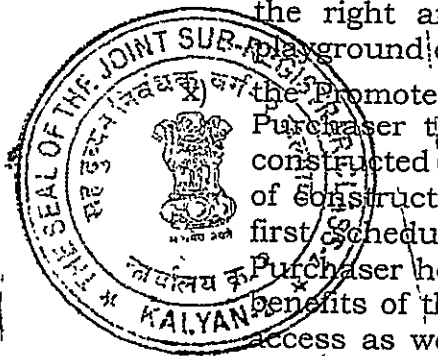
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- iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Promoter.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of Promoters and the elevation of the buildings shall not be changed or altered.
- vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
- ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,

the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first Schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said



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infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his/her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

26. It is agreed and understood between the parties that and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construction will acquire additional FSI / TDR as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and further shall also acquire additional adjacent land and carry out the development on such amalgamated property as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same. The Promoter has categorically brought to the knowledge and notice of the Purchaser herein that the entire scheme of construction on the entire property comprises of several buildings along with the provisions of the further expansion, modification as well as revisions and alterations therein from time and that the development of the several buildings therein are to be carried out and completed by several group of developers which also includes the Promoter herein and that during the course of development certain areas comprising under reservations, nallas, roads, internal roads and/or set backs are required to be surrendered or handed over to the requisite concerned authorities from time to time and that the Promoter along with the other Developer/Promoter in the entire scheme of construction will follow the due process of law for such compliance and for the sake of good order and record, the proposed expansion, modifications, revisions and alterations and the area to be handed over and surrendered are shown to the Purchaser as depicted on the sanctioned plan granted by Kalyan Dombivli Municipal Corporation and for such exercising of the due process of law and implementation of such expansion, modification and other incidental acts thereto, the Purchaser is fully made aware of the same and the Purchaser has granted his / her / their express and irrevocable consent and confirmation thereto and shall not raise any objection or hindrance on and account whatsoever on the Promoter and / or their assignees and nominees thereto.

27. It is agreed between the parties that the formation of the co-operative housing society and/or the

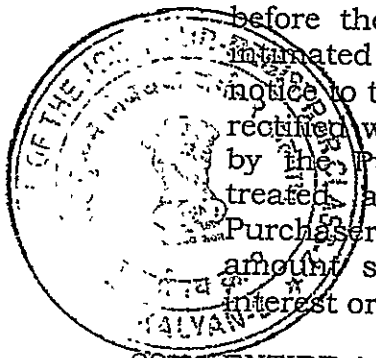
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conveyance thereof will be at the discretion of the Promoter herein as the said property and the buildings to be constructed thereon forms an integral part of the entire scheme of construction and that there are internal roads, recreational spaces, nallas, set backs and other portions to be surrendered and handed over to the concerned authorities and keeping in view the said scheme of construction as well as the policy of effective and effectual administration and management of the buildings and the land appurtenant thereto as well the facilities and amenities thereto, the feasible policy of formation of conveyance and the conveyance of the land thereto will be governed and that the land to be conveyed to such co-operative housing society as and when formed of the building/s will not be equivalent to the floor space index and other permissible benefits in floor space index and the said fact is clearly brought to the clear notice and knowledge of the purchaser and the purchaser is aware of the same and in confirmation thereof has granted his/her irrevocable consent thereto and the Purchaser agrees to extend his /her sincere and utmost co-operation to the Promoter herein in the Promoter exercising his discretion at the time of formation of co-operative housing society and its further transfer and conveyance thereof.

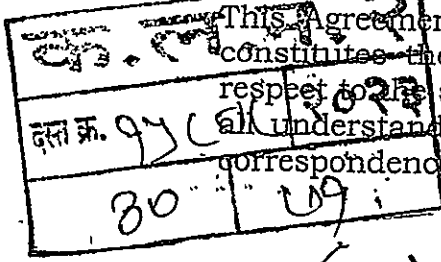
28. BINDING EFFECT

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



29. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if



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any, between the Parties in regard to the said premises as the case may be.

30. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties herein.

31. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

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

32. SEVERABILITY

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

33. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

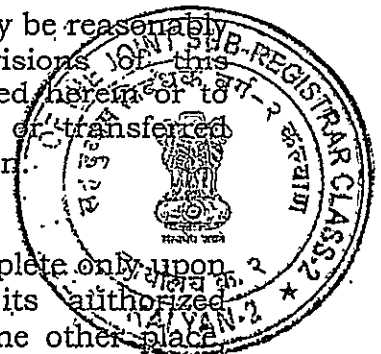
Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

34. FURTHER ASSURANCES

The Parties herein 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.

35. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the



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23/11/23
Sonalika Dore

execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

36. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
37. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/WhatsApp at their respective addresses specified above.

It shall be the duty of the Purchaser and the Promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser, as the case may be.

38. JOINT PURCHASERS

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

39. STAMP DUTY AND REGISTRATION AND STATUTORY TAXES AND LEVIES:-

The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending purchaser subject to the provisions of the said Act.

40. DISPUTE RESOLUTION :-

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

41. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

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21/7/19
Souvik Das

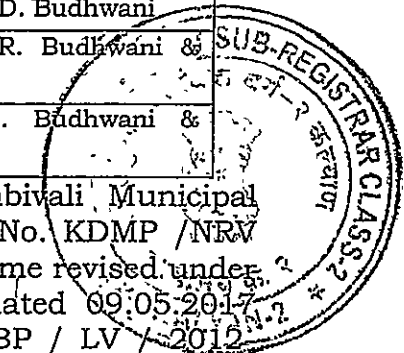
42. The name of the Project and building shall be "Millenium Heights" and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.
43. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colures of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
44. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the Property)

All those development rights of Buildings to be constructed on the portions of land being **Plot No. 3-A and 3-B** admeasuring **7001** sq. meters comprised in following survey numbers as shown on the plan annexed hereto having the potentiality of **8681.94** sq. meters floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future on the land bearing

Survey No.	Area under Bldg	Owners' Name
23/(pt)	297.66 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
23/(pt)	487.46 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
22/1(pt)	1280.71 sq.mts	Ashok P. Budhwani
22/1(pt)	1273.18 sq. mts	Mohan V. Budhwani
22/1(pt)	461.00 sq. mts	Dharmdas P. Budhwani
22/1(pt)	1266.49 sq. mts	Sima R. Budhwani
22/1(pt)	1499.25 sq. mts	Sunny D. Budhwani
22/1(pt)	1024.43 sq. mts	Rahul D. Budhwani
22/1(pt)	979.55 sq. mts	Deepak D. Budhwani
22/3	1490.00 sq. mts out of 4650 sq.mts	Sunita R. Budhwani & others
16/2(pt)	700.00 sq. mts out of 1400 sq.mts	Anju D. Budhwani & another

as sanctioned and permitted by Kalyan Dombivli Municipal Corporation under building permission bearing No. KDMP /NRV /BP /KV /2012-13/359 dated 30.03.2013 and same revised under No. KDMP /NRV /BP /KV /2012-13/359-46 dated 09.05.2017 and further revised under No. KDMP / NRV / BP / LV / 2012-13/359/155 dated 18.11.2017 and also further revised under No. KDMP / NRV / BP / KV / 2012-13/359/168 dated 02.03.2019



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23		09	

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forming a part of the entire property and along with the benefits of the roads and other infrastructural facilities of the entire scheme of construction along with right of Recreation Garden being RG-1 and RG-2 in the said layout.

SECOND SCHEDULE ABOVE REFERRED TO
Description of the nature, extent of common areas and facilities.

Recreational Facilities as per the sanctioned plan
Wing = A2
Flat No. = 501
Carpet Area= 59.83 sq.mts

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

SIGNED & DELIVERED
by the within named Promoters
M/s. K.P. Developers
through its partner
Mr. Dharmdas Pinjomal Budhwani
Through its Constituted Attorney
Mr. Naresh Chanderlal Talreja

(Handwritten signature)



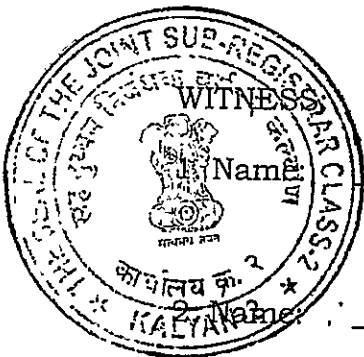
SIGNED & DELIVERED
by the within named Purchaser/s
(1) MR. SHARAD LOTAN DEORE

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(2) MRS. SONALI SHARAD DEORE

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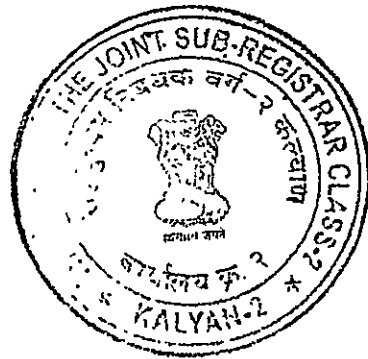
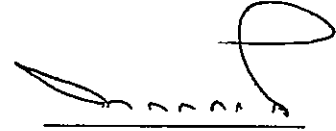
RECEIPT

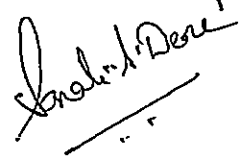
Received a sum of **Rs 11,00,000/-** (Rupees **Eleven Lakhs** only) from time to time prior to execution of this agreement in the following manner

Date	Cheque No.	Amount	Bank
25.05.2023	130876	1,00,000/-	TJSB SAHAKARI BANK LTD
06.07.2023	028885	10,00,000/-	BANK OF INDIA

from the purchaser herein as and by way of advance / part consideration subject to realisation.

I/We say received
M/s. K.P. Developers
through its partner
Mr. Dharmdas Pinjomal Budhwani

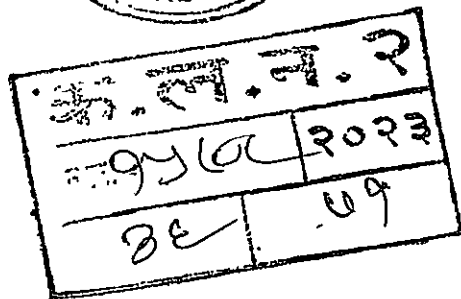
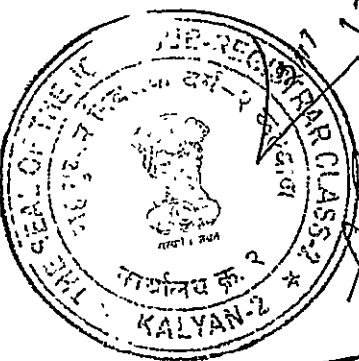
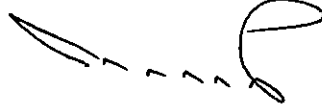


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क.ल.न.२
दि. १५/०८/२०२३
३५ ५५

Annexures

- ANNEXURE - A - Copy of Title Report
- ANNEXURE - B - Search Report
- ANNEXURE - C - Copy of Property Card or extract Village Forms VI or VII and XII
- ANNEXURE - D - Copies of Plans including floor plan of the layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project.
- ANNEXURE - E - Specification and amenities for the Premises,
- ANNEXURE -F Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

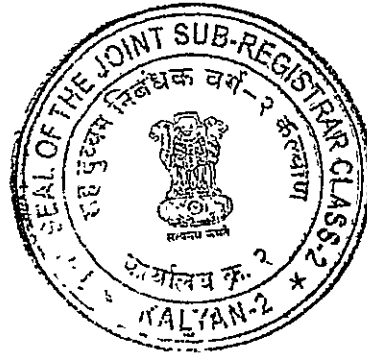


“Annexure E”

AMENITIES

1. Earthquake Resistance Structure.
2. Club House, Swimming Pool, Gym.
3. Elevators of reputed brand.
4. Decorative Entrance Lobby.
5. Intercom facility from lobby to each flat.
6. Generator backup for lifts, staircase lights, compound lights and water supply pumps.
7. Podium/stilt and open parking space.
8. Acrylic paint for external walls.
9. Rain water harvesting.
10. Firefighting system.
11. Solar System.
12. CCTV security system.
13. Vitrified flooring tiles.
14. Granite kitchen platform with Carsil sink.
15. Concealed pipes fitting.
16. Branded water closets.
17. Branded sanitary ware and fittings.
18. Gypsum finished walls.
19. Sliding French Windows with Mosquito Net.
20. Branded concealed wiring with MCBs and ELCBs.

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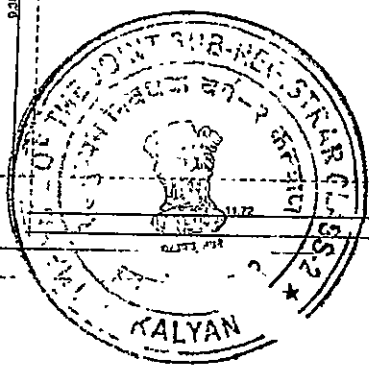
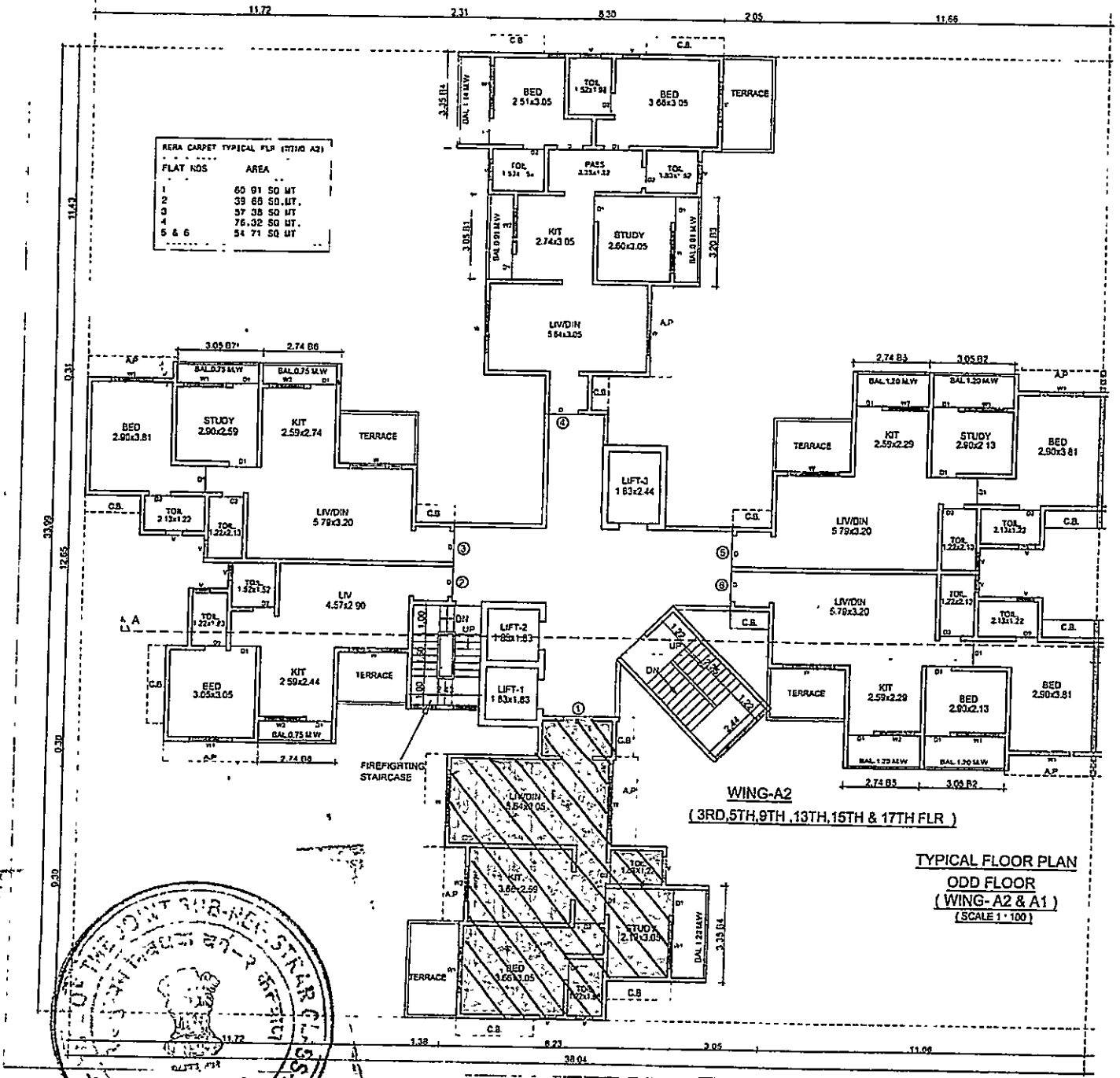


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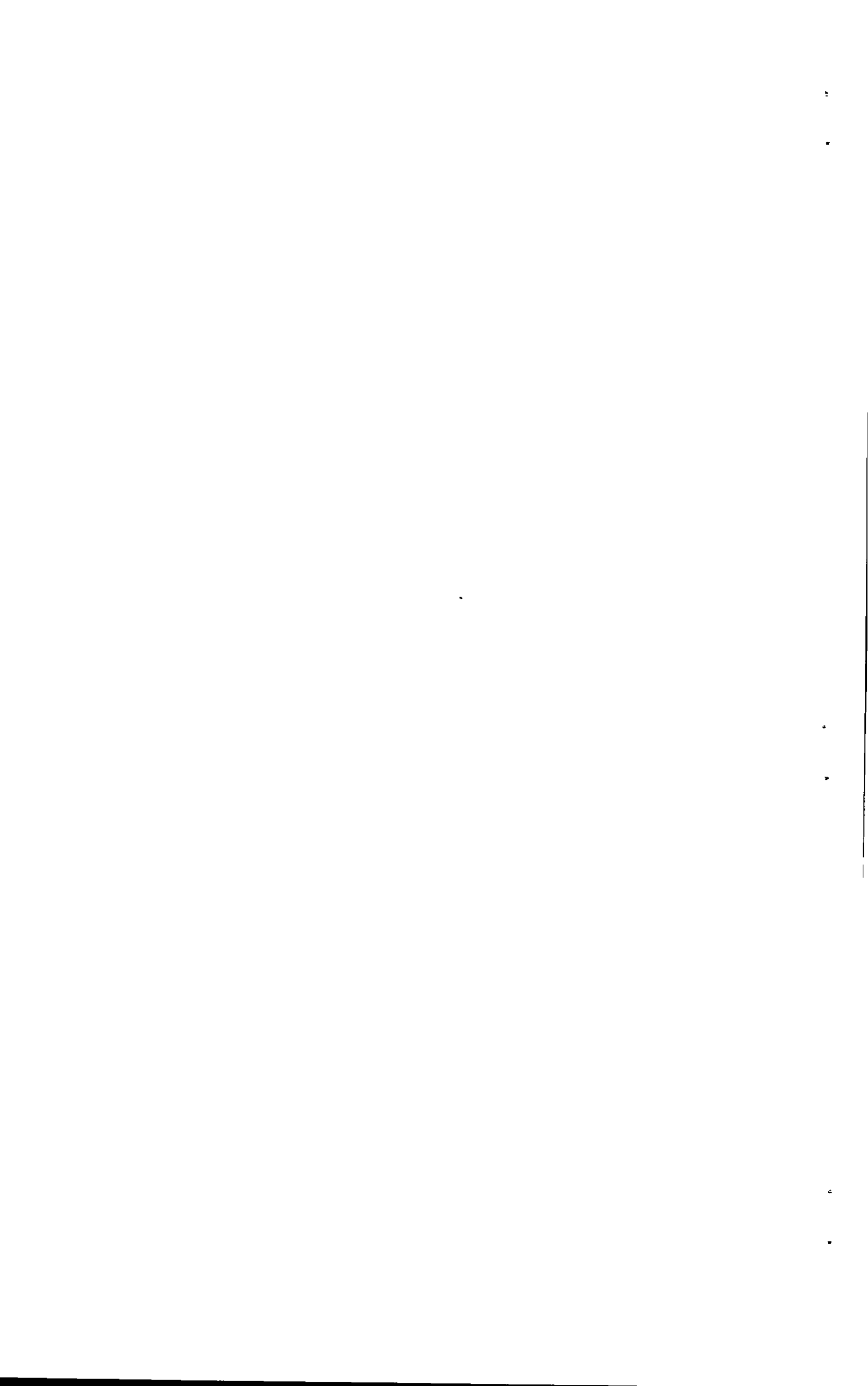
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Flat NO 501/A2



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Handwritten signature and name: *Sonal Gore*





Page No. 100

Sl. No.	Name of the Candidate	Grade	Remarks
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Sl. No.	Name of the Candidate	Grade	Remarks
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Sl. No.	Name of the Candidate	Grade	Remarks
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Sl. No.	Name	Grade	Age	Sex	Religion	Marital Status	Address	Remarks
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Page 1 of 1

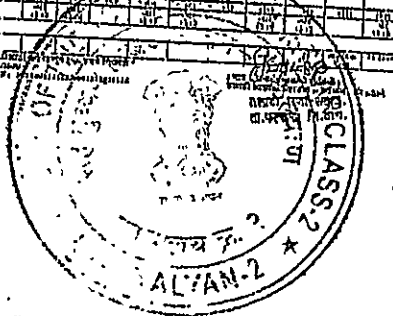
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700008132

Project: MILLENIUM HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 22/1 PT, 23/11A PT, 23/13A PT, 16/2 PT at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421103;

1. K P Developers having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421103.

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

- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

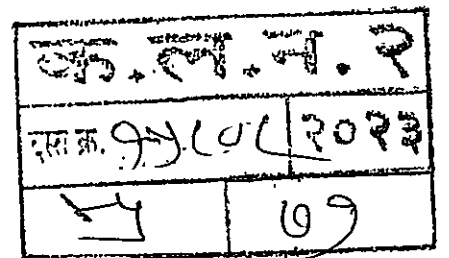
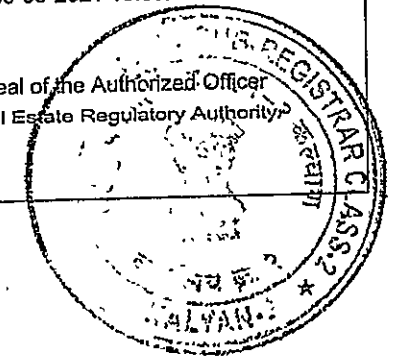
- ◊ The Registration shall be valid for a period commencing from 18/08/2017 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- ◊ That the promoter shall take all the pending approvals from the competent authorities

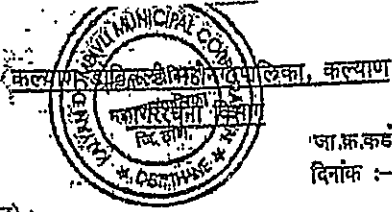
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:09-09-2021 16:00:06

Dated: 09/09/2021
Place: Mumbai

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





सुधारीत
जा.क्र.कडोंमपा/नरवि/वाप/कवि/२०२२-२३/३५९/१५५६
दिनांक :- ०२/०३/२०२२

सुधारीत बांधकाम परवानगी
(६२५२.६३ चौ.मी. ह.वि.३ क्षेत्रासह)

श्री. अंजू सुधानी व इतर दोन
सु.प्र.धारक. श्री.धरमदास पंजुमल सुधानी व इतर दोन
वास्तुशिल्पकार - श्री. सतीश कानडे, कल्याण (प.)
स्थापत्य अभियंता - श्री.अतुल कुडतरकर, बदलापुर (प.)

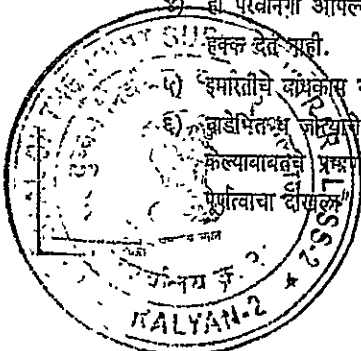
विषय:- मौजे-शाहाड, येथील स.नं.२२/१(पै), ३(पै), स.नं.१६/२(पै), स.नं.२३/११(पै), १३अ (पै) या
मुखंडावरील सुधारीत बांधकाम मंजूरीबाबत.
संदर्भ:- १) सुधारीत बांधकाम-परवानगी जा.क्र.कडोंमपा/नरवि/वाप/कवि/२०२२-२३/३५९/१५५६,
दि.१८/११/१७
२) आपुला दि.१६/११/२०१८. रोजीचा श्री.सतीश कानडे, (वास्तु) कल्याण (प.) यांचे मार्फत सादर
केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व न.र. अधिनियम १९६६ चे
कलम ४५ नुसार मौजे-शाहाड, येथील स.नं.२२/१(पै), ३(पै), स.नं.१६/२(पै), स.नं.२३/११(पै), १३अ (पै) येथे
१८५२०.०० चौ.मी. क्षेत्रापैकी १५८६२.६३ चौ.मी. चढई क्षेत्रास संदर्भ क्र.१ अन्वये सुधारीत बांधकाम परवानगी प्रदान
करण्यात आली आहे. सद्यस्थितीत संदर्भ क्र.२ नुसार ६२५२.६३ चौ.मी. हस्तांतरणीय विकास हक्क वापरून एकूण
२२०४२.२६ चौ.मी. चढई क्षेत्रास विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३
अन्वये सुधारीत बांधकाम करण्यासाठी दिनांक १६/११/२०१८ च्या अर्जानुसार, बांधकामास पुढील अटी व शर्तीस
अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीसह इमारतीच्या
बांधकामाबाबत, सुधारीत बांधकाम परवानगी देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही
वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे सुधारीत बांधकाम प्रमाणपत्र देण्यात येत
आहे.

इमारत विंग अ-१:- स्टिक्ट (पै), तळ (पै) + पहिला मजला ते सतरावा मजला (रहिवास, वाणिज्य +पोडियम पार्किंग)
इमारत विंग अ-२:- स्टिक्ट (पै)+ पहिला मजला ते सतरावा मजला (रहिवास +पोडियम पार्किंग)
इमारत विंग बी-१:- स्टिक्ट (पै) + पहिला मजला ते अकरावा मजला (रहिवास +पोडियम पार्किंग)
इमारत विंग सी-१:- स्टिक्ट(पै) + पहिला मजला ते अकरावा मजला + बारावा मजला (पै) (रहिवास+पोडियम पार्किंग)
इमारत विंग सी -२:-स्टिक्ट (पै) + पहिला मजला ते अकरावा मजला + बारावा मजला (पै)
(रहिवास + पोडियम पार्किंग)
इमारत विंग सी - ५:- तळ मजला (वाणिज्य - साईड ऑफिस)
बहुवदेशीय सभागृह :- तळ + दोन मजले (तळ + पोडियम + दुसरा मजला (पै))

सहाय्यक संचालक नगररचना कल्याण
कल्याण डोंबिवली महानगरपालिका, कल्याण

- १) सादर सुधारीत बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेभित्त व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभित्तीचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दायज" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.



क.ल.न.२	
क्र.१५७०८	२०२३
४६	७९

सहाय्यक संचालक नगरपालिका कार्यालय, काठमाडौं

१) उप-आयुक्त, अतिरिक्त बांधकाम निर्देशन विभाग, का.डो.म.पा.कल्याण.

२) कार्यकारी अधिकारी, सार्वजनिक कार्य विभाग, का.डो.म.पा.कल्याण.

३) निर्यात विभाग, का.डो.म.पा.कल्याण.

४) माणिकपुर विभाग, का.डो.म.पा.कल्याण.

५) प्रमोद क्षेत्र बांधकाम विभाग, का.डो.म.पा.कल्याण.

६) उप-आयुक्त, अतिरिक्त बांधकाम निर्देशन विभाग, का.डो.म.पा.कल्याण.

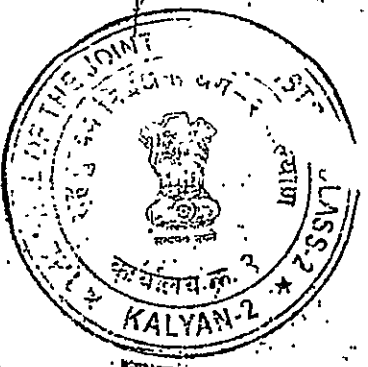
७) कार्यकारी अधिकारी, सार्वजनिक कार्य विभाग, का.डो.म.पा.कल्याण.

८) निर्यात विभाग, का.डो.म.पा.कल्याण.

९) माणिकपुर विभाग, का.डो.म.पा.कल्याण.

१०) प्रमोद क्षेत्र बांधकाम विभाग, का.डो.म.पा.कल्याण.

(Signature)
 सहाय्यक संचालक नगरपालिका कार्यालय, काठमाडौं



क.ल.न.२	
दस्ता क्र. १५०८	२०२३
५८	७७

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क्र. महसूल/य-१/टे.७/एनएपी/एसआर-१५८/०७

16. जमीनीच्या चिगरसोतकी यापरास प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या यापरास बदल व चिगरसोतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास प्रथमकारक असेल.

17-अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राप्ती व्यक्तीने उल्लंघन केल्यास उपर्युक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राप्ती ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिकारी-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उपर्युक्त जमीन किंवा भूखंड अर्जादाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

18-य. पर्यंत खंड (अ) मध्ये काहीही अतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन अनुज्ञाप्राप्ती इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामांचा यापर्यंत करण्यात आला असेल तर विनिर्दिष्ट सुद्धतीच्या आंत असा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकारी-याने निर्देश देणे यिची संमत असेल तसेच ठाण्याच्या जिल्हाधिकारी-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्राप्ती व्यक्तीकडून जमीन महसूलाची दफ्याची म्हणून घेतून घेण्याचा अधिकार असेल.

19. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेताजमीन अधिनियम १९४८, महाराष्ट्र अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संज्ञेतील बाबींच्या बाबतीत लागू होतील त्या उपबंधांच्या अधिन असेल.

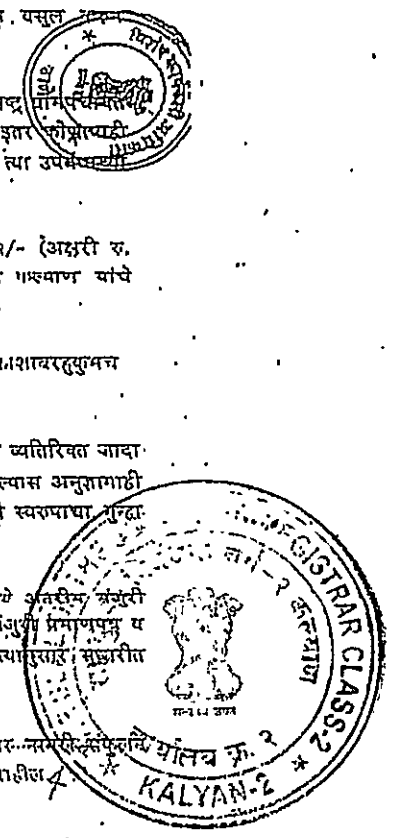
20. अनुज्ञाप्राप्ती यांनी चिगरसोतकी आकारणीच्या पाचपट रक्कम रु. ५५,६३२/- (अठ्ठरी रु. पन्नासहजार सहाशे पन्नास भाग) रुपांतरीत कर (फॅन्डेशन टॅक्स) तहसिलदार महामाण यांचे कडील पावती क्र. ४५५२२५४ दिनांक १७.१२.२००७ अन्वये सरकार जमा केली आहे.

21. अनुज्ञाप्राप्ती यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील गंगूर महाशायरकुमच बांधकाम केले पाहिजे.

22. अनुज्ञाप्राप्ती यांनी कल्याण-डोंबिवली महानगरपालिकेकडील बांधकाम नकशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चढईने निर्देशांक धापरत्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

23. कल्याण डोंबिवली महानगरपालिकेने उपरोक्तातील अ.क्र. २ च्या आदेशान्वये अंतीम मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र गिळणार आहे. तथापि, अंतीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जादारापर प्रथमकारक राहिल.

24. प्रशासन जमिनी संदर्भात उपजिल्हाधिकारी व सहाय प्राधिकारी उल्हासनगर नगरपालिका यांच्याकडून घेणे आदेशा/दाखला प्राप्त करून घेणे अनुज्ञाप्राप्ती बांधकाम चंवनकारक राहिल.



क. ल. न. २
दस्तावेज क्र. १५८८/२०२३
५९ ७९

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क्र. मसं. १/५०२/टे. १३/एसएसी/एसआर-१५८/०७

२५. प्रस्तुतच्या जमिनीच्या मालकी हक्काबाबत माहिण्यात कोणत्याही प्रकारचा याद उदभवल्यास त्याची सर्वाधिक जबाबदारी अनुज्ञाप्राप्ती यांची राहिल.

२६. अर्जदार यांनी सादर केलेली कागदपत्रे खोटी अथवा चढावट असलेले आढळून आल्यास सादरची पिनपोती परवानगी मागोआप रद्द झालेले रागळणेत राहिल.

सही/-
(एस.एस. शेंडे)
जिल्हाधिकारी कार्यालय

मति,
श्रीमती जंगू धरमदास पुष्पाणी व पुत्र
श. अंगरेवाय वि. मुणे

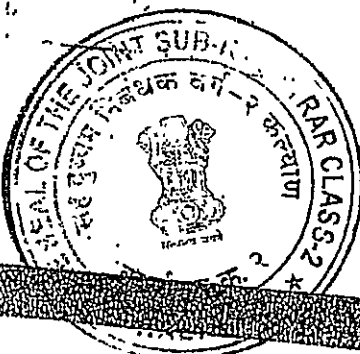
निर्गमित केले

जिल्हाधिकारी कार्यालय



सत्य प्रत

नसिमआरा शेख
विशेष कार्यकारी अधिकारी
अंगरेवाय, वि. मुणे
अ क्र ७८८/१५



१५.१२.२३
१५६८/२०२३
३२ ७९

To
 M/s. K.P. Developers,
 Survey No. 22, Village Shalad,
 Taluka Kalyan, District Thane.

Report on Title

Reg. All those development rights of Buildings to be constructed on the portions of land being plot No. 3-A and 3-B measuring 7001 sq meters comprised by following survey numbers as shown on the plan annexed hereto having the potentiality of 8681.94 sq. meters floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future on the land bearing

Survey No	Area under title	Owner's Name
22/1(a)	297.65 sq.mts	Dharmu P. Budhwani
22/1(b)	487.46 sq.mts	M/s. K.P. Developers
22/1(c)	1280.71 sq.mts	M/s. K.P. Developers
22/1(d)	1273.16 sq.mts	M/s. K.P. Developers
22/1(e)	461.00 sq.mts	Dharmu P. Budhwani
22/1(f)	1266.49 sq.mts	M/s. K.P. Developers
22/1(g)	1499.25 sq.mts	M/s. K.P. Developers
22/1(h)	1024.43 sq.mts	M/s. K.P. Developers
22/1(i)	929.55 sq.mts	Dharmu P. Budhwani
22/2	1490.00 sq.mts	M/s. K.P. Developers
16/2(a)	700.00 sq.mts	M/s. K.P. Developers
16/2(b)	1490.00 sq.mts	M/s. K.P. Developers

as sanctioned and permitted by Kalyan Dombivli Municipal Corporation under building permission bearing No. KDMP /HRV /UP /KV /2012-13/359 dated 30.03.2013.

Read:

- Extracts of 7/12.
- Relevant Mutation Entries.
- Non-Agricultural Permission granted by the Collector, Thane under No. Malinsul/ Kulksh-1/ T-7/ NAD/ SR-150/ 07 dated 17.12.2007.
- Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP /HRV /KV /2012-13/359 dated 30.03.2013

- Agreement for Sale dated 31.12.2011 registered at the office of Sub-Registrar of Assurances at Kalyan - 1 under serial No. 455/2012 made and executed between Shri Jhamaandas Parshram Bhatia and Others and M/s. K.P. Developers in respect of grant of above captioned property.
- General Power of Attorney dated 28.06.2012 registered at the office of Sub-Registrar of Assurances at Kalyan - 1 under serial No. 270/2012 executed by Shri Jhamaandas Parshram Bhatia and Others in favour of M/s. K.P. Developers in respect of grant of above captioned property.
- Search report

It appears that Shri Jhamaandas Parshram Bhatia and others Shri Dharmu Punjomal Budhwani and others and Shri Giridhari Otanda Chhabria and others owned and possessed the place and parcel of land bearing Survey Nos. 22/1(a), 22/3, 23/1, 23/3 at village Shalad, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation.

It appears that the above three group of families viz. Bhatias, Budhwanis and Chhabrias have collectively prepared a scheme of construction and after following the due process of law have obtained the approval and sanction from Kalyan Dombivli Municipal Corporation under No. KDMP /HRV /KV /2012-13/359 dated 30.03.2013 for construction of buildings thereon and such sanction and approval of land also forms an integral part of non-agricultural order granted by the Collector, Thane under No. Malinsul/ Kulksh-1/ T-7/ NAD/ SR-150/ 07 dated 17.12.2007.

It further appears that as per the understanding reached between Bhatias, Budhwanis and Chhabrias, they have interests allotted among themselves the buildings together with the potentiality of floor space index, transferable development rights and permitted increases therein and accordingly

- Building on portion of land being Plot No. 2 has fallen to the absolute share of Shri Jhamaandas P. Bhatia and others as shown on the plan annexed hereto having the potentiality of 2050.50 sq.meters floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The said portion of Plot No. 2 and the buildings to be constructed thereon shall have the right of Recreation Garden being RG-3 in common with buildings on portions of land being 1A and 1B in the said layout.
- Building on portions of land being Plot No. 3-A and Plot No. 3-B have fallen to the absolute share of Shri Dharmu Punjomal Budhwani and Others as shown on the plan annexed hereto having the potentiality of 6681.94 sq metres floor space index as well as further right of

permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The said portions of land being Plot No. 3-A and 3-B shall have the right of Recreation Garden being RG-1 & RG-2 in the said layout.

(iii) Building on portions of land being Plot No. 1-A and Plot No. 1-B have fallen to the absolute share of Shri Giridhari Otanda Chhabria and others as shown on the plan annexed hereto having the potentiality of 4039.10 sq metres floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The buildings to be constructed on portions of land bearing No. 1A and 1B shall have the right of Recreation Garden being RG-2 in common with buildings to be constructed on portion of land bearing Plot No. 2 in the said layout.

(iv) The amenity area shall be handed over to the Kalyan Dombivli Municipal Corporation as per the rules and regulations.

It further appears that the said Shri Dharmu Punjomal Budhwani and others have formed themselves in a partnership firm in the name and style as M/s. K.P. Developers and further all the said owners by and under the Agreement for Sale dated 31.12.2011 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 455/2012 granted the above captioned property to M/s. K.P. Developers and in pursuance thereof also granted General Power of Attorney in favour of M/s. K.P. Developers in respect of grant of above captioned property and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No. 270/2012.

I have gone through the search report in respect of the above captioned property and the search report does not reveal any entry which may fall in the category of encumbrances.

On perusal of the above I am of the opinion and I am certifying that the title of the Owners to the above captioned property is clear marketable and free from encumbrances and doubts and in terms of the above referred agreement, power of attorney as well as sanctioned plans and permissions, M/s. K.P. Developers are well and sufficiently seized and possessed of the above captioned property and exclusively entitled to develop the buildings on the portions of land being Plot No. 3-A and 3-B.

S. D. Salawar
 Advocate

Office No. 112, Sub-Registrar, Kalyan-1
 Mob: 9820429402
 Hodl: D281-2311731
G. H. JAGTAP
 SEARCHER
 CLASS 2
 19/06/2013
 43 | 109

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Page: 0351 2311731

G. H. JAGTAP
D Cam

SEARCHER

SEARCH RECORD Date: 14/3/2017

Particulars of the search
S. No. 2176 Pt. Area 1424.75 Sq. Metres, Aker Rs. 0 - 12 Ps.
S. No. 2177 Pt. Area 1526.25 Sq. Metres, Aker Rs. 0 - 10 Ps.
S. No. 2178 Pt. Area 1300.00 Sq. Metres, Aker Rs. 0 - 08 Ps.
S. No. 2179 Pt. Area 1424.75 Sq. Metres, Aker Rs. 0 - 12 Ps.
S. No. 2180 Pt. Area 1526.25 Sq. Metres, Aker Rs. 0 - 10 Ps.
S. No. 2181 Pt. Area 1300.00 Sq. Metres, Aker Rs. 0 - 08 Ps.
S. No. 2182 Pt. Area 1424.75 Sq. Metres, Aker Rs. 0 - 12 Ps.
S. No. 2183 Pt. Area 1526.25 Sq. Metres, Aker Rs. 0 - 10 Ps.
S. No. 2184 Pt. Area 1300.00 Sq. Metres, Aker Rs. 0 - 08 Ps.
S. No. 2185 Pt. Area 1424.75 Sq. Metres, Aker Rs. 0 - 12 Ps.
S. No. 2186 Pt. Area 1526.25 Sq. Metres, Aker Rs. 0 - 10 Ps.
S. No. 2187 Pt. Area 1300.00 Sq. Metres, Aker Rs. 0 - 08 Ps.
S. No. 2188 Pt. Area 1424.75 Sq. Metres, Aker Rs. 0 - 12 Ps.
S. No. 2189 Pt. Area 1526.25 Sq. Metres, Aker Rs. 0 - 10 Ps.
S. No. 2190 Pt. Area 1300.00 Sq. Metres, Aker Rs. 0 - 08 Ps.

Year	Transaction	Year	Transaction
2010	Transfer	2010	Transfer
2011	Transfer	2011	Transfer
2012	Transfer	2012	Transfer
2013	Transfer	2013	Transfer
2014	Transfer	2014	Transfer
2015	Transfer	2015	Transfer
2016	Transfer	2016	Transfer
2017	Transfer	2017	Transfer

TRANSACTION FOR THE YEAR 2017
(Entry found in SAO KLN - online Index 11/24/2017)
Cancellation Deed for Notice of Li. Pendency, Document No. 507/2016 dated 05/07/2014
Name of Party - 1) Jhambhar Parsham Dhale, 2) Anirudhmal Chhabria, 3) Dharm Prinjumal Jadhav,
Date of Execution & Registration 11/07/2016, Regn No. 6930,
Stamp Duty Rs. 100/-, Registration Fee Rs. 100/-

TRANSACTION FOR THE YEAR 2017
(Entry found in SAO KLN - online Index 11/24/2017)
Cancellation Deed for Notice of Li. Pendency, Document No. 507/2016 dated 05/07/2014
Name of Party - 1) Jhambhar Parsham Dhale, 2) Anirudhmal Chhabria, 3) Dharm Prinjumal Jadhav,
Date of Execution & Registration 11/07/2016, Regn No. 6930,
Stamp Duty Rs. 100/-, Registration Fee Rs. 100/-

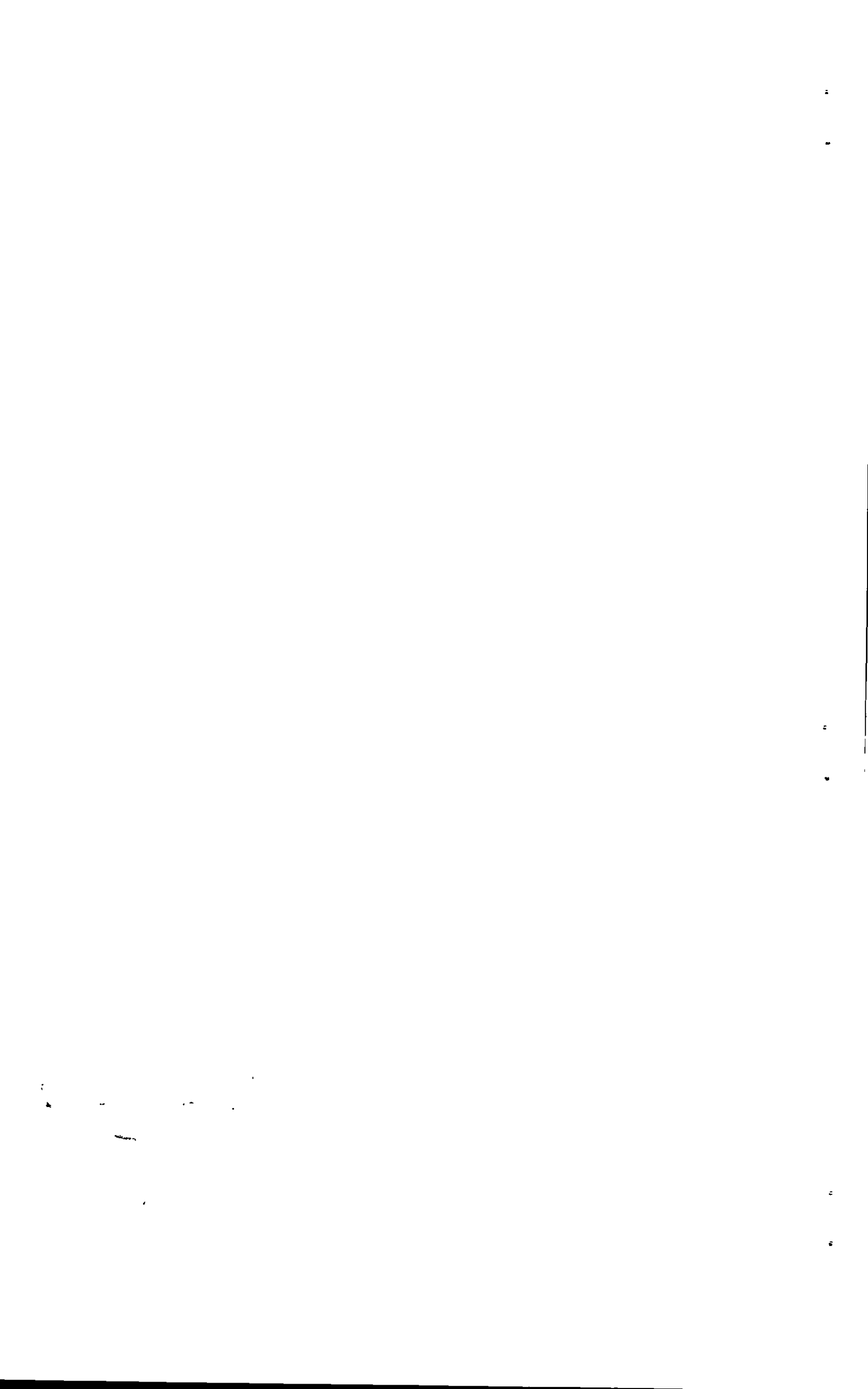
TRANSACTION FOR THE YEAR 2017
(Entry found in SAO KLN - online Index 11/24/2017)
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TRANSACTION FOR THE YEAR 2017
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Stamp Duty Rs. 100/-, Registration Fee Rs. 100/-



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KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
MR. DEEARAMDAS P. BUDHAWANI & OTHER
P.O.A.- MR. SUNNY D. BUDHAWANI
ARCHITECT- MR. SATISH KANADE, KALYAN (W)
STRUCTURAL ENGINEER- MR. ATUL KUDATRKAR, BADALAPUR (E)

With reference to your application dated 11/05/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 16 H.No.2, S.NO.22 H.NO.1pt, 3pt, S.NO.23, H.No.16, 17, Village Shahad situated at Mohane road, Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

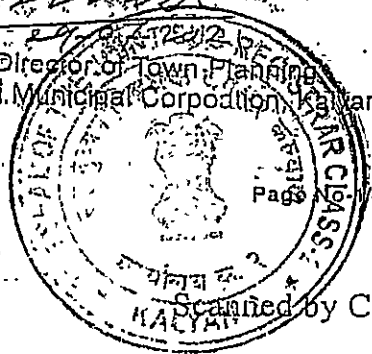
Office No. KDMC (TPD) B/P/KD/2012-13/359/206

Office Stamp

Date: 29/07/2021

Yours faithfully,

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



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कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती

सुधारित बांधकाम परवानगी क्र.: KDMG./T.P.O./B.P./KD/2022/359/206

Date-29/07/2023

महाराष्ट्र प्रादेशिक व नगररचना अभिनियम १९६६ चे कलम ४४ तसेच ग.आ. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं.२६, धि.नं.२५, स.नं.२२ धि.नं.२५, ३५, स.नं.२३ धि.नं.२६ व २७, मोजे-मोहने, मध्ये १८५२०.०० चौ.मी. क्षेत्राच्या गुळंडावर क्षेत्र Basic FSI वापरून एकूण २२०४२.२६ चौ.मी. बांधकाम क्षेत्रास दि. ०२/०३/२०१९ रोजी बांधकाम परवानगी देण्यात आली आहे. शहरशाहीत UDOPR नुसार Basic FSI, Premium FSI व Ancillary FSI चा विचार करून एकूण ३६४५२.२८ चौ.मी. बांधकाम क्षेत्राच्या गुळंडाचा विकास करावयास सुधारित बांधकाम करण्यासाठी केलेल्या दिनांक ११/०५/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिनियम, तसेच पंचाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे 'सुधारित बांधकाम परवानगी' देण्यात येत आहे.

बांधकामाचा तपशील :-

- इमारत क्र. A-1 -- स्टिक्ट(पै.), तळ(पै.) + २ पोटियम + २३ मजले (रहिवासी)
- इमारत क्र. A-2 -- स्टिक्ट + २ पोटियम + २३ मजले (रहिवासी)
- इमारत क्र. B-1 -- स्टिक्ट + १ पोटियम + १७ मजले (रहिवासी)
- इमारत क्र. C-1 -- स्टिक्ट + १ पोटियम + २७ मजले (रहिवासी)
- इमारत क्र. C-2 -- स्टिक्ट + १ पोटियम + १७ मजले (रहिवासी)
- इमारत क्र. C-5 -- तळ मजला (वाणिज्य)
- क्लब हाऊस :- स्टिक्ट(पै.), तळ(पै.) + ३ मजले
- बहुउद्देशीय सभागृह -- तळ मजला + २ मजले

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDOPR) मधील विनियम क्र. २८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करण्यापूर्वी बांधकाम राजरीत फलक लावणे आपणावर बंधनकारक राहिल.
- २) UDOPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद को.मि. बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचनांनुसार बांधकाम करणे बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDOPR मधील Appendix-I नुसार वाढवित व जोत्याचे बांधकाम उभारल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDOPR मधील विनियम क्र. १२.१ ते १२.३ नुसार बांधकामाच्या सुधारित शर्ती (स्ट्रक्चरल सेपटी) व जबाबदारी सहाय्यी वास्तुशिल्पकार (Structural Engineer) व पंचाशावर बांधकाम यांचेवर राहिल. याची नोंद घ्यावी.



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- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय बळखू अथवा बंद करू नये.
- ११) बांधकामांचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखचनि वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिक्रमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते खुल्या जाणा, झांची प्रस्तावित नकाराप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमाफत करून घ्यावी व त्यांचेकडील प्रमाणित भोजणी प्रकाशाची प्रत बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाड्यांमधील बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.सु. विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापुर्वी कर विभाग, जलनिःसारण विभाग व मूलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यालेविलेला नो-हरकत दाखला बांधकाम प्रकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुड्याची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा स्विकारणे जसवसु विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १९) WOPAR मधील विनियम क्र. १३ नुसार भूखंडावरील इमारतीत रेन वाटर हावेस्टिगाबाबत भिंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी मलसूट विभागाकडून गोणखनिज स्वामित्वधर्मा रक्कम शासनास जमा केलेवापरतसा नो-हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखल्यानंतर जिल्हाधिकारी यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २२) WOPAR मधील विनियम क्र. १३ नुसार नो-वाटर विसासकलींग बाबत कायदाचे करणे बंधनकारक राहिल.



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- २३) UDCPR मधील विविध क. १३.५ नुसार धनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २४) नकाशात दिलेल्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- २५) इगारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे जाणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २६) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द सांगण्यात येईल.
- २७) इगारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे जाणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

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

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

बांधकाम परवानगीसंदर्भात भरण्यात आलेल्या रकमेचा तपशिल:

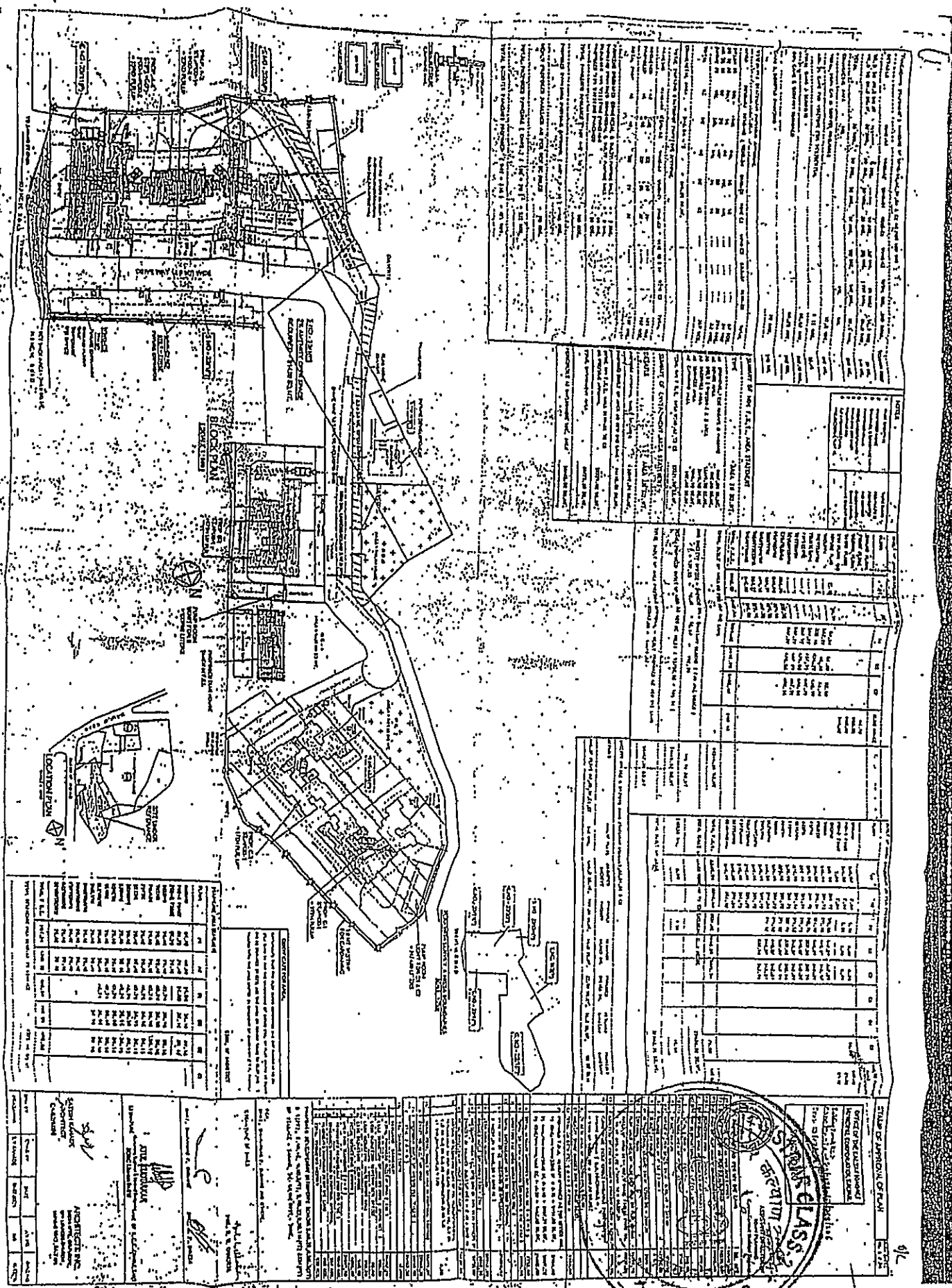
अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र./ दिनांक	यापुर्वील एकुण भरणा तपशिल	पावती क्र./ दिनांक	शेरा
१	ARI 020101	43,80,336/-	F104/22527 28/07/2021			
२	ARI 020102					
३	ARI 020103	72,048/-	F104/22527 28/07/2021			
४	ARI 020104	82,24,720/-	F104/22527 28/07/2021			
५	ARI 020109					
६	ARI 020110					
७	ASI 010304	43,22,700/-	F104/22527 28/07/2021			
८	ASI 010513	38,35,676/-	F104/22527 28/07/2021			
९	ASI 010518	43,80,336/-	F104/22527 28/07/2021			
१०	ASI 010519					
	Total	4,10,83,933/-				

- प्रत -
- १) करनिर्धारक व संकलक क:डो.म.पा.कल्याण.
 - २) प्रभाग क्षेत्र अधिकारी 'अ' प्रमाण क्षेत्र.



क.ल.न.२
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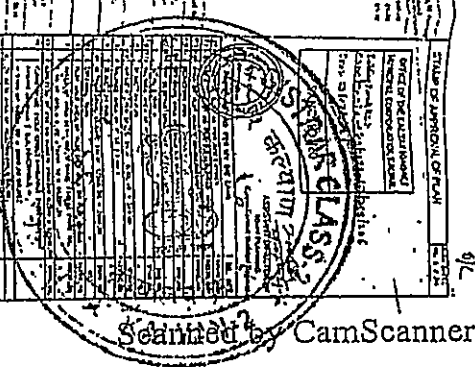
28-07-2021
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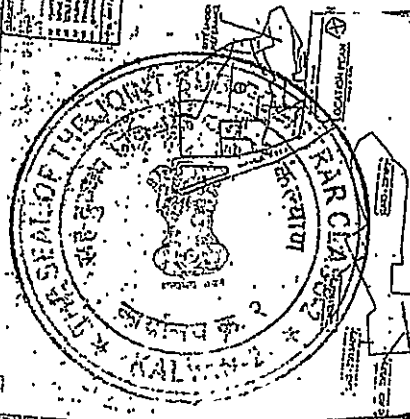
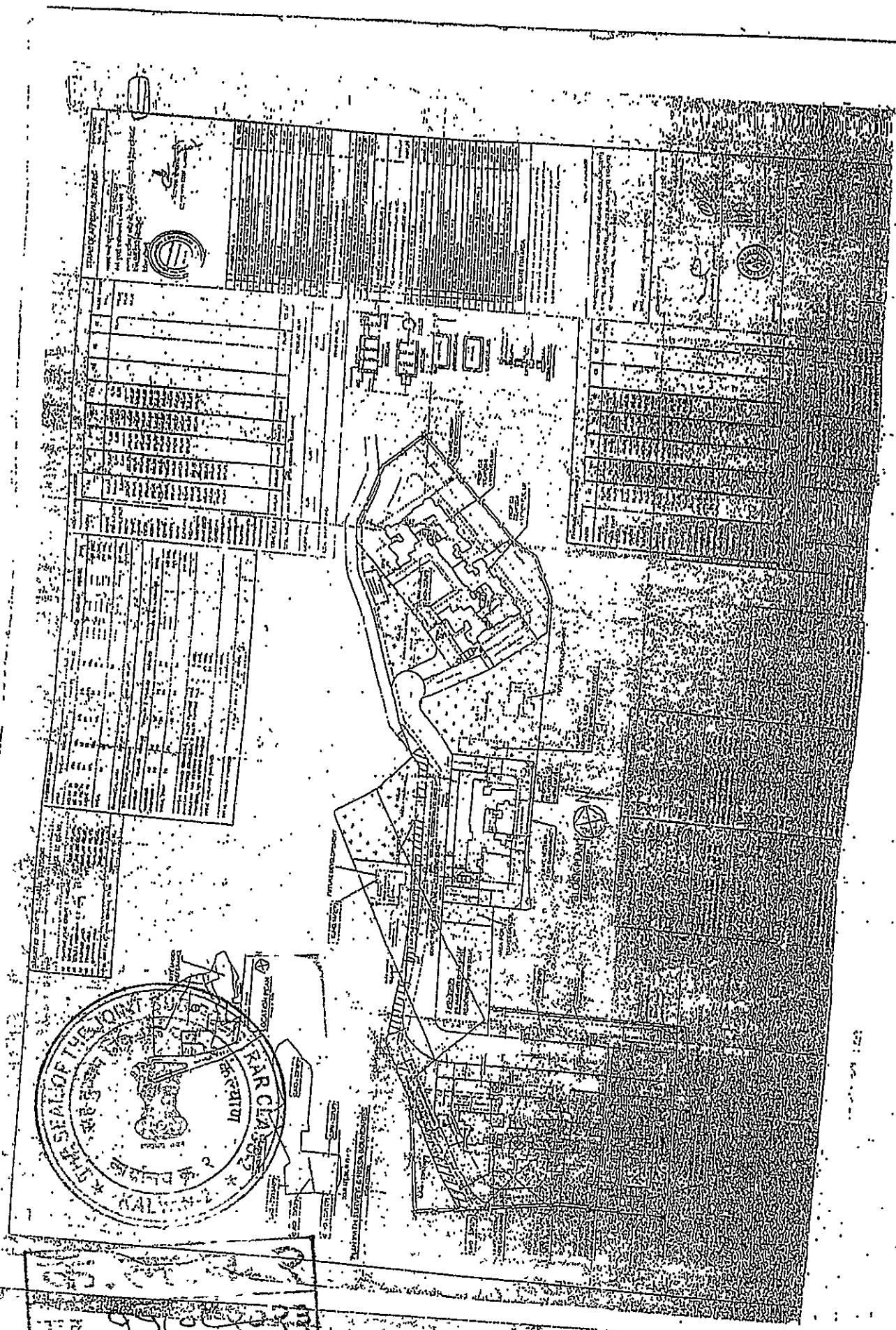
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क.ल.न.२
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 ६० ७९



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Friday March 12 2021
7 58 PM

भावती

Original/Duplicate
नादनी क्र 39म
Regn 39M
दिनांक 12/03/2021

मावये माव महान
दस्तावेजाचा अनुक्रमांक क्रमांक-3395-2021
दस्तावेजाचा प्रकार - कुलपुस्तकारण
आदर करणाऱ्याचे नाव - श्रीस धरमराव तलवेजा

सोवणी की ₹ 100 00
दस्त हाताळणी की ₹ 400 00
पुढाची संख्या 20
परग. ₹ 500 00

भाषणास मूळ दस्त, पंचनेल चिट, सूची-२ अंदाजे
8 17 PM ह्या वेळीस मिळेल

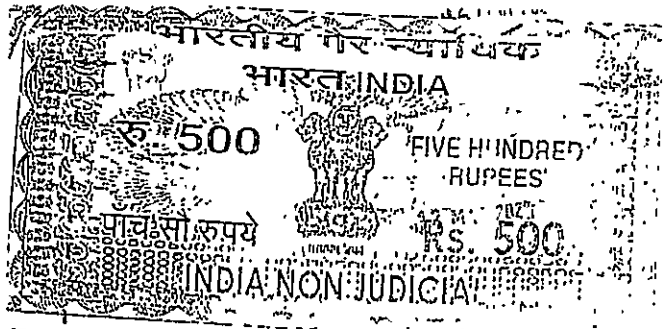
राजार मुल्या ₹ 11
मोबदला ₹ 0/-
परलेले मुद्रांक मुल्या ₹ 500/-

1) देवकाचा प्रकार: By Cash रक्कम ₹ 400/-
2) देवकाचा प्रकार: By Cash रक्कम ₹ 100/-

alared

Sub Registrar Kalyan 1
स्वयंपूर्ण निवाशक धारणकर्ता-१

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महाराष्ट्र MAHARASHTRA 0 2020 0
पर बोधणात भावत्य, जहातयवा
पुनः पुनः लिखित
09 MAR 2021
पर बोधणात अविनाय, जहातयवा
9/5/2021
A.Z. 878740
कलन-१
3395 9/20
2021

"SPECIAL POWER OF ATTORNEY"

TO ALL TO WHOM THESE PRESENTS SHAL COME
M/S K.P. DEVELOPERS, a Partnership Firm through its
(1) Dharmu Pinjomal Buthwani, aged about 78 years, having
its office at Ground floor, Millennium Heights, Old
Mohane Road, situated at Survey No 16, Hissa No. 2, Village Shahuad,
Kalyan (W)-421301, Dist. Thane, SENDS GREETING



क. ल. डे. १
दस्त क्र. ११८८८२१३
१२ ७७

WHEREAS we are Partners of M/S K. P. DEVELOPERS
and carrying on business of Developers, Builders and Contractors in
the vicinity of Kalyan Dist Thane

AND WHEREAS that we are developing the property by
constructing multi storied building of flats/shops premises under in
the Partnership Firm named as M/S K.P. DEVELOPERS, situated at
Survey No.16, Hissa No 2(pt), Survey No.31, Hissa No 7(pt) and
6A(pt), Survey No 22, Hissa No 1(pt) and 3, Survey No 23, Hissa
No.(pt), Village Shahuad Taluka Kalyan, in the name and style of
"MILLENNIUM HEIGHTS" or 2 wings known as A-1 (Orchid)
and A-2 (Daffodil) That registered agreements and other documents
are required to be executed and registered in favour of the
purchasers

AND WHEREAS that we are able to execute
Sale in favour of prospective Purchasers but due to our
occupation we are unable to attend the concerned Sub-Registrar of
assurances and admit the execution and registration there

AND WHEREAS in order in admit execution of
Sale executed by us in favour of the prospective purchasers
we have proposed to appoint Mr. Nareesh Chanderlal Talreja, Age
47 years, Occ. Service, having address at Flat No 9, Diamond Apartment, 4th
Floor, Near UMC Office, Ulhasnagar-421 003, Tal Ulhasnagar, Dist
Thane, as our express and authorised attorney on our behalf and our
firm behalf and to do the following acts as mentioned herein below
and which they have agreed to do

NOW KNOW YOU ALL AND THESE PRESENT
WITNESSES that We M/S. K.P. DEVELOPERS, a Partnership
Firms through its partner Dharmu Pinjomal Buthwani hereat
appoint and constitute Mr Nareesh Chanderlal Talreja, aged 47
years, Occ Service, having address at Flat No 9 Diamond

Stamp Form with fields: Name of Document/Article No., Whether it is to be registered, Property Description in brief, Consideration Amount, Stamp Purchaser's Name, Name of Other Party, Stamp Buyer, Date, Stamp Purchaser's Sign/Date. Includes handwritten entries and a signature.

12 MAR 2021

12 MAR 2021

कलन-१
3395 9/20
2021

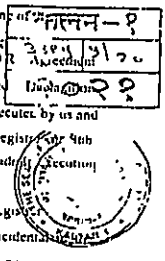


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Apartment, 4th Floor Near LIC Office, Ulhasnagar 42, 101, 111
 Ulhasnagar, Dist Thane, to be our true and lawful attorneys with full
 authority or power to do and execute the following acts deeds and
 things in our name and on our behalf and for us any one of them

- 1) To lodge the Agreement for Sale / Correction Deed and Cancellation Deed Confirmation and other documents if any executed by us and requiring registration in the office of the Registrar of assurances concerned and to attend thereof on our behalf any one of them
- 2) To receive original document from the Sub Registrar
- 3) And generally to do all acts and things incidental to the powers hereinbefore and other acts and things necessary
- 4) And we agree to ratify all lawful acts things done and executed by the said attorney pursuant to the powers

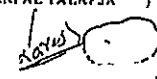


IN WITNESSES WHEREOF we have signed and executed the said Special Power of Attorney on this 12th day of March 2021 at Kalyan

M/S. K.P DEVELOPERS
 a Partnership Firms through its partners
 1) SURI DHARMU PINJOMAL RUDHIVANI)



Accept the powers
MR NARESH CHANDER AL TALREJA)



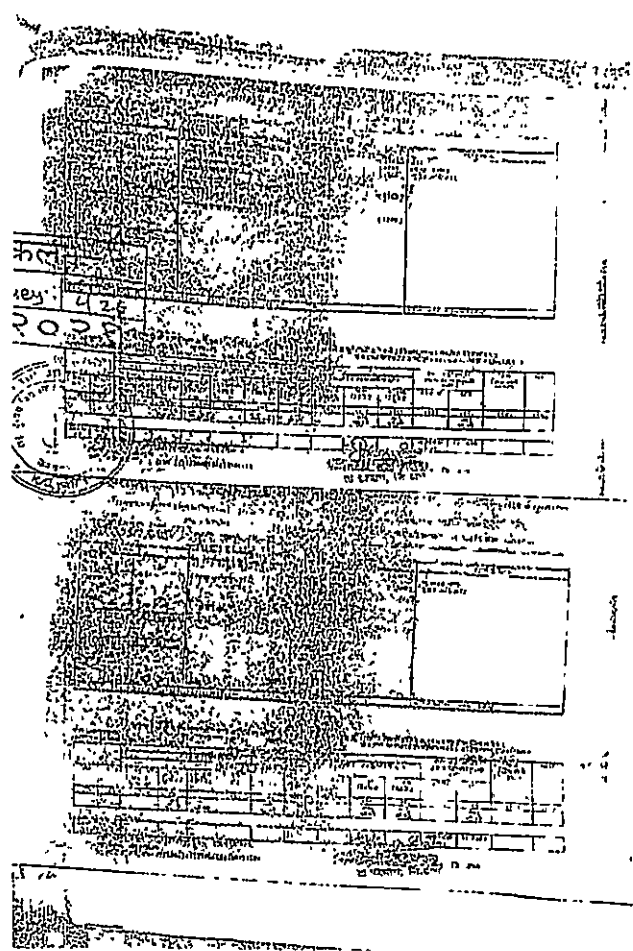
Attorney Holder

WITNESSES

- 1.
- 2.

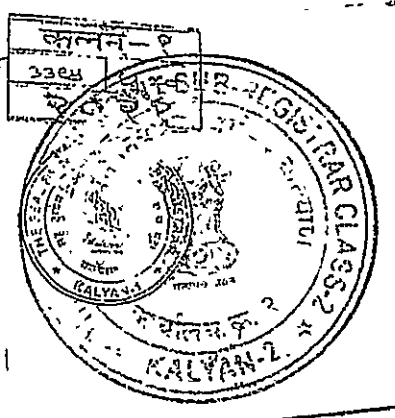
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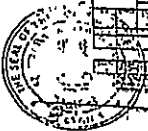
क.ल.न.२	
क्र. १५७८	२०२३
६३	७९

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कलन-१	
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Page 1 of 1

कलन-१

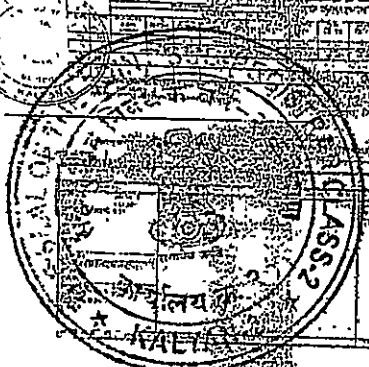
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कलन-१

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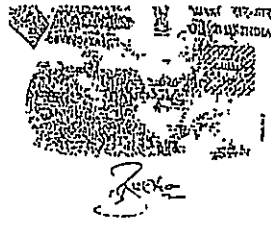
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<https://mahaforu.call4cloud.com/D0k1-Lopyo/Upust 6D>

26-Nov-20

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कलिन-५
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जायक विभाग भारत सरकार
INDUSTRIAL DEPARTMENT GOVT OF INDIA
आयक विभाग
आयक विभाग
आयक विभाग

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सामान्य भाषासाध अधिकार

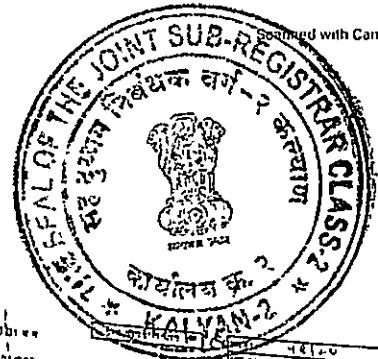
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सामान्य भाषासाध अधिकार

आयक - सामान्य भाषासाध अधिकार
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आयक - सामान्य भाषासाध अधिकार

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कलिन-६
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Sub Registrar
12/03/2021 07:55 PM

सदर दस्तावेज...
लिखित देना सही



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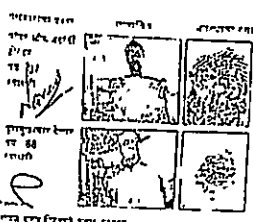
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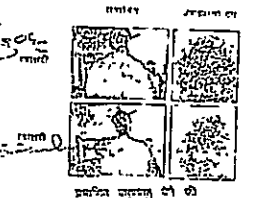
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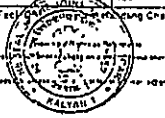
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2			400	RF		
3			100	RF		



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20 / 2021

भारत सरकार
GOVERNMENT OF INDIA

सजय बाबुराव सावत
Sanjay Baburao Sawant
जन्म वर्ष/YoB 1970
पुरुष Male



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भाधार - सामान्य माणसाचा अधिकार

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आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card
ABKPD8935E

नाम / Name SHARAD LOTAN DEORE
पिता का नाम / Father's Name LOTAN DAMU DEORE
जन्म तिथि / Date of Birth 17/03/1977

[Signature]
Signature

[Handwritten signature]

भारत सरकार
GOVERNMENT OF INDIA

महेश यशवंत पावशे
Mahesh Yashwant Pawshe
जन्म तारीख/ DOB 18/06/1989
पुरुष / MALE



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भाधार गणित



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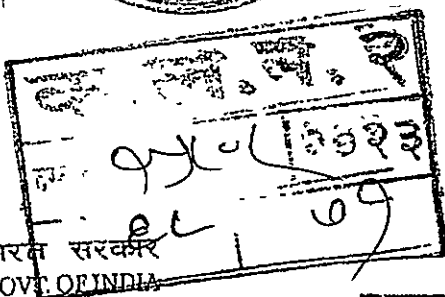
आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

SQNALI SHARAD DEORE
PRALHAD KAUTIK MORE
04/11/1976
Permanent Account Number
AHFPD2745K

[Signature]
Signature

[Handwritten signature]



आयकर विभाग INCOME TAX DEPARTMENT
K-P DEVELOPERS



भारत सरकार GOVT. OF INDIA



01/09/2011
Permanent Account Number
AAAEK3598H

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आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card
AJEPT3478J

नाम / Name NARESH CHANDERLAL TALREJA
पिता का नाम / Father's Name CHANDERLAL BALUMAL TALREJA

जन्म तिथि / Date of Birth 04/07/1980

[Signature]
Signature



[Handwritten signature]

71/15808

दस्त गोषवारा भाग-1

कलन2

EE/09

गुरुवार, 13 जुलै 2023 11:53 म.पू.

दस्त क्रमांक: 15808/2023

दस्त क्रमांक: कलन2 /15808/2023

वाजार मुल्य: रु. 42,15,400/-

मोवदला: रु. 61,33,000/-

भरलेले मुद्रांक शुल्क: रु.4,29,400/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती:17205

पावती दिनांक: 13/07/2023

ब. क्र. 15808 वर दि.13-07-2023

सादरकरणाराचे नाव: शरद चोटन देवरे

रोजी 11:51 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

दस्त हजर करणाऱ्याची सही:

एकुण: 31420.00

Joint Sub Registrar Kalyan 2
 सह. दुय्यम निबंधक वर्ग-२
 कल्याण क्र. २

Joint Sub Registrar Kalyan 2
 सह. दुय्यम निबंधक वर्ग-२
 कल्याण क्र. २

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

शिक्का क्र. 1 13 / 07 / 2023 11 : 51 : 08 AM ची वेळ: (सादरीकरण)

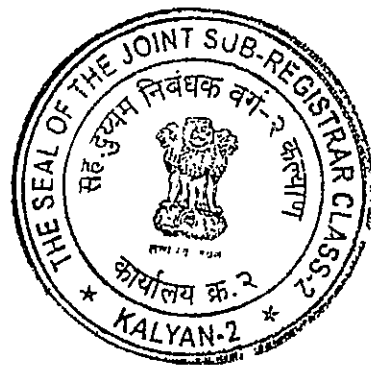
शिक्का क्र. 2 13 / 07 / 2023 11 : 52 : 10 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

१. एचएन नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत नरतुदीनुसार
 २. तयार केला आहे दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती
 ३. व सोबत उल्लेखित कागदपत्रे दस्ताच्या सत्यता, वैधता कायदेशीर
 ४. व स्थालीन निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच
 ५. दस्तामधील सत्यता/केंद्रशासक यांच्या कोणत्याही
 कायदे, नियम/पत्रिकांचे उल्लंघन होत नाही.

वेपथार सही

वेपथार सही



दस्त गोपवारा भाग-2

कलन2

दस्त क्रमांक:15808/2023

14/07/2023 8 30:44 AM

दस्त क्रमांक :कलन2/15808/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. के. पी. डेव्हलपर्स तर्फे भागीदार धरमदास पिंजोमल बुधवानी यांच्या तर्फे मुखत्यार कु. मु. धा. नरेश चंदरलाल तलारेजा पत्ता:प्लॉट नं: सदनिका क्र 09, माळा नं: -, इमारतीचे नाव: डायमंड विल्डींग, ब्लॉक नं: यु.एम.सी. ऑफिस जवळ, रोड नं: उल्हासनगर 421003, महाराष्ट्र, . पॅन नंबर:AAMFK3598H	लिहून देणार वय :-43 स्वाक्षरी:-		
2	नाव:शरद लोटन देवरे पत्ता:प्लॉट नं: रुम नं 107, वी विंग, माळा नं: -, इमारतीचे नाव: अमृत कुंभ को ओप सोसायटी, ब्लॉक न: काटेमनीवली, रोड नं: कल्याण पु 421306, महाराष्ट्र, ठाणे. पॅन नंबर:ABKPD8935E	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:सोनाली शरद देवरे पत्ता:प्लॉट नं: रुम नं 107, वी विंग, माळा न: -, इमारतीचे नाव: अमृत कुंभ को ओप सोसायटी, ब्लॉक नं: काटेमनीवली, रोड नं: कल्याण पु 421306, महाराष्ट्र, ठाणे. पॅन नंबर:AHFPD2745K	लिहून घेणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:14 / 07 / 2023 08 : 29 : 12 AM

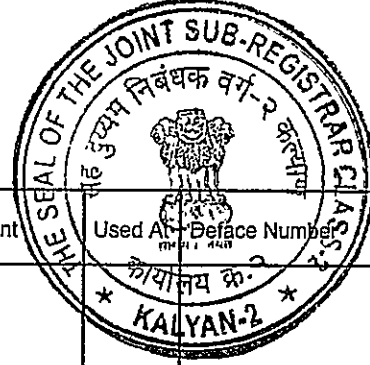
ओळख:-

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

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:संजय सावंत वय:52 पत्ता:कल्याण प 421301 पिन कोड:421301		
2	नाव:महेश पावशे वय:34 पत्ता:कल्याण पु 421306 पिन कोड:421306		

शिकका क्र.4 ची वेळ:14 / 07 / 2023 08 : 29 : 49 AM

Joint Sub Registrar Kalyan 2
सह. दुय्यम निबंधक वर्ग-२
Payment Details.



Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHARAD LOTAN DEORE AND SONALI SHARAD DEORE	eChallan	69103332023071017208	MH004959465202324E	429400.00	SD	0002637697202324	13/07/2023
2		DHC		1307202300417	1420	RF	1307202300417D	13/07/2023
3	SHARAD LOTAN DEORE AND SONALI SHARAD DEORE	eChallan		MH004959465202324E	30000	RF	0002637697202324	13/07/2023

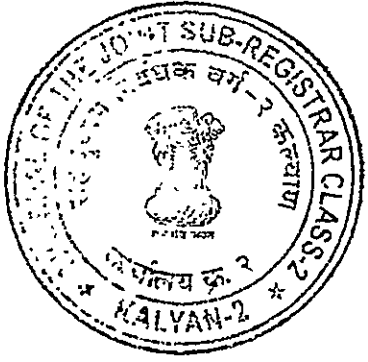
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

15808 /2023

Know Your Rights as Registrants


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

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



क.स.न.२	
क्र. १५१०८	२०२३
७१	७१

प्रमाणित करण्यात येते की,
द.क्र. १५१०८ / २०२३ मध्ये
..... ७१ पाने आहेत.
पुस्तक..... १ द.क्र. १५१०८
१३/१० / २०२३ वर नोंदला.


सह. दुय्यम निर्देशक वर्ग २
कल्याण क्र. २
दिनांक १३/१० / २०२३

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 15808/2023

नोदणी :

Regn:63m

गावाचे नाव : शहाड

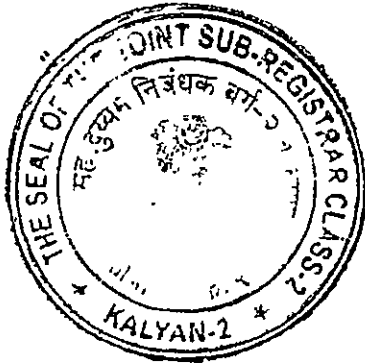
(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	6133000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4215400
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे शहाड तालुका कल्याण जिल्हा ठाणे येथील सर्वे नं 22,हिस्सा न 1,सर्वे नं 22,हिस्सा नं 3,सर्वे न 16,हिस्सा न 2,सर्वे नं 23,हिस्सा नं 11ए,सर्वे नं 23,हिस्सा नं 13ए,या वरील मिलेनियम हार्ड्ट्स विल्डींग नं ए-2 मधील सदनिका क्र 501,5 वा मजला,क्षेत्र 59.83 चौ मी कारपेट वाल्कनीच्या जागेसह((Survey Number : 22,16,23 ;))
(5) क्षेत्रफळ	1) 59.83 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:-मे. के. पी. डेव्हलपर्स तर्फे भागीदार घरमदास पिंजोमल बुधवानी याच्या तर्फे मुखत्यार कु. सु. धा. नरेश चंद्रलाल तलरेजा वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र 09, माळा नं: -, इमारतीचे नाव: डायमंड विल्डींग, ब्लॉक नं: यु.एम.सी. ऑफिस जवळ, रोड नं: उल्हासनगर 421003, महाराष्ट्र, . पिन कोड:-421003 पॅन नं:-AAMFK3598H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शरद सोटन देवरे वय:-49; पत्ता:-प्लॉट नं: रुम न 107, बी विंग, माळा नं: -, इमारतीचे नाव: अमृत कुंभ को ओप सोसायटी, ब्लॉक नं: काटेमनीवली, रोड नं: कल्याण पु 421306, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ABKPD8935E 2): नाव:-सोनाली शरद देवरे वय:-47; पत्ता:-प्लॉट नं: रुम नं 107, बी विंग, माळा नं: -, इमारतीचे नाव: अमृत कुंभ को ओप सोसायटी, ब्लॉक नं: काटेमनीवली, रोड नं: कल्याण पु 421306, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AHFPD2745K
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2023
(10)दस्त नोदणी केल्याचा दिनांक	14/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15808/2023
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	429400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



12 3 4

12 3 4

12 3 4



DATE:- 15.07.2023

To:
The Assistant General Manager
State Bank of India
RACPC, Kalyan.

Dear Sir,

I/We, K.P DEVELOPERS (name of the builder/society), and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to. **MR.SIHARAD LOTAN DEORE & MRS. SONALI SHARAD DEORE** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 13TH JULY 2023 (herein after referred to as the "Sale document")

Description of the property	MILLENIUM HEIGHTS
Flat No./ House No.	501
Building No./Name	A-2
Plot No	SURVEY NO-22
Street No./Name	OPP PATEDAR BHAWAN MARRIAGE HALL
Locality Name	SHAHAD MOHANE ROAD
Area Name	SHAHAD
City Name	KALYAN
Pin Code	421301

2. That the total consideration for this transaction is Rs.61,33,000/- (Rs SIXTY ONE LACS THIRTY THREE THOUSAND ONLY) towards sale document and Rs. _____ (Rs.) towards _____.(name any other agreement, if any)

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

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

A Project Of: K.P. Developers

♀ Patedar Bhawan Marriage Hall, Shahad Mohane Road, Kalyan (W). 421103.

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5. We are not borrowed from whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "K.P DEVELOPERS (Name), THE KALYAN JANTA SAHAKRI BANK LTD Bank Name) ULHASNAGAR-4 Branch, Account No. 007011300000007, IFSC Code: - KJSB0000007".
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C MR. SHARAD LOTAN DEORE & MRS. SONALI SHARAD DEORE", and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide _____ (description of document of delegation of authority to the signatory.)

Yours faithfully,



Authorized Signatory.
Name -SUNNY D BUDHWANI
Designation -PARTNER
Place -ULHASNAGAR



A Project Of: K.P. Developers

9 Patedar Bhawan Marriage Hall, Shahad Mohane Road, Kalyan (W). 421103

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DM No:- 89/2023-24

Date:- 15.07.2023

DEMAND LETTER

To,
MR. SHARAD LOTAN DEOE & MRS. SONALI SHARAD DEORE,
S/O, Lotan Deore, Katemanvali, Amrut Kumbh Co-op Society,
B- Wing, Room No-107, Kalyan (E)- 421306.

Subject:- Demand Letter Against Payment of Flat No- 501 in A-2.

Dear Sir,

We are Glad to inform you that construction Work of Flat No- 501 in Building A-2 is Work Completed.

Further Details are mentioned as below:-

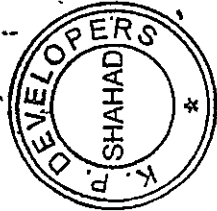
Total agreement Value: - 61,33,000/-
Amount Received: - 11,00,000/-
Amount Outstanding: - 50,33,000/-

So we Kindly request you to pay us above balance amount within 7 days from receiving date of this letter. Otherwise 24% p.a interest will be charged on balance amount.

- . Pay in favour of M/s. K.P Developers
- . Name of the Bank:- THE KALYAN JANTA SAHAKARI BANK LTD.
- . Account No:- 007011300000007.
- . IFSC Code:- KJSB0000007.
- . Branch:- Ulhasnagar-4.

Thanking you,

Am.



A Project Of: K.P. Developers

♀ Patedar Bhawan Marriage Hall, Shahad Mohane Road, Kalyan (W). 421103.

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COST SHEET

Unit Details			
Wing	A2	Unit Size	Area (Sq.Ft.)
Floor Number	5	Built Up (Rera)	1275
Unit Number	1	Carpet Area (Rera)	830

Current Due as on 01 March 2023	95% CLP
---------------------------------	---------

Payment Schedule w.e.f. 1 March 2023

Milestone	%	Amount	GST (5%)
At the time of booking	10	7,13,300	35,665
Within 30 days of booking	85	60,63,050	3,03,153
On possession	5	3,56,650	17,833
Advance Maintenance on possession	0		
Total		71,33,000	3,56,650

Note:

Agreement for sale to be executed only after the payment of 10% consideration
 Payment for Stamp duty, registration & legal to be paid along with the 10% consideration

Terms and Conditions

1. Floor rise charges @ Rs. 30 per square foot from 2nd floor onwards
2. Maintenance charges @ Rs.3/- per square foot for 12 months from date of possession to be paid at the time of possession
3. Stamp duty, registration, GST and any other govt. taxes to be borne by the customer on actual basis.
4. Cheques for unit cost should be drawn in favor of 'K P Developers' Separate cheques/ transfers required for unit cost, govt levies, maintenance charges etc
5. In case of cancellation, cancellation charges equal to 1% of unit cost (Agreement Value) shall be applicable
6. All prices mentioned above are subject to change without prior notice
7. All govt levies mentioned above are as per existing govt regulations. Any changes in the regulations shall lead to change in the tax amounts
8. Closed parking available on Ground floor, Podium-1 & Podium-2 Open parking available at Ground floor & Podium-2
9. This quotation is valid for 7 days

Sale Consideration	
Description	Amount (INR)
Unit Cost (Basic)	66,30,000
Floor rise	1,53,000
Parking	-
Development+Club	3,50,000
Sale Consideration (A)	71,33,000

Government Taxes

Description	Amount (INR)
GST @ 5%	-
Stamp Duty @ 7%	4,99,310
Registration	30,000
Legal	-
Total Govt. Levies (B)	5,29,310

Total Sale Price (A+B) **76,62,310**

Estimated Other Charges

Description	Amount (INR)
Advance Maintenance Charges for 1 year	45,900
Legal Charges at the time of Registration	10,000



 Date 11/05/2023



A Project By: K.P. DEVELOPERS

Office / Site Add. : Opp: Patedar Bhawan Marriage Hall,

Kalyan Mohane Road, Near Shahad Station, Kalyan (W) 421103.

Cell 9220 89 0000 / 9220 97 0000 • Email Id: sales@milleniumheights.com

Website: www.milleniumheights.com

Receipt No. :

Date: 26/5/2023

Received from Shri. / Smt. Sharad Lotan Deore

the sum of Rs. 1,00,000/- (in words) Rupees one lakh only.

vide Cash / Cheque no. 130876 drawn on TIRB Sabakori Bank branch Dombivali

Dated: 25/5/23 as part payment / earnest money against Flat / No. 501 on 5th floor in A-2 Tower

For which total sale consideration is fixed at Rs. _____ exclusive of other misc. charges govt. taxes & etc..

Rs. 1,00,000/-

This receipt is subject to the realisation of the cheque

21/11/2023
14/7/2023

For K.P. Developers

Authorised Signatory



A Project By: K.P. DEVELOPERS

Office / Site Add. : Opp: Patedar Bhawan Marriage Hall,

Kalyan Mohane Road, Near Shahad Station, Kalyan (W), 421103.

Cell 9220 89 0000 / 9220 97 0000 • Email Id: sales@milleniumheights.com

Website: www.milleniumheights.com

Receipt No. :

Date: 7/7/2023

Received from Shri. / Smt. Sharad Lotan Deore

the sum of Rs. 10,00,000/- (in words) Rupees Ten lakhs only.

vide Cash / Cheque no. 028885 drawn on Bank of India branch Kalyan

Dated: 6/7/2023 as part payment / earnest money against Flat / No. 501 on 5th floor in A-2 Tower

For which total sale consideration is fixed at Rs. _____ exclusive of other misc. charges govt. taxes & etc..

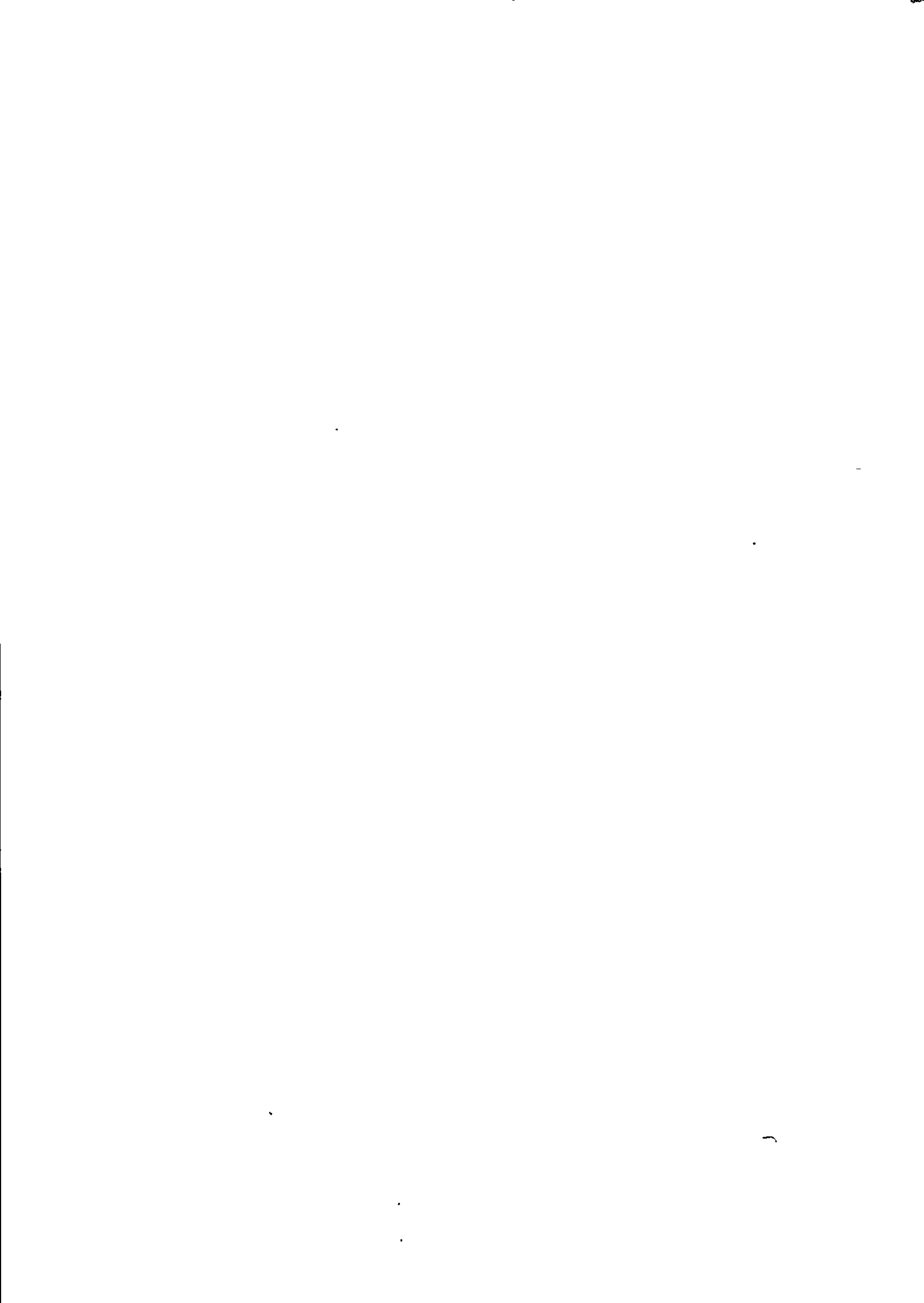
Rs. 10,00,000/-

This receipt is subject to the realisation of the cheque

21/11/2023
14/7/2023

For K.P. Developers

Authorised Signatory



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN
TOWNPANNING DEPARTMENT



PART OCCUPANCY CERTIFICATE
APPENDIX 'H'

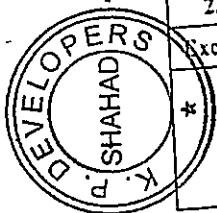
Outward No. KDMC/TPD/CC/20/95.
Date - 24/05/2023

To,
Owner - Dharamdas P. Budhwani & Others
P.O.A. - Mr. Sunny D. Budhwani
Architect - Mr. Satish Kanade, Kalyan (W)
Structural Engineer - Mr. Atul Kuddadkar, Ambarnath (E.)

Ref. No. :- 1) Outward No. KDMC/TPD/BP/KV/2012-13/359/347, Dt. 28/12/2022
2) Your Application dated. 24/03/2023.

The development work on Revenue Survey S.NO.22/1A, 22/E, 22/E, 22/1C, 22/J, 22/D, 22/F, 22/1B, 22/L, 22/II, 22/3, 22/1M, S.NO.23/16, S.NO.23/17, Mauje - Shahad, situated at Kalyan (W) completed under the supervision of Mr. Satish Kanade, Kalyan Architect License No - CA/82/6998 may be occupied on the following conditions.

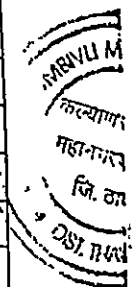
Wing A-1			Wing A-2		
Floor	Details	Area Sq.mt.	Floor	Details	Area Sq.mt.
Ground	Entrance Lobby + 1 Shop (Lower Part)	174.39	Ground	Entrance Lobby + Driver Room + Sanitary Block	146.25
1 st Floor	Shop (Upper Part)	103.55	1 st Floor	Society Office	55.09
4 th Floor	6 flats	391.80	4 th Floor	6 flats	374.14
5 th Floor	6 flats	378.41	5 th Floor	6 flats	351.72
6 th Floor	6 flats	378.41	6 th Floor	6 flats	351.72
7 th Floor	5 flats + Refuge	316.20	7 th Floor	5 flats + Refuge	274.34
8 th Floor	6 flats	378.41	8 th Floor	6 flats	351.72
9 th Floor	6 flats	378.41	9 th Floor	6 flats	351.72
10 th Floor	6 flats	378.41	10 th Floor	6 flats	351.72
11 th Floor	5 flats + Refuge	316.20	11 th Floor	5 flats + Refuge	274.34
12 th Floor	6 flats	378.41	12 th Floor	6 flats	351.72
13 th Floor	6 flats	378.41	13 th Floor	6 flats	351.72
14 th Floor	6 flats	378.41	14 th Floor	6 flats	351.72
15 th Floor	6 flats	378.41	15 th Floor	6 flats	351.72
16 th Floor	5 flats + Refuge	316.20	16 th Floor	5 flats + Refuge	274.34
17 th Floor	6 flats	378.41	17 th Floor	6 flats	351.72
18 th Floor	6 flats	554.77	18 th Floor	6 flats	527.15
19 th Floor	6 flats	545.83	19 th Floor	6 flats	524.68
20 th Floor	6 flats	554.77	20 th Floor	6 flats	527.15
21 st Floor	5 flats + Refuge	471.16	21 st Floor	5 flats + Refuge	421.73
22 nd Floor	6 flats	554.77	22 nd Floor	6 flats	527.15
23 rd Floor	6 flats	545.83	23 rd Floor	6 flats	524.68
Excess Balcony		6.00	--	--	--
Total	Entrance Lobby + 116 Flats + 1 Shop (Lower + Upper Part)	8,635.57	Total	Entrance Lobby + Driver Room + Sanitary Block + Society Office + 116 Flats	7,968.24





Wing B-1		Area Sq.mt.
Floor	Details	
Ground	Entrance Lobby + Driver Room + Sanitary Block + Society Office	57.93
5th Floor	5 flats	277.09
6th Floor	5 flats	271.12
7th Floor	5 flats	271.12
8th Floor	4 flats + Refuge	222.75
9th Floor	5 flats	271.12
10th Floor	5 flats	271.12
11th Floor	5 flats	271.12
12th Floor	5 flats	387.77
13th Floor	4 flats + Refuge	333.43
14th Floor	5 flats	387.77
15th Floor	5 flats	387.77
16th Floor	5 flats	387.77
17th Floor	5 flats	387.77
Excess Balcony		9.56
Total	Entrance Lobby + Driver Room + Sanitary Block + Society Office + 63 Flats	4,195.21

Wing C - 1			Wing C - 2		
Floor	Details	Area Sq.mt.	Floor	Details	Area Sq.mt.
Ground	Entrance Lobby	--	Ground	Entrance Lobby + Society Office + Driver Room + Sanitary Block	78.39
5th Floor	6 flats	354.65	5th Floor	6 flats	354.65
6th Floor	6 flats	342.27	6th Floor	6 flats	342.27
7th Floor	6 flats	342.27	7th Floor	6 flats	342.27
8th Floor	5 flats + Refuge	321.83	8th Floor	5 flats + Refuge	321.83
9th Floor	6 flats	342.27	9th Floor	6 flats	342.27
10th Floor	6 flats	342.27	10th Floor	6 flats	342.27
11th Floor	6 flats	342.27	11th Floor	6 flats	342.27
12th Floor	6 flats	349.26	12th Floor	6 flats	356.19
13th Floor	5 flats + Refuge	426.77	13th Floor	5 flats + Refuge	426.77
14th Floor	6 flats	467.71	14th Floor	6 flats	467.71
15th Floor	6 flats	478.86	15th Floor	6 flats	478.86
16th Floor	6 flats	467.71	16th Floor	6 flats	467.71
17th Floor	6 flats	478.86	17th Floor	6 flats	478.86
Total	Entrance Lobby + 76 Flats	5,057.00	Total	Entrance Lobby + Driver Room + Sanitary Block + Society Office + 76 Flats	5,142.32



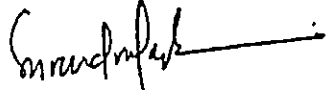
1. In case of Road widening the Land within the marginal space have to surrendered to KDMC free of cost.
2. The additional work if any found without permission will be demolished without prior intimation.
3. The affidavit submitted are binding on you and your legal heirs. A set of certified completion plans is returned herewith.
4. The conditions mentioned in the previous Part Completion and Building Permission will be binding upon you.
5. Submission of measurement pan from Deputy SLR and final revenue record will be mandatory before application of final completion certificate.

Encl: As above.

Office Stamp

Date:

Yours faithfully,


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

CC to:-

- 1) Tax Assessor and Collector, K.D.M.C.
- 2) Ward Officer, 'A' Ward, K.D.M.C.



