

A VIRKAR PROJECT

VPA DEVELOPERS

# **ANAND 21 UPTOWN**

AGREEMENT FOR SALE

**FLAT PURCHASER/S NAME:-**

- 1. Mrs. Darshana Digambar Bhaik**
- 2. Mr. Digambar Prabhakar Bhaik**

**FLAT No.1804, Floor-18<sup>th</sup>**

**REGISTRATION NO :- 13438/2023.**

**REGISTRATION DATE: - 12.06.2023.**

Office Address: -

“ Matrubaug” Next to Kala Talao,

Near Telephone Exchange, Agra Road

Kalyan (W) 421301.

Phone No.:- 9324038240

0251-2317910

E mail- vn.virkar01@gmail .com

Receipt (pavti)

71/13438

Monday, June 12, 2023

10:52 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 14662 दिनांक: 12/06/2023

गावाचे नाव: वाडेघर

दस्तऐवजाचा अनुक्रमांक: कलन2-13438-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सौ. दर्शना दिगंबर भाईक - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

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

Joint Sub Registrar Kalyan 2

वाजार मूल्य: रु.6716734 /-

मोबदला रु.8890000/-

भरलेले मुद्रांक शुल्क : रु.622300/-

डॉ. सह. दुर्गा कल्याण क्र. २

1) देयकाचा प्रकार: DHC रकम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1106202301879 दिनांक: 12/06/2023

वेंकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002777430202324E दिनांक: 12/06/2023

वेंकेचे नाव व पत्ता:

दस्त परत मिळाले

MSDagale



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID कलन2	20230612625	12 June 2023,10:43:19 AM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2023 ठाणे तालुका : कल्याण 16/58-विभाग.8	Kalyan/Dombival Municipal Corporation सर्व्हे नंबर /न. भू क्रमांक : सर्व्हे नंबर#70			
वांघेक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका 14000	कार्यालय 77900	दुकाने 87900	औद्योगिक 77900	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up) बांधकामाचे वर्गीकरण. उद्वहन सुविधा -	85.195चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर. मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्ष 11th to 20th Floor	मिळकतीचा प्रकार. बांधकामाचा दर. कार्पेट क्षेत्र.	बांधीव Rs.26620/- 77.45चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.75358/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((75358-14000) * (100 / 100)) + 14000) = Rs.75358/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 75358 * 85.195 = Rs.6420124.81/-					
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 9.84 * ( 75358 * 40/100 ) = Rs.296609.088/-					
Applicable Rules = 3, 9, 18, 19, 14					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेहेनगईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6420124.81 + 0 + 0 + 0 + 0 + 296609.088 + 0 + 0 + 0 + 0 =Rs.6716734/- = २ सडसष्ट लाख सोळा हजार सात शें चौतीस /-					

Home Print



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1106202301879	Date 11/06/2023
Received from VIRKAR, Mobile number 9969064733, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name BARB	Date 11/06/2023
Bank CIN 10004152023061101750	REF No. 1356684909
This is computer generated receipt, hence no signature is required.	



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73881	2023
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CHALLAN  
MTR Form Number-6



GRN	MH002777430202324E	BARCODE		Date	30/05/2023-11:40:30	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	CBFPD7174N		
Location	THANE			Full Name	DARSHANA DIGAMBAR BHAIK		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. 1804 ON 18TH FLOOR IN ANAND 21		
				Premises/Building	UPTOWN		

Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	622300.00	Road/Street	WADEGHAR					
0030063301 Registration Fee	30000.00	Area/Locality	KALYAN WEST					
		Town/City/District						
		PIN	4	2	1	3	0	1
		Remarks (If Any)	PAN2=AAGFV8035Q-SecondPartyName=VPA DEVELOPERS-CA=8890000-Marketval=6200000					
Total	6.52.300.00	Amount In	Six Lakh Fifty Two Thousand Three Hundred Rupees O					
		Words	nly					
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	0300012023053000391	443222992				
Cheque/DD No.	Bank Date	RBI Date	30/05/2023	12:19	Not Verified with RBI			
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी कर कार्यालयाच्या दस्तासाठी सदर चलान लागू नाही.

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Ground Plus 21

Ward No. B

Flat No. 1804 Floor 18th

in the Building to be known as "ANAND-21 UPTOWN"

Area 66.03 Sq. Meters (RERA Carpet)

Market Value Rs. 62,00,000/-

Actual Value Rs. 88,90,000/-



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AGREEMENT FOR SALE  
 THIS ARTICLE OF AGREEMENT MADE AT KALYAN  
 ON THIS 12 DAY OF June 2023  
 BETWEEN

*V. P. Yil*

*AD Dayale*

*J. L. D.*



**M/s VPA DEVELOPERS**, a registered Partnership Firm, having its Address at 1<sup>st</sup> Floor, Matrubaug, Kala Talav, Near Telephone Exchange, Ganpati Chowk, Kalyan (w), PAN No. AAGFV8035Q email address : vn.virkar01@gmail.com hereinafter called and referred to as the PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include partners constituting the said firm for the time being and their/his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

A N D

**Mrs. Darshana Digambar Bhaik**

Pan No. CBFDP7174N

Email address :- [darshana.dagale@gmail.com](mailto:darshana.dagale@gmail.com)

aged about 31 years, occupation:- Service

**Mr. Digambar Prabhakar Bhaik**

Pan No. BCHPB8558E

Email address :- [digambar30005@gmail.com](mailto:digambar30005@gmail.com)

aged about 34 years, occupation Service

both residing at :- 905 Erica Vasant Valley, Khadakpada, Gandhare Road, Kalyan (West) 421301.

hereinafter called and referred to as the PURCHASER/S ( Which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them his / her / their heirs, executors, administrators and assigns ) being the PARTY OF THE SECOND PART.

WHEREAS PROMOTERS herein are owners and/or otherwise well and sufficiently entitled to all that pieces and parcels of land lying, being and situated at Village Wadeghar, Taluka Kalyan, Dist Thane bearing :

Survey No.	Hissa No.	Area (Sq. Meters)
70	1/1	970 sq. meters under present Development out of 8413 sq. meters
	1/B/1	1520
	Total Area under Development	2490

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and within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-

*DD Dagale*

*DD*

*V. P. Virkar*



Registration District Kalyan, hereinafter, total area under development admeasuring 2490 sq. meters is collectively called and referred to as "Said Property" and is more particularly described in the SCHEDULE hereunder written ;

AND WHEREAS by and under Deed of Conveyance dated 03.02.2010, registered at the office of Sub-Registrar of Assurances at Kalyan-2, under Sr. No. 1522/2010 dated 09.02.2010 made and executed between Smt Indubai Dunda Patil and others as Owners/Vendors and PROMOTERS herein, therein called and referred to as PURCHASER/S, the PROMOTERS herein have purchased the property bearing Survey No. 70 Hissa No. 1/1 admeasuring 12380 sq. meters out of total area admeasuring 13180 sq. meters from said Smt Indubai Dunda Patil and others at and for price and on the terms and conditions as mentioned in said Deed of Conveyance ;

AND WHEREAS this property is transferred in the name of PROMOTERS herein in revenue records as is evidenced by mutation entry no. 1388 dated 05.08.2013;

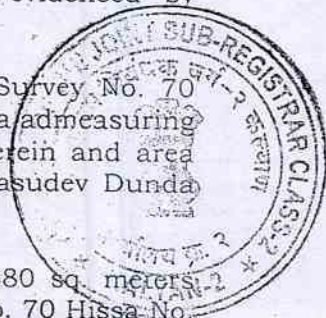
AND WHEREAS by and under Deed of Conveyance dated 02.01.2016, registered at the office of Sub-Registrar of Assurances at Kalyan-2, under Sr. No. 32/2016 dated 02.01.2016 made and executed between Shri Chandrakant Ragho Kapse and others as Owners/Vendors and PROMOTERS herein, therein called and referred to as PURCHASER/S, the PROMOTERS herein have purchased the property bearing Survey No. 70 Hissa No. 1/B/1 (Old 70/1/2/Part) admeasuring 1520 sq. meters from said Shri Chandrakant Ragho Kapse and others at and for price and on the terms and conditions as mentioned in said Deed of Conveyance ;

AND WHEREAS this property is transferred in the name of PROMOTERS herein in revenue records as is evidenced by mutation entry no. 1472 dated 14.02.2016 ;

AND WHEREAS total area of property bearing Survey No. 70 Hissa No. 1/1 is 13180 sq. meters, out of same area admeasuring 12380 sq. meters was owned by PROMOTERS herein and area admeasuring 800 sq. meters is owned by Shri Vasudev Dunda Patil ;

AND WHEREAS from said area admeasuring 12380 sq. meters owned by PROMOTERS herein from said Survey No. 70 Hissa No. 1/1, area admeasuring 3035 sq. meters is affected by 15 meter and 18 meter wide road and area admeasuring 932 sq. meters is affected by reservation of Garden (reservation site No. 65) and area admeasuring 970 is affected by reservation of Primary School ( Reservation Site No. 66 ) and area admeasuring 7443 sq. meters is under R Zone ;

AND WHEREAS PROMOTERS herein have developed said area under R Zone admeasuring 7443 sq. meters and handed over area under road ( 3305 sq. meters) and reservation of garden, ( 932 sq. meters) to Kalyan Dombivli Municipal Corporation and



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balance area admeasuring 970 is affected by reservation of Primary School ( Reservation Site No. 66 ) is forming the part of present development by PROMOTERS herein ;

AND WHEREAS from the area admeasuring 1520 sq. meters from the property bearing Survey No. 70 Hissa No. 1/B/1 (Old 70/1/2/Part), admeasuring 393.75 sq. meters is affected by 18 meters wide DP Road and remaining area admeasuring 1126.25 sq. meters is under reservation of Primary School ( Reservation Site No. 66 ) ;

AND WHEREAS the said area admeasuring 970 sq. meters from property bearing Survey No. 70 Hissa No. 1/1 and said area admeasuring 1520 sq. meters of said property bearing Survey No. 70 Hissa No. 1/B/1, thus totally admeasuring 2490 sq. meters is under present development and same is collectively called and referred to as "said property". That as stated above said area admeasuring 2490 sq. meters is under 18 meter wide DP Road and reservation of Primary School ( Reservation Site No. 66 ) under Development Plan within the jurisdiction of Kalyan Dombivli Municipal Corporation ;

AND WHEREAS PROMOTERS herein had paid Conversion Tax in respect of said property as per order passed by Tahsildar, Kalyan bearing No. Mahasul / T-2 / Jaminbab / Rupantarankar / SR-215/2020 dated 04.12.2020.

AND WHEREAS PROMOTERS herein with a view to develop said property submitted necessary building plans to Kalyan Dombivli Municipal Corporation under and obtained building commencement certificate from Kalyan Dombivli Municipal Corporation under No. KDMC/TPD/BP/KD/2022-23/41 dated 05.08.2022 as per the reservation accommodation policy in Unified Development Control And Promotion Regulations (UDCPR)

AND WHEREAS by and under the Deed of Transfer of Transferable Development Rights dated 16.02.2023, registered at the office of Sub-Registrar of Assurances at Kalyan-2 at Sr. No 3767/2023 dated 16.02.2023 made and executed between M/S GURU ASHISH CORPORATION, a Partnership Firm as Transferors and the PROMOTERS herein, therein called and referred to as Transferees, the PROMOTERS herein have purchased/obtained Transferable Development Rights to the extent of 752 sq. meters from the DRC bearing No. 746, Folio No. 15-172 dated 05/09/2019 as per the Sanction Letter of Kalyan Dombivli Municipal Corporation bearing No. KDMP/NRV/HVH/7400 dated 17.02.2023 and said 752 sq. meters of land i.e. to be used and utilized on Said Property;

9388	2023
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AND WHEREAS the PROMOTERS herein have on obtaining the above said transferable development rights submitted the revised plans with Kalyan Dombivli Municipal Corporation and obtained revised building permission under revised building commencement certificate bearing No. KDMP/ TPD/ BP/ KD/2022-23/41/460 dated 15.03.2023. That as per the latest

*NO. 10/2023*

*[Signature]*

*[Signature]*



sanctioned plan two buildings are sanctioned on said property viz. One building to be developed by Owners/PROMOTERS herein of Stilt (part) plus Ground floor (Part) plus 1<sup>st</sup> floor to 21<sup>st</sup> floor plus recreational floor for sale in open market and another building for handing over to Kalyan Dombivli Municipal Corporation for Primary School under reservation site No. 66 ;

AND WHEREAS as per sanctioned plans and permissions PROMOTERS have proposed Building on said property to be known as "ANAND-21 UPTOWN", hereinafter called and referred to as "said building";

AND WHEREAS PROMOTERS herein are in possession of said property and in terms of the above said sanction and permission, the PROMOTERS herein are well and sufficiently entitled to develop the said building/s sanctioned on said property;

AND WHEREAS the PROMOTERS herein declare that said sanction and permission is valid subsisting and completely in force ;

AND WHEREAS the PROMOTERS have entered into a standard Agreement with an Architect Shirish G. Nachane of Landmark Group of Dombivli (E), registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects ;

AND WHEREAS the PROMOTERS have appointed a Structural Engineers for the preparation of the structural design and drawings of the buildings and the PROMOTERS accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

AND WHEREAS proposed building/s consist of Flats;

AND WHEREAS as recited hereinabove, the PROMOTERS are entitled to develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the Flat constructed in the building on what is more popularly known as on ownership basis and to enter into agreements with the PURCHASER/S and to receive the sale price in respect thereof and upon such disposal of the Flat to convey the said land together with the buildings constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Flat in the building subject to terms, conditions, facts and circumstances mentioned in these presents ;



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AND WHEREAS the PROMOTERS are carrying out construction on said property as per sanctioned plans and permissions and expressed their intention to dispose of the Flats in the proposed building to be known as "ANAND-21 UPTOWN" ;

AND WHEREAS PURCHASER/S herein shown his willingness to purchase Flat in said building to be known as "ANAND-21 UPTOWN" :



AND WHEREAS the PROMOTERS have specifically brought to the notice and clarified to PURCHASER/S the scheme of development of said property envisaged by the PROMOTERS.

a. That said property is under reservation of Primary School ( Reservation Site No. 66 ) and affected by 18 meter wide D.P. Road as stated above and accordingly PROMOTERS herein have under Accommodation Reservation Policy obtained first building commencement certificate from Kalyan Dombivli Municipal Corporation under No. KDMC/TPD/BP/KD/2022-23/41 dated 05.08.2022.

That PROMOTERS herein further obtained revised building permission under revised building commencement certificate bearing No. KDMC/ TPD/ BP/ KD/2022-23/41/460 dated 15.03.2023. That, as per the latest sanctioned plan two buildings are sanctioned on said property viz. One building to be developed by PROMOTERS herein of Stilt (part) plus Ground floor (Part) plus 1<sup>st</sup> floor to 21<sup>st</sup> floor plus recreational floor for sale in open market and another building for handing over to Kalyan Dombivli Municipal Corporation for Primary School under reservation site No. 66.

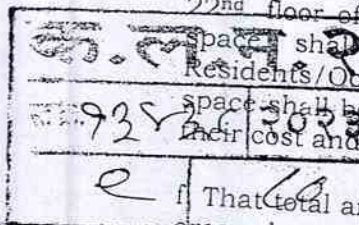
b. That PROMOTERS have reserved their rights to purchase/acquire adjacent lands, whether freehold or under reservation to said property and amalgamate same with said property and obtained revised building permission and such proposed buildings and adjacent property will form part of one complex. That PROMOTERS have proposed buildings on said property as shown in plan annexed hereto and same will be sanctioned in due course.

c. That all common areas, garden, facilities shall be for use and enjoyment of all Flat PURCHASER/S in the building/s to be constructed on said property and/or amalgamated property.

d. PURCHASER/S do not have any right to challenge the quality and strength of construction work at any time, as PROMOTERS have appointed reputed R.C.C. Consultants and Architects on Project.

e. That PROMOTERS have got recreational floor sanctioned on 22<sup>nd</sup> floor of the said proposed building. That said recreational space shall be for the use and benefit of all the Residents/Occupants of said building. That said recreational space shall be maintained by all the residents of said building at their cost and expenses.

f. That total area of said property is 2490 sq. meters out of which area admeasuring 94.45 sq. meters from said property is not in possession of PROMOTERS herein. That area admeasuring 393.75 sq. meters is under road and same will be handed over to Kalyan Dombivli Municipal Corporation. Thus net plot area is/shall be 2001.80 sq. meters and from said area, area



*R. L.*

*Delbia*

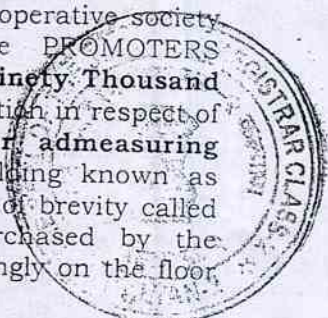
*V. P. Nil*



admeasuring 800.82 sq. meters along with building standing thereon admeasuring 1044.32 sq. meters will be handed over to Kalyan Dombivli Municipal Corporation under Accommodation Reservation Policy and balance area of 1200.98 sq. meters along with building standing thereon will be conveyed to society to be formed of the Flat PURCHASER/S in the said building. The PROMOTERS has every intention to regain the possession of said area of 94.45 Sq. mtr mentioned herein above and if regained, PROMOTERS herein shall revised the said sanctioned plans using FSI and other benefits available due to said area. However the PROMOTERS undertake not to change the sanctioned typical floor Plan/Layout.

g. That PROMOTERS are going to provide parking space which is a combination of Tower Parking /Mechanical/ Puzzle Parking /Stack Stilt Parking. That the PURCHASER/S to whom Parking is purchased, the same is to be shared with other Parking holders/Parking PURCHASER/S . The PURCHASER/S shall give full cooperation in the utilization of the parking slot purchased to other parking space PURCHASER/S Parking. The rules and regulations made by the PROMOTERS and subsequently by the Co- Op Hsg Society in respect of parking will be binding on the PURCHASER/S here in and all other PURCHASER/S in said building.

AND WHEREAS PURCHASER/S herein by understanding and agreeing to above said facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the PROMOTERS have accepted the said offer made by the PURCHASER/S and agreed to sell him Flat by becoming member / share holder / constituent of the proposed cooperative society and the PURCHASER/S shall pay to the PROMOTERS **Rs.88,90,000/- (Rupees Eighty Eight Lakhs Ninety Thousand Only)** as the agreed lump sum price / consideration in respect of the said Flat bearing No. 1804 on 18<sup>th</sup> floor admeasuring **66.03 Sq. Meters (RERA Carpet)** in the building known as "ANAND-21 UPTOWN", hereinafter for the sake of brevity called and referred to as the "Said Premises" purchased by the PURCHASER/S and shown and marked accordingly on the floor plan annexed hereto ;



AND WHEREAS the PURCHASER/S have agreed to pay the sale price / consideration in respect of said premises to PROMOTERS herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme ;

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93	90	20

AND WHEREAS the PURCHASER/S has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to herein above ;

AND WHEREAS the PURCHASER/S has/have seen the site of said building/s and the work of construction of the said buildings



being in progress and is satisfied with the quality of the work and has approved the same;

AND WHEREAS the RERA carpet area of the said premises is 66.03 square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the PURCHASER/S or veranda area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the PURCHASER/S, but includes the area covered by the internal partition walls of the Flat

AND WHEREAS on demand from the PURCHASER/S, the PROMOTERS has given inspection to the PURCHASER/S of all the documents of title relating to the said property/project land and the plans, designs and specifications prepared by the PROMOTERS above named Architects and of such documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the PROMOTERS, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the PROMOTERS to the project land on which the building/s and/or Flat are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively ;

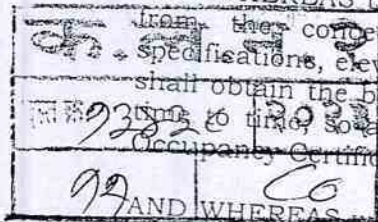
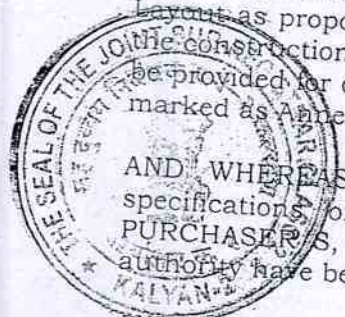
AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C- 1 ;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the PROMOTERS and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2 ;

AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the PURCHASER/S, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D;

AND WHEREAS the PROMOTERS 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 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 PROMOTERS while developing the said



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property/ 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 PROMOTERS have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing no. P51700048078 Dated 08.12.2022 have been annexed hereto and marked as "Annexure F";

AND WHEREAS, under section 13 of the Real Estate (Regulation and Development ) Act 2016 the PROMOTERS is required to execute a written Agreement for sale of said Flat with the PURCHASER/S, being in fact these presents and also to register said Agreement under the Registration Act, 1908 ;

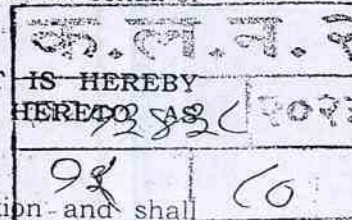
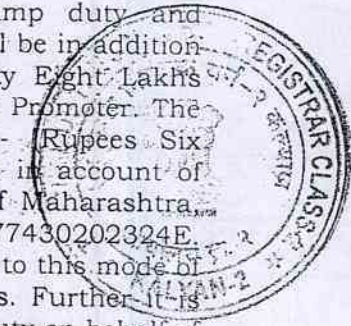
AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

The Flat Purchaser has paid Rs.6,52,300/- (Rupees Six Lakhs Fifty Two Thousand Three Hundred Only) in A/c no-02951011001730 of Punjab National Bank of Promoters by cheque no. 658021 Dated 26.05.2023, Bank Name:-State Bank Of India, Branch - Mumbai. This amount is deposited by Flat purchaser into the said account towards stamp duty and registration charges of this agreement and this will be in addition to consideration of Rs.88,90,000/-(Rupees Eighty Eight Lakhs Ninety Thousand Only) paid by Flat Purchaser to Promoter. The Promoter further has transferred Rs.6,52,300/- (Rupees Six Lakhs Fifty Two Thousand Three Hundred Only) in account of Inspector General Of Registration Government of Maharashtra, Dated 30.05.2023 with Reference No. MH002777430202324E. The Flat Purchaser and The Promoter have agreed to this mode of payment of Stamp Duty and Registration charges. Further it is assumed that The Promoter has paid the Stamp Duty on behalf of The Flat Purchaser.

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

1. THE PROMOTERS have started construction and shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the PURCHASER/S with only such variation and modification as the PROMOTERS may consider necessary or as may be required by the municipal authorities to be made in them or any of them.

Provided that the PROMOTERS shall have to obtain prior consent in writing of the PURCHASER/S in respect of variations or



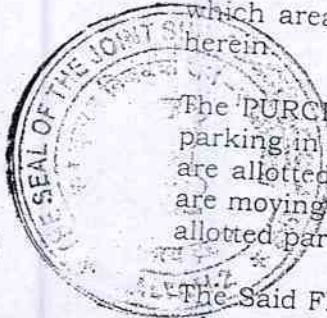


modifications which may adversely affect said premises of the PURCHASER/S except any alteration or addition required by any Government authorities or due to change in law.

However said consent is not required to be obtained by PROMOTERS for revision of the sanctioned plans for using the additional FSI available to them due to regain of possession area of 94.45 Sq. mtr as mentioned hereinabove.

1. (a) THE PURCHASER/S hereby agrees to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sell to PURCHASER/S the Flat bearing No. 1804 on 18<sup>th</sup> floor in admeasuring 66.03 Sq. Meters (RERA Carpet) in the building known as "ANAND-21 UPTOWN" and as shown on the floor plan hereto annexed hereinafter and marked as Annexure "C-2" along with one parking which is a combination of (Tower Puzzle /Stilt/Mechanical/) **Parking in Tower** , Size 2.05 Mtr X 4.80 Mtr and also shown in plan annexed hereto in "Annexure C-3", for the total consideration of **Rs. 88,90,000/- (Rupees Eighty Eight Lakhs Ninety Thousand Only)**. The above said consideration include the proportionate price of the common areas and facilities appurtenant to the flat, the nature, extent and description of the common areas and facilities are more particularly described in the Second Schedule annexed herewith.

The Said Flat have other usable area namely 8.75 Sq. mtr of **Open Balcony** area and 2.67 Sq. mtr of **Enclosed Balcony** area which areas are for exclusive use and benefit of PURCHASER/S herein.



The PURCHASER/S is aware that , the Parking allotted in stack parking in stilt or stack parking in Margins have fix location and are allotted specific numbers. However in Tower parking palates are moving and have no fix locations hence if a PURCHASER/S is allotted parking in Tower, no fix parking space can be allotted.

The Said Flat along with other exclusive usable area and parking is hereinafter referred to as "Said Premises"

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The PURCHASER/S agrees to pay to the PROMOTERS the total consideration of **Rs. 88,90,000/- (Rupees Eighty Eight Lakhs Ninety Thousand Only)** as per the payment schedule mentioned below.

10% of the total consideration i.e. Rs. 8,89,000/- (Rupees Eight Lakhs Eighty Nine Thousand Only) to be paid by the PURCHASER/S, as Earnest money deposit on or before the execution of this Agreement.

- ii. 20 % (not exceeding 30% of the total consideration) of total consideration i.e. Rs. 17,78,000/- (Rupees Seventeen Lakhs Seventy Eight Thousand Only) to be paid to the PROMOTERS within seven (7) days after the execution of Agreement.

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- iii. 15% (not exceeding 45% of the total consideration) of total consideration i.e. Rs. 13,33,500/- (Rupees Thirteen Lakhs Thirty Three Thousand Five Hundred Only) to be paid to the PROMOTERS within seven (7) days on completion of the Plinth of the said building.
- iv. 5% of total consideration i.e. Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid within seven (7) days on completion of 5<sup>th</sup> slab.
- v. 5% of total consideration i.e. Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid within seven (7) days on completion of 10<sup>th</sup> slab.
- vi. 5% of total consideration i.e. Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid within seven (7) days on completion of 15<sup>th</sup> slab.
- vii. 5% of total consideration i.e. Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid within seven (7) days on completion of 20<sup>th</sup> slab.
- vii. 5% of total consideration i.e. Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid within seven (7) days on completion of 23<sup>rd</sup> slab.

(not exceeding 70% of the total consideration) to be paid to the PROMOTERS on completion of the slabs including stilts of the said building in which the said Flat is located.

- ix. 10% of the total consideration i.e. Rs. 8,89,000/- (Rupees Eight Lakhs Eighty Nine Thousand Only) to be paid by the PURCHASER/S on completion of Brick Work, Internal and External Plaster as follows :-

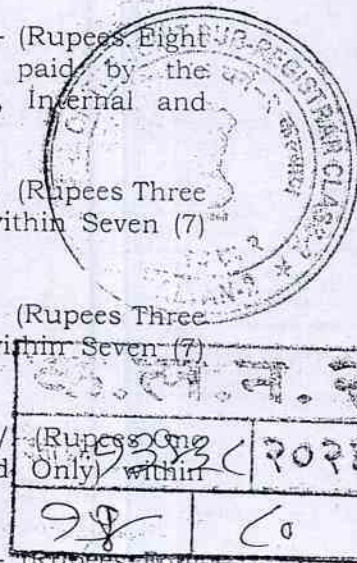
A. 4% of the total consideration i.e. Rs. 3,55,600/- (Rupees Three Lakhs Fifty Five Thousand Six Hundred Only) within Seven (7) days on completion up to 7<sup>th</sup> Slab.

B. 4% of the total consideration i.e. Rs. 3,55,600/- (Rupees Three Lakhs Fifty Five Thousand Six Hundred Only) within Seven (7) days on completion up to 14<sup>th</sup> Slab.

C. 2% of the total consideration i.e. Rs. 1,77,800/- (Rupees One Lakhs Seventy Seven Thousand Eight Hundred Only) within Seven (7) days on completion of up to 23<sup>rd</sup> slab.

- x. 5% of the total consideration i.e. Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid by the PURCHASER/S within Seven (7) days on the completion of the Drainage & Plumbing work.

- xii. 5% of the total consideration i.e. Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid by the PURCHASER/S within Seven (7) days from the completion of the Tiling Flooring work.



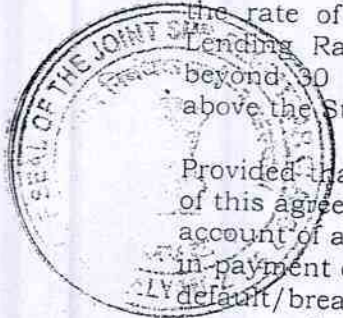


- xiii. 5% of the total consideration i.e Rs. 4,44,500/- (Rupees Four Lakhs Forty Four Thousand Five Hundred Only) to be paid by the PURCHASER/S within Seven (7) days from the completion of the Doors, Window and electrical works all other requirements as may be prescribed in the Agreement for sale of the building in which the Said flat is located.
- xiv. 4% of the total consideration i.e. Rs. 3,55,600/- (Rupees Three Lakhs Fifty Five Thousand Six Hundred Only) to be paid by the PURCHASER/S within Seven (7) days from completion of the Common work, Lift, Lobbies.
- xv. 1% of the total consideration i.e. Rs.88,900/- (Rupees Eighty Eight Thousand Nine Hundred Only) to be paid by the PURCHASER/S against and at the time of handing over of the possession of the Said Premises to the PURCHASER/S on or after receipt of occupancy certificate or completion certificate.

"Time shall be the essence of contract" for all payments/deposits to be made by the PURCHASER/S under this Agreement and at law. A demand will be raised by the PROMOTERS immediately on completion of the relevant work in the schedule written herein above and the PURCHASER/S hereby agree and undertake to pay each and every instalment within 15 (fifteen) days receipt of demand letter from the PROMOTERS.

Without prejudice to the above, if the PURCHASER/S fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the PURCHASER/S agrees to pay to the PROMOTERS interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a. over and above the State Bank of India PLR plus 2%.

Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the PROMOTERS on account of any default/ breach committed by the PURCHASER/S in payment of any outstanding amount and/or on account of any default/breach committed by the PURCHASER/S of any of the terms and conditions herein contained. It is specifically agreed that the amount received by PROMOTERS will be first appropriated towards interest receivable by the PROMOTERS.



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TDS on Agreement Value :-

The PURCHASER/S is aware that the PURCHASER/S has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the PROMOTERS. Further, the PURCHASER/S shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

The PURCHASER/S further agrees and undertakes that if the PURCHASER/S fails and/or neglects to deduct the tax at source

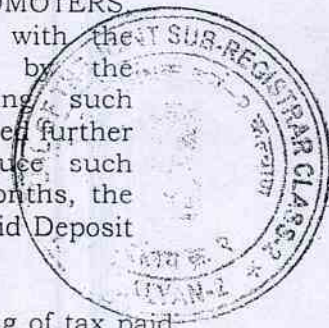
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or fails to pay the same after deduction, the PURCHASER/S alone shall be deemed to be an assessee in default in respect of such tax and the PROMOTERS shall not be liable for any statutory obligations / liability for non-payment of such TDS.

Payment will be assumed to be received by PURCHASER/S on the date on which it is credited to the account of PROMOTERS.

Any deduction of an amount made by the PURCHASER/S on account of Tax Deducted at Source (TDS) as may be required under the law for the time being in force while making any payment to the PROMOTERS under this Agreement shall be deemed to have been paid by the PURCHASER/S and received by the PROMOTERS and acknowledged / credited by the PROMOTERS, only upon PURCHASER/S submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department site. Such certificate shall be given by the PURCHASER/S as per Law. Non compliance of the terms of this clause shall be treated as non-payment or default on the part of the PURCHASER/S and PROMOTERS at its discretion shall be entitled to exercise its rights accordingly including charging of interest as charged by Income Tax Dept., termination, etc. The PROMOTERS, at its discretion and without prejudice to its other rights, shall be entitled to withhold delivery of possession of the Flat/unit until PURCHASER/S complies the above. Without prejudice to its other rights and at its discretion / option, before handing over the possession of the unit, if any such certificate is not produced, the PURCHASER/S shall, on demand made by the PROMOTERS pay equivalent amount as interest free deposit with the PROMOTERS, which deposit shall be refunded by the PROMOTERS on the PURCHASER/S producing such certificate within 4 months of the possession. Provided further that in case the PURCHASER/S fails to produce such certificate within the stipulated period of the 4 months, the PROMOTERS shall be entitled to appropriate the said Deposit against the receivable from the PURCHASER/S.



- 1. (c) The Total Price above excludes any Taxes consisting of tax paid or payable by the PROMOTERS by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the PROMOTERS up to the date of handing over the possession of said premises.

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It is agreed and understood by and between parties that ALL costs, charges and expenses, penalties, Sales-Tax, service tax, VAT, GST, LBT and if any taxes, cesses imposed in future, in connection with the present transaction shall be borne and paid by PURCHASER/S and will pay to PROMOTERS as and when demanded by PROMOTERS . In case such taxes are paid by the PROMOTERS for any reason, then same will be reimbursed by PURCHASER/S to PROMOTERS herein along with interest and other charges thereto.



The PURCHASER/S does hereby accept that he/she is made aware of the legal position that GST is presently applicable to the transaction under this agreement at the rate of 5% of the total consideration as per the Notification No. 03/2019 and 04/2019 Central Tax (Rate) dated 29th March 2019. If at any time thereafter for any reason whatsoever including changes in the interpretation or if during audit by the GST department or any concerned authority, however, there arises any extra burden of the net GST payable, the same shall forthwith and without demur be cleared by the PURCHASER/S.

In general the parties hereto expressly and irrevocably agree to adhere to and abide by all the retrospective and prospective changes, modifications and effect in the Goods and Service Tax Laws and other tax as made and applicable to this transaction and agreement and that such changes and modifications shall always be binding upon the parties hereto. The PURCHASER/S does hereby accept that he/she is made aware that the changes in GST laws rule and regulation implementation from 1st April 2019.

IT is further agreed and understood by and between the parties that :

- i. The PURCHASER/S will pay Stamp duty and Registration charges separately toward the registration of agreement of Said Premises as mentioned in Clause no 28 of this Agreement.
- ii. The PURCHASER/S will pay his proportionate share of stamp duty and registration toward conveyance of the Said Property in favour of Said Society or Limited Company as per the Clause No. 10 of this Agreement.
- iii. The PURCHASER/S shall pay to the PROMOTERS provisional monthly contribution (Maintenance Charges) separately for the Said Premises as mentioned in Clause no 9.(C) of this Agreement.

The PURCHASER/S shall also pay Goods and Service Tax (GST) 5% of total consideration on or before the registration of this agreement or 5 % GST of each instalment along with instalment mentioned in Payment Schedule as per Clause no 1 (b) of this Agreement.

Any overdue payments received will be first adjusted towards interest then towards statutory dues and subsequently towards outstanding principal amounts.



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i. 92831	(d) 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 PROMOTERS undertakes and agrees that while raising a demand on the PURCHASER/S for increase in development
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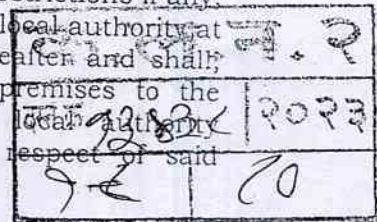
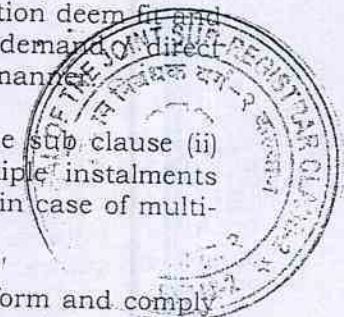
charges, cost, or levies imposed by the competent authorities etc., the PROMOTERS shall enclose the said notification/ order/ rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the PURCHASER/S, which shall only be applicable on subsequent payments.

1 .(e) The PROMOTERS shall confirm the final carpet area that has been allotted to the PURCHASER/S 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 PROMOTERS. If there is any reduction in the carpet area within the defined limit then PROMOTERS shall refund the excess money paid by PURCHASER/S 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/S. If there is any increase in the carpet area purchased to PURCHASER/S, the PROMOTERS shall demand additional amount from the PURCHASER/S as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1 (a) of this Agreement.

1. (f) The PURCHASER/S authorizes the PROMOTERS 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 PROMOTERS may in its sole discretion deem fit and the PURCHASER/S undertakes not to object / demand from the PROMOTERS to adjust his payments in any manner.

Note:- Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building/wing.

2. The PROMOTERS 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 said premises to the PURCHASER/S, obtain from the concerned local authority occupancy and/or completion certificates in respect of said premises.



2. (a) Time, is essence for the PROMOTERS as well as the PURCHASER/S. The PROMOTERS shall abide by the time schedule for completing the project and handing over the said premises to the PURCHASER/S and the common areas to the association of the Flat PURCHASER/S after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by PURCHASER/S as agreed above. Similarly, the PURCHASER/S shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement.



the simultaneous completion of construction by the PROMOTERS as provided in payment schedule mentioned hereinabove.

3. It is specifically brought to the notice of PURCHASER/S that if the PROMOTERS is able to regain the possession of 94.45 Sq.mtr area in future, then the PROMOTERS will be entitled to additional FSI of 236.12 Sq. mtr. The PROMOTERS intends to utilise said FSI by revision of said sanctioned plan. However the PROMOTERS undertake not to change the sanctioned typical floor Plan/Layout.
4. If the PROMOTERS fails to abide by the time schedule for completing the project and handing over the said Premises to the PURCHASER/S, the PROMOTERS agrees to pay to the PURCHASER/S, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the PURCHASER/S, for every month of delay, till the handing over of the possession. The PURCHASER/S agrees to pay to the PROMOTERS , interest as specified above, on all the delayed payment which become due and payable by the PURCHASER/S to the PROMOTERS under the terms of this Agreement from the date the said amount is payable by the PURCHASER/S to the PROMOTERS.
- 4.(a) Without prejudice to the right of PROMOTERS to charge interest in terms of sub clause 4 above, on the PURCHASER/S committing default in payment on due date of any amount due and payable by the PURCHASER/S to the PROMOTERS under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the PURCHASER/S committing three defaults of payment of instalments, the PROMOTERS shall at his own option, may terminate this Agreement:

Provided that, PROMOTERS shall give notice of fifteen days in writing to the PURCHASER/S, by Registered Post AD at the address provided by the PURCHASER/S and mail at the e-mail address provided by the PURCHASER/S, 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/S fails to rectify the breach or breaches mentioned by the PROMOTERS within the period of notice then at the end of such notice period, PROMOTERS shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the PROMOTERS shall refund to the PURCHASER/S, (subject to adjust and recovery of any agreed liquidated damages or any other amount which may be payable to PROMOTERS) within a period of thirty days of the termination, the instalments of sale consideration of the apartment which may till then have been paid by the PURCHASER to the PROMOTERS. The amount will be refunded to the PURCHASER at the time of the PURCHASER executing and registering Deed of Cancellation of this agreement and on resale of the said flat/unit by the PROMOTERS to other person whichever is later.

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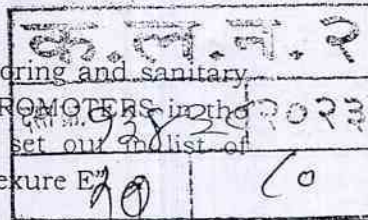


Provided further that the PROMOTERS at its option and discretion, without terminating the agreement, shall be entitled for specific performance thereof and to recover the amount due with interest thereon and in addition the PROMOTERS shall also be entitled to damages and losses suffered because of the delay in payment of the balance consideration. In the above event as PROMOTERS has opted not to terminate the agreement, the PROMOTERS shall not be liable to refund the amount. Also the PROMOTERS may exercise the option either to terminate or not terminate the agreement at any time after default and especially when the PROMOTERS receives concrete offer for re-sale of the Flat/unit so that after termination PROMOTERS will be able to execute the agreement with the new PURCHASER/S.

- 4.(b) The PURCHASER is aware that depending upon various promises and assurances given by the PURCHASER, the PROMOTERS has incurred and shall incur the expenditure and will make commitments to third parties and therefore in the event of cancellation of the Agreement by the PURCHASER for any reason whatsoever, the PROMOTERS in addition and without prejudice to other remedies and rights and towards reimbursement and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this Agreement being terminated by the PURCHASER for any reason whatsoever, the PROMOTERS shall be entitled to retain, withhold and forfeit a minimum amount of 10% of Total Consideration as per mentioned in clause no. 1.(b) from and out of the amount so far then paid by the PURCHASER to the PROMOTERS and the PROMOTERS shall be liable to repay only the balance amount (if any) from the amount received by the PROMOTERS on resale of the said Flat/unit. In this case reduction in price of the flat/unit will be considered as damages/loss of the PROMOTERS in addition to other loss and expenses. Thus in case of termination of this agreement for any reason, taxes such as GST / VAT etc. already paid / reimbursed shall not be refunded by the PROMOTERS to the PURCHASER.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the PROMOTERS in the said building and the said premises as are set out in list of Amenities annexed hereto and marked as "Annexure E"

That construction of common amenities/recreational space will be constructed during and/or after the completion of building and same will be handed over to society on sale of all the Flats and on receiving full and final consideration from all the PURCHASER/S in the said building. The PURCHASER/S herein agree and accept that he/she/they shall not be entitled to refuse to take the possession of his/her/their premises on the ground of non-completion/non-hand over of aforesaid common amenities.





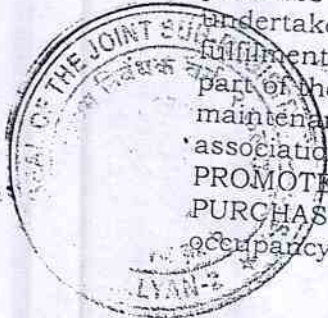
It is agreed and understood that the PURCHASER/S herein along with the other PURCHASER/S shall not object for payment of any charges, funds and deposits as applicable thereto and as agreed herein and further the PURCHASER/S shall also pay the monthly maintenance charges and other outgoings regularly and shall not withhold the same on that ground or any other ground whatsoever.

6. The PROMOTERS shall give possession of the said premises to the PURCHASER/S on or before 31.08.2026 and possession of the amenities etc. shall be delivered on or before 31.12.2026. If the PROMOTERS fails or neglects to give possession of the said premises to the PURCHASER/S on account of reasons beyond his control and of his agents by the aforesaid date then the PROMOTERS shall be liable on demand to refund to the PURCHASER/S the amounts already received by him in respect of said premises with interest at the same rate as mentioned in the clause 4 above from the date the PROMOTERS received the sum till the date the amounts and interest thereon is repaid.

Provided that the PROMOTERS shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7. **Procedure for taking possession** - The PROMOTERS, upon obtaining the occupancy certificate from the competent authority and on full and final payment made by the PURCHASER/S as per the agreement shall offer in writing the possession of the said premises, to the Flat PURCHASER/S in terms of this Agreement to be taken within 1 ( One months ) from the date of issue of such notice and the PROMOTERS shall give possession of the said premises to the PURCHASER/S. The PROMOTERS agrees and undertakes to indemnify the PURCHASER/S in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the PROMOTERS . The PURCHASER/S agree(s) to pay the maintenance charges as determined by the PROMOTERS or association of various PURCHASER/S , as the case may be. The PROMOTERS on its behalf shall offer the possession to the Flat PURCHASER/S in writing within 7 days of receiving the occupancy certificate of the Project.



7(a)	The PURCHASER/S shall take possession of the Flat within 15 days of the written notice from the PROMOTERS to the Flat PURCHASER/S intimating that the said Flat are ready for use and occupancy.
7(b)	Failure of PURCHASER/S to take Possession of said premises : Upon receiving a written intimation from the PROMOTERS as per clause 7, the PURCHASER/S shall take possession of the said premises from the PROMOTERS by executing necessary

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indemnities, undertakings and such other documentation as prescribed in this Agreement, and the PROMOTERS shall give possession of the said premises to the PURCHASER/S. In case the PURCHASER/S fails to take possession within the time provided in clause 7 such PURCHASER/S shall continue to be liable to pay maintenance charges as applicable.

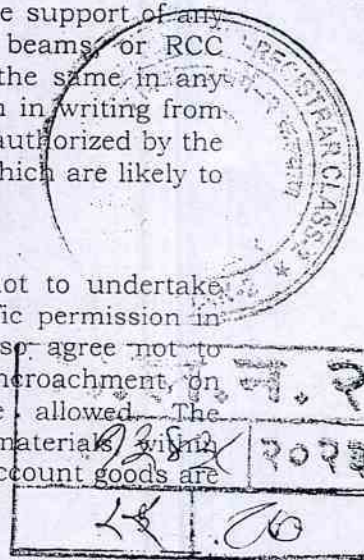
- 7.(c) If within a period of five years from the date of handing over the said premises to the PURCHASER/S, the PURCHASER/S brings to the notice of the PROMOTERS any structural defect in the said premises or the building in which the said premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the PROMOTERS at their own cost and in case it is not possible to rectify such defects, then the PURCHASER/S shall be entitled to receive from the PROMOTERS, compensation for such defect in the manner as provided under the Act. Provided however, that it is agreed that the prescribed liability period under the Act shall be deemed to have commenced from the date of obtaining the Completion Certificate or from the date on which the PROMOTERS has given the necessary intimation under this clause, whichever is earlier.

Provided further that the PURCHASER/S shall not carry out any alterations of whatsoever nature in the said flat/unit or in the fittings therein, in particular it is hereby agreed that the PURCHASER/S shall not make any alterations in any of the fittings, pipes, water supply connections or any of the erection in the bathroom as this may result in seepage of the water. If any of such works are carried out without the written consent of the PROMOTERS, the defect liability automatically shall become void. Further, the PURCHASER/S shall be liable of paying damages, if any, to PURCHASER/S user of the flat/unit below.

- 7.(d) (i) The PURCHASER/S shall not damage, take support of any RCC members like RCC columns, RCC beams, or RCC slabs or make changes therein or affect the same in any manner without taking specific permission in writing from the PROMOTERS only the execute agency authorized by the PROMOTERS will be entitled to changes which are likely to damage the RCC structure of the building.

(ii) The PURCHASER/S specifically agrees not to undertake any addition/alteration without taking specific permission in writing from the PROMOTERS. He/They also agree not to change / alter position of the signage. No encroachment, on atrium / passage / stair etc. will be allowed. The PURCHASER/S shall occupy / display his materials within boundaries of his/her flat/unit only. On no account goods are to overflow on common areas.

(iii) The defect mentioned above is manufacturing structural defect and not caused by wear and tear or by weather fluctuations (such as crack developed in plaster) or lack of

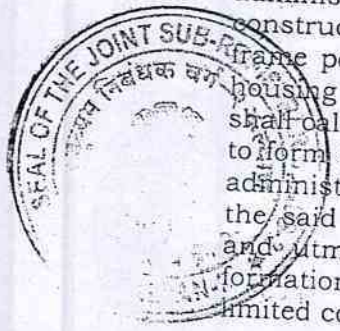




maintenance on the part of the PURCHASER/S or the organization (as the case may be). Regarding the items which are got manufactured or supplied by PROMOTERS from outside agencies (e.g. lift, generator, inverter, mechanical parking, -) and who have given their guarantees, the said guarantees, subject to the terms thereof, shall continue and shall be the contracts between the said manufacturer or supplier and the PURCHASER/S or organization since the date of delivery of possession of the flat/ unit to the PURCHASER/S and the PROMOTERS shall not be responsible for the same.

8. The PURCHASER/S shall use the said premises or any part thereof or permit the same to be used only for purpose for which it is purchased. The PURCHASER/S shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The PURCHASER/S along with other PURCHASER/S of Flat in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the PROMOTERS may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the PROMOTERS within seven days of the same being forwarded by the PROMOTERS to the PURCHASER/S, so as to enable the PROMOTERS to register the common organization of PURCHASER/S of premises in said building. No objection shall be taken by the PURCHASER/S if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The PROMOTERS 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 PURCHASER/S 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.



9-11	THE PROMOTERS shall, within three months of 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 interest of the PROMOTERS in the said structure of the Building in which the said Apartment is situated.
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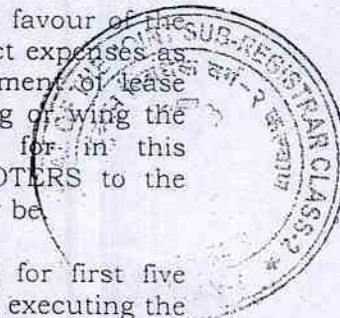
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- 9.(b) The PROMOTERS shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original PROMOTERS and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
- 9.(c) Within 15 days after notice in writing is given by the PROMOTERS to the PURCHASER/S that the said premises is ready for use and occupancy, the PURCHASER/S shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of said 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/S shall pay to the PROMOTERS such proportionate share of outgoings as may be determined. The PURCHASER/S further agrees that till the PURCHASER/S share is so determined the PURCHASER/S shall pay to the PROMOTERS provisional monthly contribution for residential premises of Rs. 4000 /- per month plus 18% GST (as per the current Government Rules) towards the outgoings. The amounts so paid by the PURCHASER/S to the PROMOTERS shall not carry any interest and remain with the PROMOTERS 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 subject expenses as mentioned above. 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 PROMOTERS to the Society or the Limited Company, as the case may be.

However annual maintenance cost of parking for first five years will be paid by PROMOTERS to the agency executing the parking work. After that PURCHASER/S shall be responsible to maintain and manage the Tower parking at their cost and expenses and further shall be liable and responsible from time to time, for payment of additional charges, towards maintenance/ AMC charges of such Tower parking.

10. At the time of registration of conveyance of the building, the PURCHASER/S shall pay to the PROMOTERS, as the case may be, the PURCHASER/S 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



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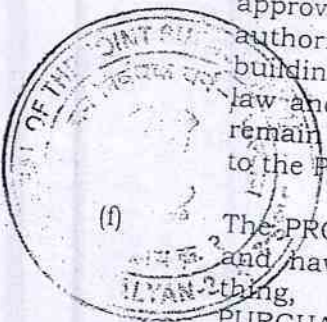


conveyance or Lease of the project land, the PURCHASER/S shall pay to the PROMOTERS, as the case may be, the PURCHASER/S share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

11. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS.**

The PROMOTERS hereby represents and warrants to the PURCHASER/S as follows:-

- (a) The PROMOTERS 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;
  - (b) The PROMOTERS have 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;
  - (c) There PROMOTERS are going to avail project loan from Bank/Financial institute for construction of said building on said property.
  - (d) 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;
  - (e) 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 PROMOTERS have 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;
- (f) The PROMOTERS have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the PURCHASER/S created herein, may prejudicially be affected;



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The PROMOTERS 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/S under this Agreement;

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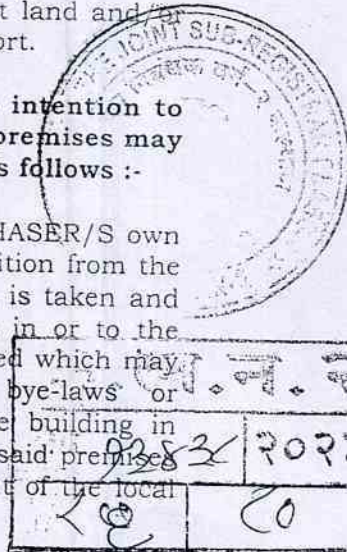
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- (h) The PROMOTERS confirm that they are not restricted in any manner whatsoever from selling the said premises to the Flat PURCHASER/S in the manner contemplated in this Agreement;
- (i) At the time of execution of the conveyance deed of the structure to the association of various PURCHASER/S the PROMOTERS shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Society of the PURCHASER/S or earlier as per the discretion of the PROMOTERS .
- (j) The PROMOTERS have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (k) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the PROMOTERS in respect of the project land and the Project except those disclosed in the title report.

12. **The PURCHASER/S or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the PROMOTERS as follows :-**

- (a) To maintain the said premises at 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.



- (b) 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 Flat PURCHASER/S in this



behalf, the Flat PURCHASER/S shall be liable for the consequences of the breach.

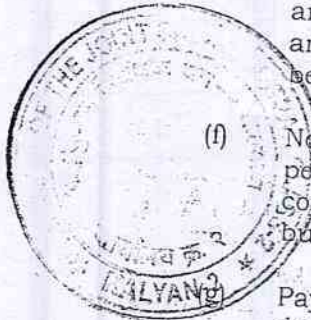
- (c) To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the PROMOTERS to the PURCHASER/S and shall not do or suffer to be done anything in or to the building in which the said premises 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/S committing any act in contravention of the above provision, the Flat PURCHASER/S shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (d) 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 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 PROMOTERS and/or the Society or the Limited Company.

Not to do holes or changes in materials and colour on the exterior walls and chajjas of the premises. Not to fix grills outside the windows. Not to change in external elevation by changing the windows and railing or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

- (e) 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.

- (f) 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.

Pay to the PROMOTERS, as the case may be within fifteen days of demand, 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 PURCHASER/S is situated.



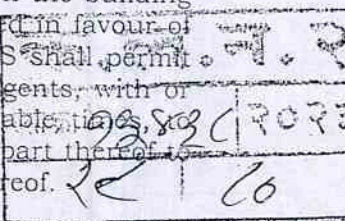
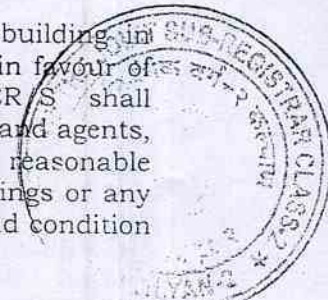
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- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the PURCHASER/S by the PURCHASER/S for any purposes other than for purpose for which it is sold.
- (i) The PURCHASER/S 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/S to the PROMOTERS under this Agreement are fully paid up and only if the PURCHASER/S had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless and until prior permission in writing is obtained from the PROMOTERS.
- (j). The PURCHASER/S 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 performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by the 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.
- (k) 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/S shall permit the PROMOTERS 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.
- (l) 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/S shall permit the PROMOTERS 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.
- (m) PURCHASER/S agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, permission, sanctions, approvals NOCs etc. that have been granted or sanctioned

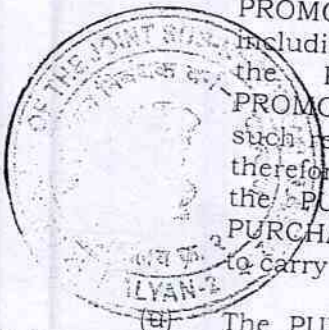




and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.

- (n) Not to obstruct the development work for any reason and in any way.
- (o) In the event of the PROMOTERS carrying out any work of additions and/or alterations as per instructions of the PURCHASER/S to keep the PROMOTERS harmless and indemnified from all or any actions if taken by any person or authority or incidentals thereof. The PROMOTERS shall not be bound to obtain completion/occupation certificate as per such additions or alterations which work shall be done by the PURCHASER/S at his own costs and risk.
- (p) If the PURCHASER/S shall desire to fit grill/s to the balconies and/or windows then he/she shall do so only after completion of the entire project and obtaining written consent of the PROMOTERS and at his/her own costs and responsibility and only as per the designs and specifications approved by the PROMOTERS.
- (q) The PURCHASER/S shall not dry or hang clothes in the balconies.
- (r) If the unit purchased is a non-residential unit then the PURCHASER/S shall use the same only for agreed/sanctioned/permited purpose and shall not change the use without prior written permission of the PROMOTERS or Society as the case may be.
- (s) Till a separate electric meter or a water meter is installed/purchased by the M.S.E.B./Municipal Corporation the PURCHASER/S herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her flat/unit.
- (t) If after delivery of possession of the said unit, the PROMOTERS or Society is required to carry out repairs including for stopping leakage of water in the toilet, then the PURCHASER/S herein shall permit the PROMOTERS or Society as the case may be to carry out such repairs without delay and shall give required help therefor. If such leakage is due to alterations made by the PURCHASER/S or due to negligence of the PURCHASER/S then the PURCHASER/S shall be liable to carry out the said repairs and pay cost therefor.

(u) The PURCHASER/S shall keep the facade and outer surfaces of the building in the same condition and



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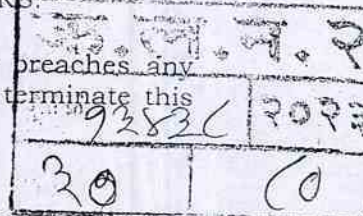
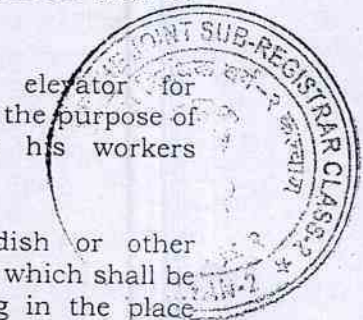
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maintain the same to the extent of his/her unit. PURCHASER/S shall not do or cause to be done or abstain from doing any act which will affect the beauty, grandeur and peace of the building. The PURCHASER/S shall not cause any nuisance to other PURCHASER/S and occupiers and PROMOTERS in any manner whatever.

- (v) The PROMOTERS advises the PURCHASER/S not to visit the site during the period of construction work for various purposes including safety. PURCHASER/S and/or any person on his/her/their behalf shall not be entitled to enter the site of construction for any purpose without prior permission of the PROMOTERS. PROMOTERS may allow PURCHASER/S and his/her/their immediate family (excluding children below 15 years of age) visit of the flat/unit purchased by him/her/them on one day in a month and on restricted hours in the presence of his/her representative for checking the progress of the work of his/her/their flat/unit. PURCHASER/S and his/her family will arrange for their own gear viz. helmet and boots and visit the construction site at their own risk. PROMOTERS shall not be responsible for any accident or injury. Also if due to action or non action of the visitors any harm be caused to the site or to the men of the PROMOTERS or any other person then PURCHASER/S shall be responsible for the same. PROMOTERS reserves its right to prohibit the PURCHASER/S or any person from visiting the site or his/her/their flat/unit for any reason including safety, nuisance, etc. and decision of the PROMOTERS shall be final.
- (w) The PURCHASER/S shall not use elevator for transportation of material to be taken for the purpose of any work by the PURCHASER/S or his workers appointed.
- (x) The PURCHASER/S shall not erect dish or other antennae outside the Flat/unit / building which shall be erected only on the roof of the building in the place designated for the same by the PROMOTERS.

If PURCHASER/S fails to act as above or breaches any term, the PROMOTERS shall be entitled to terminate this agreement.



13. The PROMOTERS shall maintain a separate account in respect of sums received by the PROMOTERS from the PURCHASER/S 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.



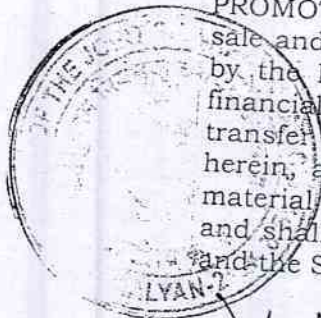
14. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said premises or of the said Property and Building or any part thereof. The PURCHASER/S shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the PROMOTERS 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 Apex Body / Federation as hereinbefore mentioned.

15. **PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE BUT ENTITLED FOR PROJECT LOAN :**

After execution this Agreement PROMOTERS shall not mortgage or create a charge on the said premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the present PURCHASER/S, who has taken or agreed to take said premises.

Notwithstanding anything contained above, the PROMOTERS shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the PURCHASER/S under this agreement in respect of said premises.

The PROMOTERS have brought to the clear notice and knowledge of the PURCHASER/S that they intend to create charge and mortgage on the Said Property with any banks or financial institution for obtaining financial assistance and cash credit facilities and the PURCHASER/S is aware of the same and the PURCHASER/S shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the PROMOTERS. The PROMOTERS agree and undertake that such charge, mortgage shall be cleared by the PROMOTERS as per the rules and regulations of the bank or financial institution and the PROMOTERS shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the PURCHASER/S under this present from such bank or financial institution so as to effectuate the legal and perfect transfer of the said premises in favour of the PURCHASER/S herein, and the PROMOTERS 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 Property.



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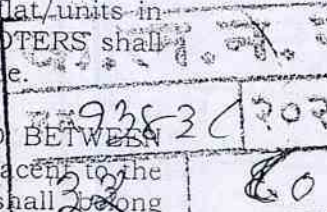
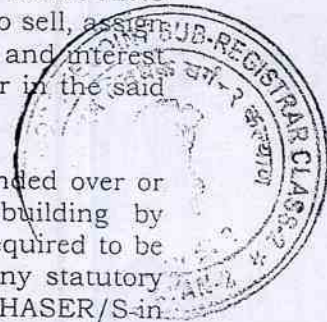
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16. It is agreed by and between the Parties as under -

- (a) The name of the project shall be "Anand 21 Uptown"- by VPA DEVELOPERS" and this name shall not be changed without the written consent of the PROMOTERS.
- (b) The PURCHASER/S is/are aware that corporation may not be able to supply adequate water throughout the year. In that case until the conveyance, the PROMOTERS shall help the PURCHASER/S and their organization for providing required quantity of water by purchasing the same from the market as per availability. All costs therefor shall be borne by the PURCHASER/S and their organization and PROMOTERS shall not be liable to bear the costs thereof. In this respect the role of the PROMOTERS shall be of giving required help and making adequate arrangements.
- (c) If any tax, cess, duty, premium or like some be levied or made applicable by any authority in future on the subject relating to this Agreement then the PROMOTERS shall be entitled and the PURCHASER/S shall be liable to pay to the PROMOTERS the said additional amount in proportion to the area of the said Flat/unit or as may be made applicable. The said amount shall be paid by the PURCHASER/S within 15 days from the date of demand made by the PROMOTERS. If PURCHASER/S fails to pay the said amount with the said time limit then the PROMOTERS shall be entitled to interest thereon and/or to terminate the Agreement.
- (d) Provided that the PROMOTERS does not in any way affect or prejudice the right hereby granted in favour of the PURCHASER/S in respect of the said flat/unit, the PROMOTERS as per the provisions of the RERA shall be at liberty to sell, assign or otherwise deal with or dispose off their right, title and interest in the said entire scheme or under this agreement or in the said building hereinafter to be constructed thereon.
- (e) After the possession of the premises/building is handed over or after getting the completion certificate of the building by concerned local authority if any work thereafter is required to be carried out by the Government or Municipality or any statutory authority, the same shall be carried out by the PURCHASER/S in co-operation with the PURCHASER/S of the other flat/units in the said building at their own costs and the PROMOTERS shall not be in any manner liable or responsible for the same.
- (f) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space/s adjacent to the terrace flat/units in the said building, if any, shall be along exclusively to the PROMOTERS or respective PURCHASER/S of the terrace flat/units if so purchased by the PROMOTERS and such terrace spaces are intended for the exclusive use of the respective terrace flat/unit PURCHASER/S. The said terrace shall not be enclosed by the flat/unit PURCHASER/S till the permission in writing is obtained from the concerned local authority and the PROMOTERS or the Society as the case may be.





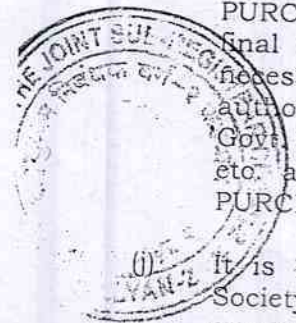
The PROMOTERS shall have the right to construct flat/units etc. on the terraces of the existing building and utilise the FSI obtained for Road Widening/Internal Road or any other TDR obtained by the PROMOTERS.

(g) If any amount due and payable by the PURCHASER/S remains unpaid then the PROMOTERS at its discretion and without prejudice to its other rights shall be entitled to adjust and satisfy such dues from any other amount paid by the PURCHASER/S or from any amount payable to the PURCHASER/S and adjust the account accordingly and in case still there are dues from PURCHASER/S make demand accordingly. .

(h) Any exclusive use purchased by the PROMOTERS shall be subject to the right of the Society and its agents of use of the same for the specific purpose and to the extent necessary of maintenance and repairs of the common amenities such as drainage, water and electrical lines, etc. All areas, etc. which are not allowed for exclusive use to any other person/s, shall remain for the exclusive use of the PROMOTERS and the PURCHASER/S herein shall not object to the same nor obstruct the PROMOTERS from allowing such exclusive use to any other person/s.

Any exclusive use allotted by the PROMOTERS either of the Balcony/Terrace, Stilt area, Open space or of any other portion is for specific purpose and shall be subject to the right of the Association of Apartment Owners and its Agents of use of the same for maintenance and repairs of the common amenities, such as drainage, water and electrical lines etc passing through it. The PURCHASER/S cannot claim compensation if any damages is caused to Balcony/terrace or say to the Garden on the open space, during such maintenance work.

(i) The PURCHASER/S hereby irrevocably authorises the PROMOTERS to represent him before the concerned authorities in all matters regarding the property tax, assessment and re-assessment before the concerned authorities and the decisions taken by the PROMOTERS in this regard shall be binding on the PURCHASER/S. The PROMOTERS may till the execution of the final conveyance represent the PURCHASER/S to do all the necessary things/acts in all the departments of the concerned authority, Collectorate, Road, Water, Building Tax assessment, Govt. and Semi-Govt. departments, MSEB/MSEDCL, ULC official etc. and the same shall stand ratified and confirmed by the PURCHASER/S herein.



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It is specifically agreed between the Parties that even if the Society of all the unit holders is formed and registered and conveyance completed the PROMOTERS will not be liable to pay any transfer fee, entrance fee, or any fee or charges under any head and also will not be liable to contribute towards the common expenses or maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold flat/units. The PURCHASER/S of such units shall be liable to pay maintenance from the date of allotment and delivery of possession.

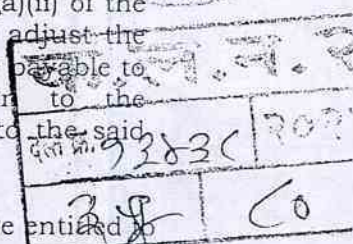
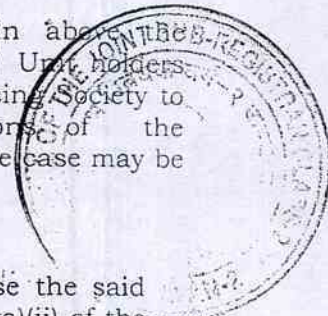
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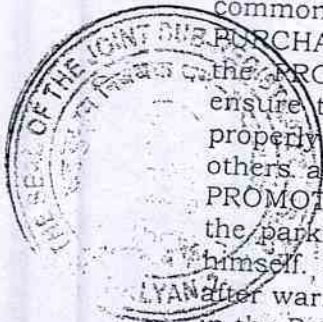
- (k) It is hereby made clear that the PROMOTERS shall be entitled to use the marginal open space/s as an access for another building, land and allow such access to any other person/s and the PURCHASER/S herein or the organisation in which he will become a member shall not be entitled to object the said use by the PROMOTERS or its nominee/s or assignee/s and the flat/unit or the property shall be conveyed subject to the said right of the PROMOTERS and this term is the essence of this agreement.
- (l) As the PROMOTERS will be applying to the concerned authorities for giving separate water connections for the building and electricity meters and connections for the flat/unit of the PURCHASER/S if there is a delay in obtaining the water and electricity connections from the concerned departments then in that case the PROMOTERS may provide electrical connections/water supply through any other temporary arrangement due to which if there is improper supply of water/electricity the PROMOTERS shall not be held responsible for the same and the PURCHASER/S hereby consents for any temporary arrangement that may be made in the said interim period. The PURCHASER/S shall pay for the proportionate charges as demanded, determined and decided by the PROMOTERS. The PROMOTERS shall be entitled to deduct any dues of such proportion or entire charges payable by the PURCHASER/S for the above from the maintenance deposit agrees for which the PURCHASER/S hereby gives his consents.
- (m) It is hereby made clear that as stated herein above the organisation of all the Flat/unit PURCHASER/S / Unit holders for the said Building shall be a co-operative Housing Society to be formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 as the case may be as per the discretion of the PROMOTERS.
- (n) **INVESTMENT CLAUSE:-**  
The PURCHASER/S herein has agreed to purchase the said Flat/unit as an Investor as laid down in Article 5(ga)(ii) of the Bombay Stamp Act, 1958 and hence is entitled to adjust the stamp duty paid to this agreement against the duty payable to the conveyance by the PURCHASER/S herein to the subsequent PURCHASER/S as per the provision to the said clause 5(ga)(ii) of the Bombay Stamp Act, 1958.
- (o) (i) The PROMOTERS at its discretion and option shall be entitled to Enter into agreement with any person / company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof even after formation of Society. The PURCHASER/S and Society shall be bound by the said contract. During the continuance of the scheme the maintenance charges paid by the PURCHASER/S after occupying the flat/unit agreed to be sold to him or interest accrued from the deposit paid by him, is never sufficient to cover the expenses of maintenance of the common areas and facilities, as similar charges are not collected from the other flat/units / unsold flat/units. The PURCHASER/S herein agrees to the above





fact and hence agrees that he will not demand account therefor till the entire scheme is complete and maintenance is handed over to the Society.

- (ii) The monthly / yearly contribution towards maintenance mentioned above does not include charges towards supply of water. Water will be provided by PROMOTERS from various sources viz. borewell, tankers, corporation, etc. and hence PROMOTERS shall calculate the cost that is being or will be incurred by the PROMOTERS from time to time and divide the same prorata on each building in the scheme and thus on each flat/unit and the same will be billed and collected in advance. The collection may be on half yearly or yearly basis.
- (iii) It is made clear that presently period of 4 to 6 months is required for obtaining completion certificate from the Corporation after completion of the development and the building and filing of the application. For the said reason the PROMOTERS shall obtain certificate of the Architect about the building work having been completed and on the request of the PURCHASER/S the PROMOTERS shall deliver possession of the flat/unit for the purpose of interior works, pooja, etc. The PURCHASER/S shall be liable to pay maintenance charges from the date of delivery of such possession.
- (iv) If the flat/unit PURCHASER/S fails to pay the maintenance or water supply charges then the PROMOTERS shall be entitled to dis-connect or stop the supply to the flat / unit until the charges are paid.
- (p) **REIMBURSEMENT FOR EXPENSES OF INTERIOR WORKS:-**  
In addition to the above the PURCHASER/S shall be liable to pay to the PROMOTERS costs that may be incurred by the PROMOTERS on account of PURCHASER/S's use of common amenities such as water, electricity, etc. for interior works. During the interior work, any misbehaviour or improper use of common facilities by PURCHASER/S, penalty will be levied on the PURCHASER/S. Quantum of such penalty shall be calculated by the PROMOTERS on ad-hoc basis. The PURCHASER/S shall ensure that the workers carrying out the interior works behave properly and do not cause nuisance to the PROMOTERS and others and act as per the rules that may be stipulated by the PROMOTERS for the purpose. E.g. the material shall be kept in the parking of which use is specified by the PURCHASER/S for himself. If any worker misbehaves and continues to misbehave after warning, the PROMOTERS shall be entitled to stop his entry in the Property.



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**BINDING EFFECT:-**

Forwarding this Agreement to the PURCHASER/S by the PROMOTERS does not create a binding obligation on the part of the PROMOTERS or the PURCHASER/S until, firstly, the PURCHASER/S signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by

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

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

19. **RIGHT TO AMEND:-**

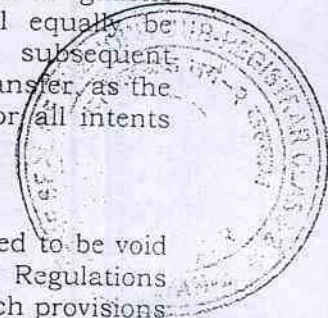
This Agreement may only be amended through written consent of the Parties.

20. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S, subsequent PURCHASER/S:-**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent PURCHASER/S of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

21. **SEVERABILITY:-**

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



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22. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-**

Wherever in this Agreement it is stipulated that the PURCHASER/S has/have 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 premises in the Project.



23. **FURTHER ASSURANCES:-**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

24. **PLACE OF EXECUTION:-**

The execution of this Agreement shall be complete only upon its execution by the PROMOTERS through its authorized signatory at the PROMOTERS Office, or at some other place, which may be mutually agreed between the PROMOTERS and the PURCHASER/S, and after the Agreement is duly executed by the PURCHASER/S and the PROMOTERS or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

25. The PURCHASER/S and/or PROMOTERS 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 PROMOTERS will attend such office and admit execution thereof.

26. That all notices to be served on the PURCHASER/S and the PROMOTERS as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER/S or the PROMOTERS by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses as specified hereinabove in names of parties.

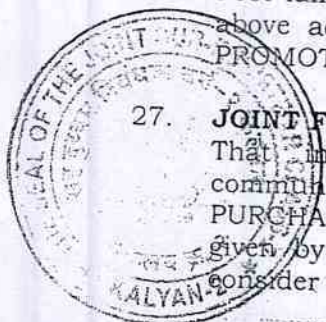
It shall be the duty of the PURCHASER/S and the PROMOTERS to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received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

27. **JOINT FLAT PURCHASER/S:-**

That in case there are Joint Flat PURCHASER/S all communications shall be sent by the PROMOTERS to the PURCHASER/S 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 Flat PURCHASER/S.

28. **STAMP DUTY AND REGISTRATION:-**

Stamp Duty and Registration The charges towards stamp duty and Registration fees and all other incidental charges in respect 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 charges of this Agreement) shall be borne and paid by the PURCHASER/S alone. If any stamp duty over and above the stamp duty already



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paid on this Agreement is required to be paid or is claimed by the concerned authority, the same shall be borne and paid by the PURCHASER/S alone including interest penalty if any. The PROMOTERS shall not be liable to contribute anything towards the same nor shall the PURCHASER/S hold the PROMOTERS liable and/or responsible towards stamp duty and related expenses, all taxes, penalties etc. The PURCHASER/S shall be entitled to the benefits offered to him under the provision of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending PURCHASER/S subject to the provisions of the said Act.

29. **DISPUTE RESOLUTION:-**

This agreement is made under the provisions of Real Estate (Regulation and Development) Act, 2016, and Rules and Regulations made thereunder. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30. **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 and the Kalyan courts will have the jurisdiction for this Agreement.

**SCHEDULE OF THE PROPERTY**

ABOVE REFERRED TO ALL THAT pieces and parcels of land lying, being and situated at Village Wadeghar, Taluka Kalyan, Dist Thane bearing :

Survey No.	Hissa No.	Area (Sq. Meters)
70	1/1	970 sq. meters under present Development out of 8413 sq. meters
70	1/B/1	1520
	Total Area under Development	2490

REGISTRAR CLASS 2  
 KALYAN-2  
 DIST. THANE  
 2023

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and within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

SIGNED & DELIVERED  
by the within named  
PROMOTERS  
M/s VPA DEVELOPERS  
Through its Partner  
Mr. Vikas Narayan Virkar



V. P. Virkar



SIGNED & DELIVERED  
by the within named  
PURCHASER/S

Mrs. Darshana Digambar Bhaik



Darshana Digambar Bhaik



Mr. Digambar Prabhakar Bhaik



Digambar Prabhakar Bhaik



WITNESS:

1. Name: श्री. निला विनकर डागे  
Kalyan (w)

2. Name: Dinkar L. Dargale  
Kalyan (w)



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१०	१०



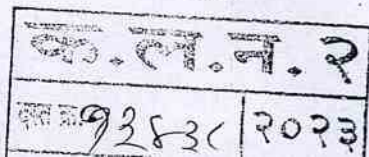
## RECEIPT

RECEIVED WITH THANKS FROM ]  
 THE WITHIN NAMED PURCHASER/S ]  
 THE SUM OF Rs. 8,90,000/- ]  
 (Rupees Eight Lakhs Ninety ]  
 Thousand Only) ]  
 being the part payment within ]  
 mentioned. To be paid by them to ]  
 us as under: ]

Sr. No.	Name of Bank	Branch	Date	Cheque no	Amount
1	State Bank Of India	Khadakpada Kalyan(W)	16.04.2023	308697	1,00,000/-
2	State Bank Of India	Khadakpada Kalyan(W)	30.05.2023	308698	7,90,000/-
Total					8,90,000/-

M/S VPA DEVELOPERS

*V. P. V. L.*  
 PROMOTERS





आयकर विभाग  
INCOME TAX DEPARTMENT  
VPA DEVELOPERS

भारत सरकार  
GOVT. OF INDIA

01/03/2009  
Permanent Account Number  
AAGFV8035Q

24042008

V. P. W.

ADVOCATE

BAR COUNCIL OF  
MAHARASHTRA & GOA

HIGH COURT, BOMBAY  
☎: 2267 3371, 2265 6167

NAME: Hemali Dilip Yelmane  
RESIDENCE Panchavati, Nashik: 422003  
ROLL No: Mah/ 81 / 2005  
ENROLLED ON: 14.01.2005  
DATE OF BIRTH: 12.10.1979

SECRETARY

A. A. Vaze  
A.V.

आयकर विभाग  
INCOME TAX DEPARTMENT  
DIGAMBAR PRABHAKAR BHAIK  
PRABHAKAR SHANKAR CHAIK

भारत सरकार  
GOVT. OF INDIA

04/05/1989  
Permanent Account Number  
BCHPB8558E

REGISTRAR CLASS-2  
MUMBAI-2

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CBFP07174N

नाम  
DAMIRANA DIGAMBAR BHAIK

पिता का नाम / Father's Name  
CHINAR LAXMAN DAGALE

07/2/1992

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गाव :- वाडेघर (१४३६८९)

तालुका :- कल्याण

जिल्हा :- ठाणे

# ई महा प्रति



हा गाव मनुष्य क्रमांक १८/०१/२०२०-२०४२२५९ PM रोजी डिजिटल स्वाक्षरीत कोला आहे व गाव मनुष्य क्रमांक १२ हा डेटा स्वयंप्रमाणित असल्यामुळे १४/१२ अमितेखावर वर  
कोलासाठी सही शिक्क्याची आवश्यकता नाही  
१४/१२ डाउनलोड दि. ०८/०५/२०२३ ११:३६ PM. हीपता पडता.कमीसाठी <https://ogtalsatbera.maharashtra.gov.in/oaar/> या संकेता स्थळावर जाऊन 2112100091119245 हा क्रमांक  
वापरोवा.

पृष्ठ क्र. २/३



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गाव नमुना बारा ( पिकांची नोंदवही )

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

गाव :- वाडेघर (१४३६८९)

तालुका :- कल्याण

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ७०/५/१

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधने	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१९	संपूर्ण वर्ष							अक्षििक वापर	१३१.८०००	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई-महाराष्ट्र



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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- वाडेघर (९४३६८९)

तालुका :- कल्याण

जिल्हा :- ठाणे



ULPIN : 16923564275

भूमापन क्रमांक व उपविभाग ७०/१/४/१

16923564275

भूधारणा पद्धती		भोगवटादार वर्ग - १		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार.
क्षेत्राचे एकक आर.चौ.मी	३६०	व्ही. पी. ए. डेव्हलपर्स तर्फे भागीदार विकास नारायण विरकर	१५.२०.००	३.११		(१४७२)	कुळाचे नाव व खंड
अकृषिक क्षेत्र							इतर अधिकार
दिन शेती	१५.२०.००						प्रलंबित फेरफार नाही.
दिन शेती	३.११						शेवटचा फेरफार क्रमांक : १५३७ व दिनांक : १५/०३/२०१८
आकारणी							
जुने फेरफार क्र : (३७) (३३८) (४२४) (५३४) (६२३) (६४५) (७८१) (८१३) (८३३) (१०२१) (१०९३) (११६८) (१२४५) (१४८०) (१५३७)							सीमा आणि भूमापन घिन्हे



हा गाव नमुना क्रमांक ७ दिनांक १५/०७/२०१९, ०३:२३:२४ PM रोजी डिजिटल नोंदबद्धा केला आहे व गाव नमुना क्रमांक १२ यात नोंदबद्धा केलेले अशाच्यामुळे ७/१२ अभिलेखावर वर कोमत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०८/०५/२०२३ : १५:५८:५१ PM. वेबसाइट पडताळणीसाठी <https://dgitabsetbara.mahabhum.gov.in/> या वेबसाइटवर जाऊन 2112100001030204 हा क्रमांक वापरता.

पृष्ठ क्र. १/२



क. ल. न. २

क्र. १३४३८ / १०१३



गाव नमुना द्वारा (पिकांची नोंदवही)

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

गाव :- वाडेघर (१४३६८९)

तालुका :- कल्याण

जिल्हा :- ठाणे

सुभाषन क्रमांक व उपविभाग

७०/१/ब/१

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्थळ	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१९	संपूर्ण वर्ष							अकृषिक वापर	१५.२०००	

टीप :- सादरची नोंद मोबाइल ॲप द्वारे घेऊन आलेली आहे

ई नव्हा पुरि



क.स.न.२  
१३४३१ २०२३  
४६ ८०





## FORMAT A

Date :26/04/2023

To,  
Maharashtra Real Estate Regulatory Authority,  
Mumbai.

**I. Description of Property :**

REG : ALL those pieces and parcels of land lying, being and situated at Village Wadeghar, Taluka Kalyan, Dist Thane admeasuring 2490 sq. meters forming the part of properties bearing :

Survey No.	Hissa No.	Area (Sq. Meters)
70	1/1	970 sq. meters under present Development out of 8413 sq. meters
70	1/B/1 (Old - 1/2 part)	1520
	Total Area under Development	2490

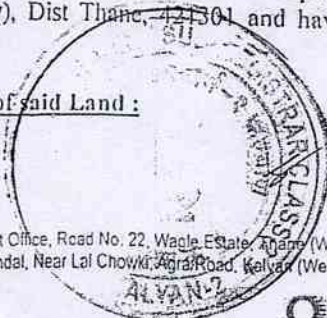
and within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter area under development admeasuring 2490 sq. meters is called and referred to as "Said Property".

**OWNER OF LAND :** M/s VPA DEVELOPERS, a registered Partnership Firm, having its Address at 1st Floor, Matrubaug, Kala Talav, Near Telephone Exchange, Ganpati Chowk, Kalyan (w) through its Partner Shri Vikas Narayan Virkar.

I have investigated the title of said property on the request of Owners i.e. M/s VPA DEVELOPERS, a registered Partnership Firm, having its Address at 1<sup>st</sup> Floor, Matrubaug, Kala Talav, Near Telephone Exchange, Ganpati Chowk, Kalyan (w), Dist Thane, 421301 and have perused the following documents :

**2. Document of Allotment of said Land :**

i. Extracts of 7/12.



Off. : 108, Lodha Supremes-II, Next to New Passport Office, Road No. 22, Wagle Estate, Kalyan (W) Ph. : +91 22 4976659  
Off. : 2nd Floor, Shivambika, Opp. Namaskar Mandal, Near Lal Chowk, Wagle Road, Kalyan (West) M : 8655115355

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ii. Relevant Mutation Entries/Certificates

iii. Khate-utara

iv. Akarband Patrak.

v. Copy of Deed of Conveyance dated-01.02.2010, registered at the office of Sub-Registrar of Assurances at Kalyan-2, under Sr. No. 1522/2010 dated 09.02.2010 made and executed between Smt Indubai Danda Patil and others as Owners/Vendors and M/s VPA DEVELOPERS through its Partner Shri Vikas Narayan Virkar as Purchasers in respect of property bearing Survey No. 70 Hissa No. 1/1 admeasuring 12380 sq meters out of total area admeasuring 13180 sq meters.

vi. Copy of Deed of Conveyance dated 02.01.2016, registered at the office of Sub-Registrar of Assurances at Kalyan-2, under Sr. No. 32/2016 dated 02.01.2016 made and executed between Shri Chandrakant Ragho Kapre and others as Owners/Vendors and M/s VPA DEVELOPERS through its Partner Shri Vikas Narayan Virkar as Purchasers in respect of property bearing Survey No. 70 Hissa No. 1/B 1 (Old 70 1/2 Part) admeasuring 1520 sq. meters.

vii. Order passed by Tahsildar, Kalyan bearing No. Mahasul/T-2/Jaminbab/Rupantarankar/SR-215/2020 dated 04.12.2020 for payment of Conversion Tax in respect of said property.

viii. Copy of Building Commencement Certificate bearing No. KDMC/TPD/BP/KD/2022-23/41 dated 05.08.2022.

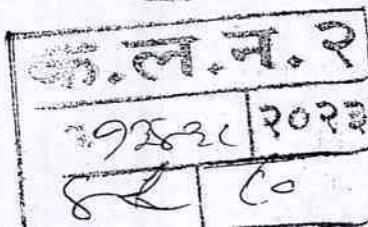
ix. Letter by Architect Landmark Group to The Assistant Director of Town Planning, Kalyan Dombivli Municipal Corporation dated 21/09/2022.

x. Copy of Revised Building Commencement Certificate bearing No. KDMC/TPD/BP/KD/2022-23/41/460 dated 15.03.2023.

3. Property Cards/Extract of 7/12 : In respect of property bearing Survey No. 70 Hissa No. 1/1, Survey No. 70 Hissa No. 1/B/1, at Village Wadeghar, Taluka Kalyan, Dist Thane.

4. Search Report : That necessary search taken from 1979 upto 2022 in respect of Property bearing Survey No. 70 Hissa No. 1/1 and from 1991 upto 2022 in respect of Property bearing Survey No. 70 Hissa No. 1/B/1 and at the office of Sub-Registrar of Assurances at Kalyan.

IN view of the aforesaid scrutiny of the relevant documents, papers and search report and subject to what is stated in the "ANNEXURE A" enclosed herewith, I am of the opinion that and I hereby certify that the title of above said buyers i.e. of M/s VPA DEVELOPERS through its Partner







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of above said owners i.e. of M/s VPA DEVELOPERS through its Partner Shri Vikas Narayan Virkar, to said property is clear and free from reasonable doubts and encumbrances and being owners of said property are well and sufficiently entitled to develop the same as per sanctioned plans and permissions and in accordance with development Rules, Regulations and Bye-laws in force from time to time and by complying with conditions as mentioned in abovesaid permissions, orders and sanctions.

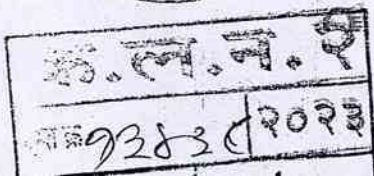
SACHIN R. SHETE  
Advocate High Court.

Note : The Report reflecting the flow of the title of the (Owner/Promoter/Developer/Company) on the said land is enclosed herewith as Annexure "A".

Encl : Annexure "A"



Off. : 108, Lodha Supremes-II, Next to New Passport Office, Road No. 22, Wagle Estate, Vane (W) Ph. : +91 22 4976659  
Off. : 2nd Floor, Shivambika, Opp. Namaskar Mandal, Near Lal Chowki, Agra Road, Vyan (West) M. : 8655115355  
Email : shetesachin9999@hotmail.com • www.oneworldlawlegal.com



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**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

## APPENDIX 'D-1'

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

To,  
M/s. V.P.A. Developers Through Mr. Vikas Narayan Virkar  
Architect:- Shri. Shirish Gajanan Nachane , Dombivali (E)  
Structural Engg:- Mr. Umesh Joshi, Kalyan (w).

Sir,

With reference to your application No.1923 dated 24/02/2023 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work/ Building on Survey No.70 Hissa No.1/1, 1/2/1, Village - Wadeghar situated at Kalyan West, the Revised Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions.

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

Office No. KDMC/TPD/BP/KD/2022-23/41/460

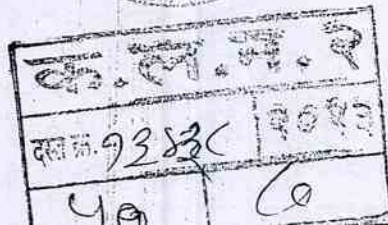
Office Stamp

Date: 15/03/2023

Yours faithfully,



*Sirindhu*  
for Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan







कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती

(समावेशक आरक्षणाच्या घर्तीवर)

सुधारीत बांधकाम परवानगी क्र. KDMC/TPD/BP/KD/2022-23/41/460

Dt 15/03/2023

महागष्ट प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-वाडेघर येथील स.नं.७० हि.नं.१/१, १/२/१ येथील २४९०.०० भूखंडावर किमान हद्दीनुसार प्राप्त होणाऱ्या २३९५.५५ चौ.मी. क्षेत्राच्या भूखंडावर ६०२३.२४ चौ.मी. चढई क्षेत्रास प्रारंभ बांधकाम परवानगी प्रदान करण्यात आलेली आहे. सद्यस्थितीत UDCPR नुसार Premium FSI, Ancillary FSI व १३६८.४९ चौ.मी. ह.वि.ह. क्षेत्रास एकूण ८८४५.५७ चौ.मी. बांधकाम क्षेत्राच्या भूखंडाचा विकास करण्यासाठी केलेल्या दिनांक २४/०२/२०२३ च्या अर्जास अनुसल्ला खालील अटी व शर्तीस अधिन राहून तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाढीबांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

इमारत - स्टिक्ट पै + पहिला मजला ते एकवीसावा मजला + Recreational Floor (रहिवास)

कडोमपा करीता - स्टिक्ट पै + पहिला मजला ते चौथा मजला (शैक्षणिक) (१०४४.३२ चौ.मी.)

१) एकात्रिकृत विकास नियंत्रण व प्रतिसाहन नियमावली (UDCPR) मधील विनियम क्र.२८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरक्षित करण्यापूर्वी बांधकाम मजुरीचा फलक लावणे आपणांवर बंधनकारक राहिले.

२) UDCPR मधील विनियम क्र.१५ Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिले.

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

४) UDCPR मधील Appendix नुसार वाडेघर व जात्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे कल्याण आढळून आल्यास सदनची विकास परवानगी रद्द समजण्यात येईल.

६) UDCPR मधील विनियम क्र.१२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी संरक्षित वास्तुशिल्पकार Structural Engineer व परवानगीधारक यांचेवर राहिले. याची नोंद घ्यावी.

७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिले. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्रमाणानुसार केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिले.

७/३/२०२३  
५१

८) जागेत कोणतेही बांधकाम असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिले व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिले.

९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.



१०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग,(क.डॉ.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.

११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.

१२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.

१३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.

१४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.

१५) वापर परवाना दाखला घेण्यापूर्वी जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.

१७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१८) UDCPR मधील विनियम क्र. १३.२ नुसार ४००० चौ.मी. पेक्षा जास्त क्षेत्राच्या भूखंडावरील इमारतीत सौररज्जा उपकरणे बसवणे आपणावर बंधनकारक राहिल.

१९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.

२०) UDCPR मधील विनियम क्र. ३१.४ नुसार रेल्वे विभागाकडील ना हरकत दाखला सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

२१) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२२) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.

२३) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलींग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२४) UDCPR मधील विनियम क्र. ३१.५ नुसार पर्यावरण विभागाकडील ना हरकत दाखला (Environmental Clearance) सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

२५) UDCPR मधील विनियम क्र. १३.५ नुसार धनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.



क.ल.व.२



- २६) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- २७) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २८) बांधकाम पुर्णत्वाचा दाखला घेईपर्यंत महिला कामगाराकरीता स्वतंत्र स्वच्छतागृह बांधणे आपणावर बंधनकारक राहिल.
- २९) प्रकरणी बांधकाम पुर्णत्वाचा दाखला घेणेपुर्वी सदर भुखंडामधील १८.०० मी. रुंद विकास योजना रस्त्याखालील बाधीत क्षेत्राची ताबा पावती व ७/१२ उताय महानगरपालिकच्या नावे करणे आपणावर बंधनकारक राहिल.
- ३०) प्रकरणी बांधकाम पुर्णत्वाचा दाखला घेणेपुर्वी आ.क्र.६६ 'प्राथमिक शाळा' या आरक्षणाचे बाधीत क्षेत्र हस्तांतरीत करून सदर क्षेत्राची ताबा पावती महपालिकेच्या नावे करणे आपणावर बंधनकारक राहिल.
- ३१) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.
- इशारा:-मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपत्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल: -

अ.क्र.	लेखाशिर्ष	एकुण रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	७९२९६०/-	AC39183	१०/३/२०२३	-	-
२	ARI 020103	१४११५/-	AC39183	१०/३/२०२३	-	-
३	ARI 020104	१४७८४००/-	AC39183	१०/३/२०२३	-	-
४	ARI 020105	२६६०००/-	AC39183	१०/३/२०२३	-	-
५	ARI 020107	१०५०००/-	AC39183	१०/३/२०२३	-	-
५	ARI 020110	९५७९५०/-	AC39183	१०/३/२०२३	-	-
६	ASI 010304	८४६९००/-	AC39186	१०/३/२०२३	-	-
७	ASI 010513	७५१४८३/-	AC39183	१०/३/२०२३	-	-
८	ASI 010518	७९२९६०/-	AC39188	१०/३/२०२३	-	-
९	ASI 020519	९५७९५०/-	AC39190	१०/३/२०२३	-	-
Total		६९६३७९८/-	-	-	-	-

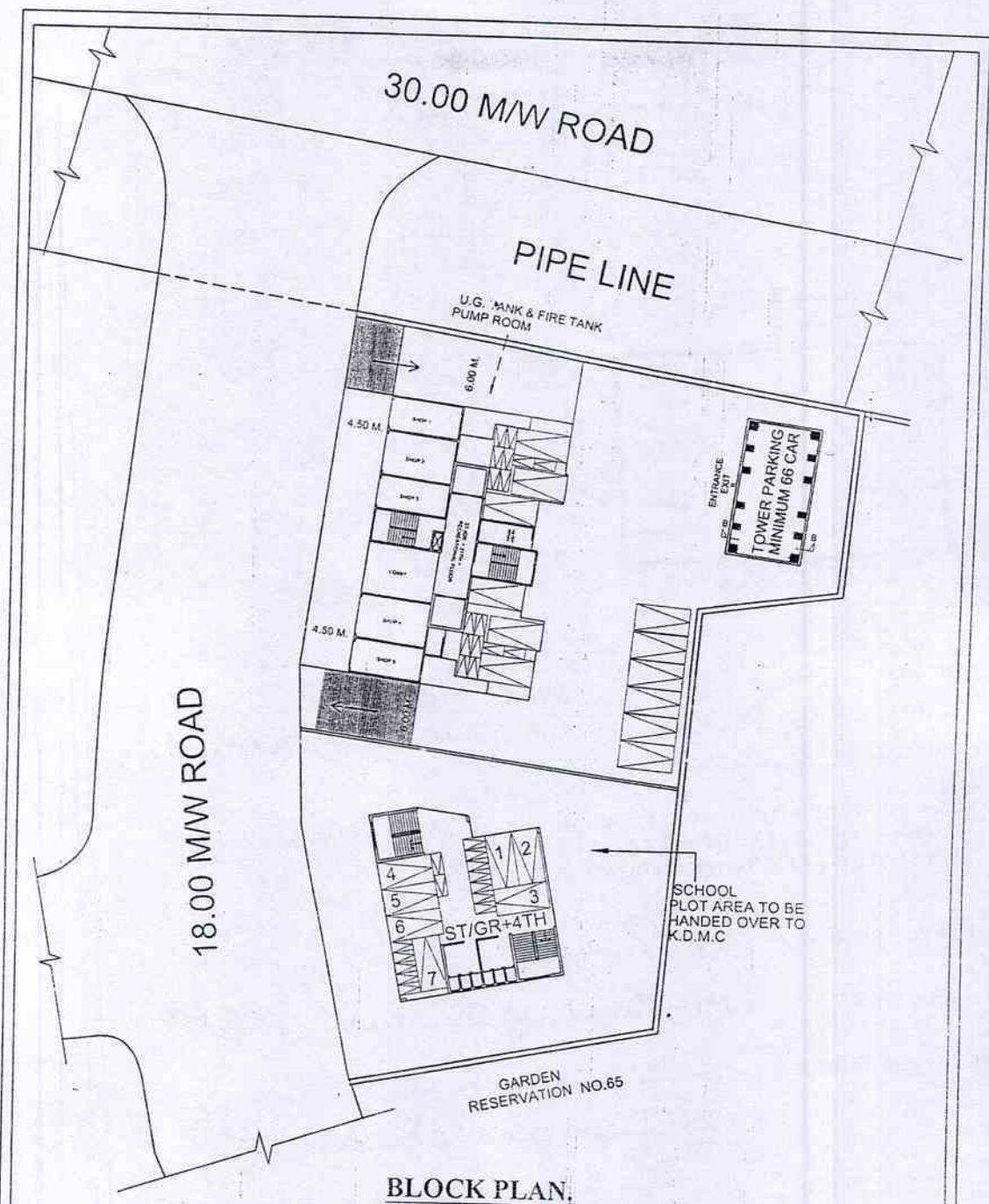


प्रत:- १) करनिष्पत्तिक व संचालक कडोमपा कल्याण  
२) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र.

सहाय्यक संचालक नगररचना (करिवा)  
कल्याण डोंबिवली महापालिका, कल्याण.

क.ल.न.२	
वत क्र. १३४३८	२०२३
१३	८०





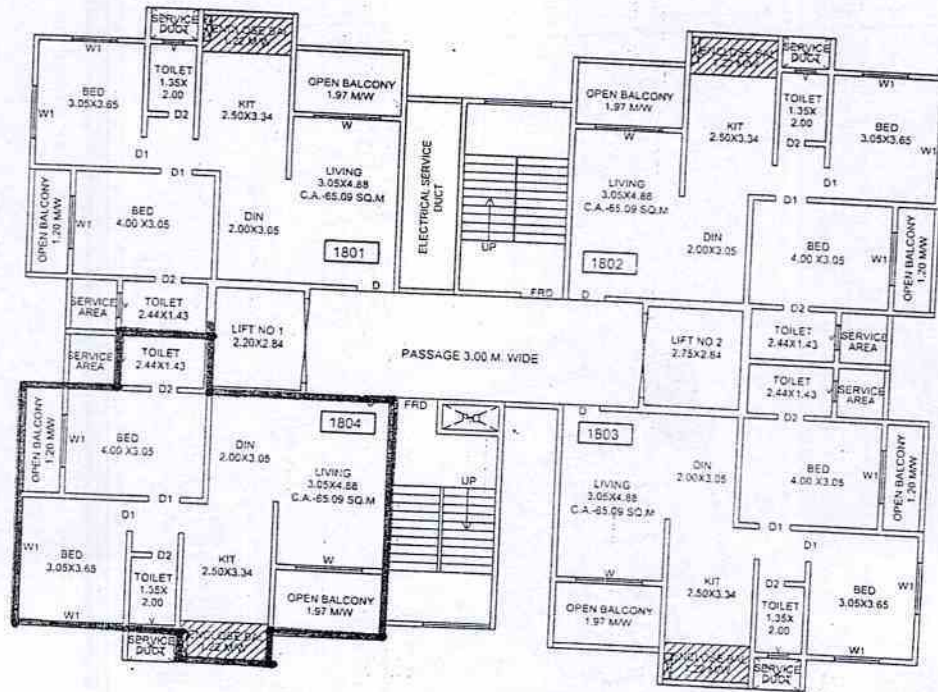
BLOCK PLAN.

PROPOSED BUILDING ON LAND BEARING S. NO.70 H.NO.1/1 & 2/1 AT VILLAGE-WADEGHAR, TAL - KALYAN, DIST. THANE.



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कल.क्र. १३८३८	२०२३
५५	१





2ND TO 21ST FLOOR PLAN

FLAT NO. 1804 FLOOR. 18<sup>th</sup>  
 C.A OF FLAT 66.03 (Rera) C.A OF ENC.BALC. 2.67 sq.mtr.  
 C.A OF BALC. 8.75 sq.mtr.

NOTES:

- 1) FLAT ALLOTTED TO THE FLAT PURCHASER SHOWN BY RED COLOUR BOUNDARY. ( RERA CARPET AREA + OTHER AREAS )
- 2) BALCONY TO BE ENCLOSED IS SHOWN THUS

SIGN. OF PROMOTER V. P. Yil

NAME & SIGN. OF 1) Mrs. Darshana D. Bhaik DDagale

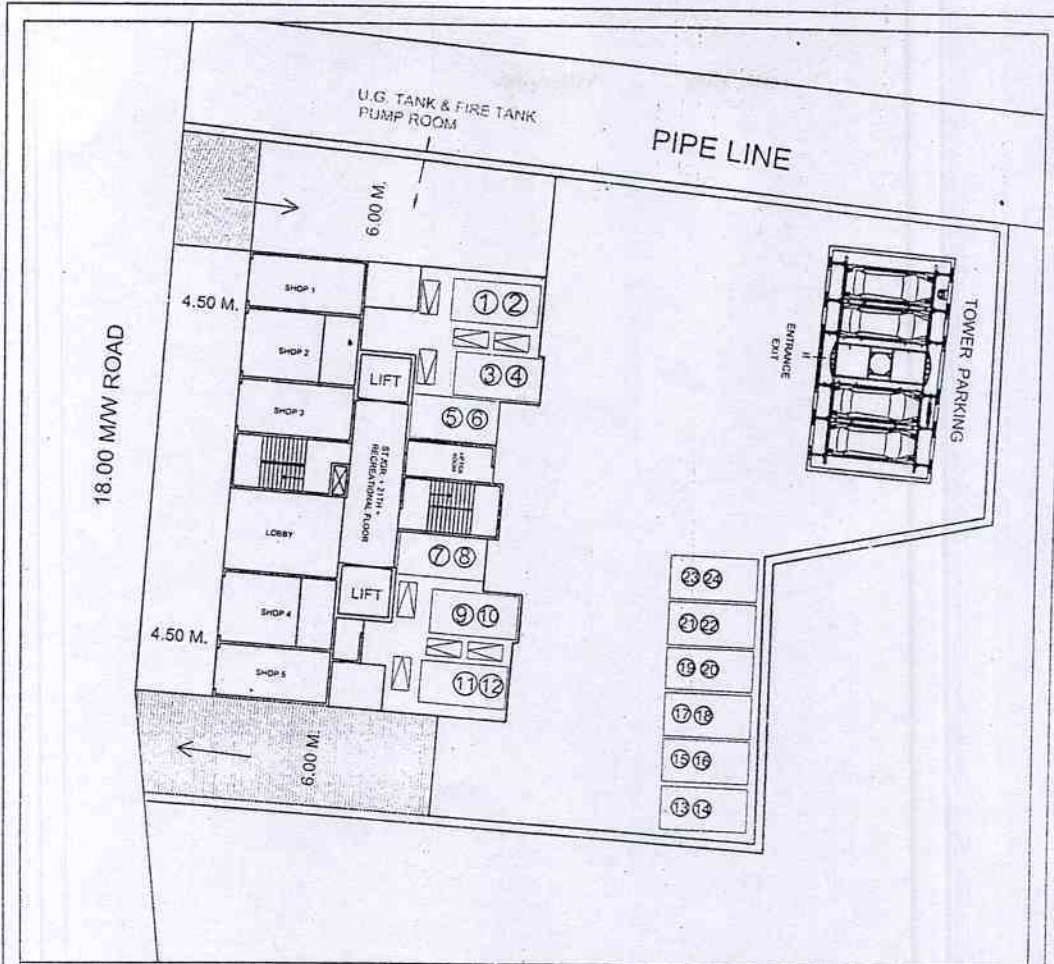
FLAT PURCHASERS  
 2) Mr. Digambar P. Bhaik Dalble



PROPOSED BUILDING ON LAND BEARING S. NO.70 H.NO.1/1 & 1/1/1 AT VILLAGE-WADEGHAR, TAL - KALYAN, DIST-THANE.

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93831	2023
यय	Co



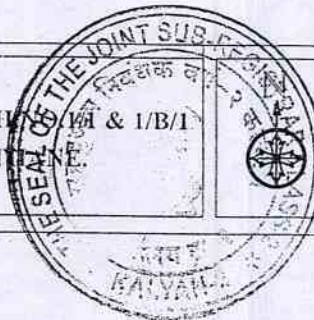


TOWER PARKING NO. - One.....Parking in Tower.

SING. OF PROMOTER. V. P. Y. J.

NAME & SING. OF 1) Mrs. Darshana D. Bhaik. AdDayale  
 FLAT PURCHASERS. 2) Mr. Digambar P. Bhaik. Dalbio

PROPOSED BUILDING ON LAND BEARING S. NO. 70 II & 1/B/1  
 AT VILLAGE-WADEGHAR, TAL - KALYAN, DIST-T



9283C

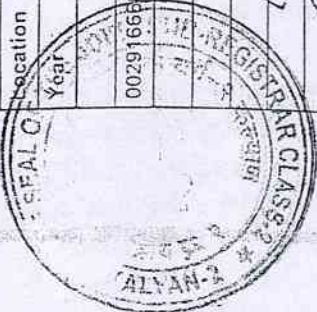




CHALLAN  
MTR Form Number-6  
10101-619

25/12/2020

GRN MH008013658	202021M	BARCODE	Date 08/12/2020-12:52:52	Form ID
Department Revenue Department	Payer Details			
Type of Payment Land and Revenue Miscellaneous	TAX ID / TAN (If Any)	V P A DEVELOPERS TARFE VIKAS NARAYAN		
Office Name TAHSILDAR KALYAN	PAN No.(If Applicable)	VIRKAR		
Location THANE	Fla/Block No.	WADEGHAR		
Year 2020-2021 One Time	Premises/Building	KALYAN		
Account Head Details	Road/Street	THANE		
Amount In Rs. 12528.00	Area/Locality			
Amount Of Tax	Town/City/District			
	PIN	4 2 1 3 0 1		
	Remarks (If Any)	CONVERSION TAX MAUJE WADEGHAR S.NO. 70/1/1 70/1/B/1 AREA 2320		
Total	Amount in Words	Twelve Thousand Five Hundred Twenty Eight Rupees Only		
Payment Details	FOR USE IN RECEIVING BANK			
Cheque/DD No.	Bank CIN	Ref. No.	CPAALSIRD5	
Name of Bank	Bank Date	RBI Date	Not Verified with RBI	
Name of Branch	Bank-Branch	STATE BANK OF INDIA		
	Scroll No. , Date			



क.ल.न.२  
92121 2020

STATE BANK OF INDIA  
TRANSACTIONS OPERATING CASH  
BANK CODE: 0000099  
BRANCH: KALYAN-3  
DATE: 08/12/2020  
AMOUNT: 12528.00







तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण  
ता. कल्याण यांचे कार्यालय

क्र./महसूल/टे-२/जमीनबाव-१/रुपांतरणकर/राआर. २१५/२०२०

दिनांक ०८/१२/२०२०.

प्रति,

श्री. व्ही.पी.ए डेक्लपर्स तर्फे भागीदार  
विकास नारायण विरकर.

विषय:- रुपांतरितकर (CONVERSION TAX) भरून घेणेबाबत.

मौजे, वाडेघर ता. कल्याण जि.ठाणे

स.नं.	एकूणक्षेत्र (स.नं.प्रमाणे चौ.मी.)	रुपांतरित कर भरणा करावयाचे क्षेत्र (चौ.मी.)
७०/१/१	१३१८०.०० पैकी अर्जदार यांचे हिल्याचे क्षेत्र ८४१३.००	१७०.००
७०/१/ब/१	१५२०.००	१३५.००
एकूण	१४७००.००	२३२०.००

- संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई  
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.  
२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे१/२/क.कर/  
अ.आकारणी/परिपत्रक-०१/१७. दिनांक- १६/०३/२०१७  
३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश-०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ व (१) नुसार कलम ४२, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असलेले तेंधे, नगराणा किंवा अधिमूल्य इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात दर्शविलेल्या योजनेत रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी ठाणे



क.ल.न.२
१३४३८/२०२३
५६
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यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकाव्ये दिलेल्या सुचनांप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनवावतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर जमिन मिळकतीवावत मालकी हक्कावावत वाद/न्यायालयीन वाद अथवा स्वर्गीता आदेश तसेच आपण सादर केलेली कागदपत्रांतील माहिती खोटी असल्याचे निदर्शनास आल्यास सदरचे आदेश रद्द समजण्यात येतील.

भविष्यात सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर आपण विनंती केलेल्या संपूर्ण क्षेत्रासाठी रहिवास दराने भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीवावत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरिक्त रुपांतरित कर परीगणांत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक असेल. सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन वाद उद्भवल्यास त्यांची सर्वव्या जबाबदारी आपली असेल.

अ.क्र.	गावाचे नाव	स.नं.	रुपांतरित कर भरणा घ्याययाचे क्षेत्र (चौ.मी.)	रुपांतरित कराची रक्कम
१.	वाडेघर	७०/१/१	१७०.००	
२.		७०/१/ब/१	१३५०.००	
एकूण			२३२०.००	
				१२५२८/-

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



(दिनेक आकडे)  
तहसिलदार कल्याण



क.ल.न.२  
दस्तावेज क्र. १२४३१/२०२३



## SCHEDULE OF AMENITIES

<b>STRUCTURE :-</b>	<ul style="list-style-type: none"> <li>• R.C.C. framed structure.</li> <li>• External walls 150 mm thick of AAC Blocks and internal walls 100 mm thick of AAC Blocks.</li> <li>• External walls will have sand finished plaster, in 2 COATS and internal walls will be one coat plaster or Gypsum with 2 coats of Plastic Paint. (all as per choice of Promoter)</li> </ul>
<b>WINDOWS AND BALCONY :-</b>	<ul style="list-style-type: none"> <li>• All windows will be Anodized Aluminum sliding windows with mosquito net and Invisible grills exclusively as per the choice of the Promoter.</li> <li>• All windows will have Granite Tile in combination with marble frames.</li> <li>• All toilets will have louvered Doors of aluminum with Mosquito net of design decided by the Promoter.</li> </ul>
<b>LIVING ROOM</b>	<ul style="list-style-type: none"> <li>• Exclusive vitrified tiles flooring (as per choice of Promoter).</li> <li>• Main door will have wooden frame and 35mm solid core flush door shutter with decorative ply on one side and commercial plywood on other side. Main door will be provided with one AL drop, one tadi, two handles</li> <li>• Five and half-light points, T.V Point , AC Point and one bell point.</li> </ul>
<b>BED ROOMS :-</b>	<ul style="list-style-type: none"> <li>• Exclusive vitrified tiles flooring. (as per choice of Promoter).</li> <li>• Door will have Wooden/ Marble/ Granite / Full Body Vitrified frame and 30 mm thick solid core Flush door with commercial ply on both sides.</li> <li>• Three and half-light points in bedroom A.C Point. T.V Point in Master Bedroom only.</li> </ul>
<b>KITCHEN :-</b>	<ul style="list-style-type: none"> <li>• Exclusive vitrified tiles flooring.</li> <li>• Kitchen platform up to 2'3" wide and up to 8'6" long including steel sink also service platform up to 24" wide also up to 5 feet long.</li> <li>• Tiles up to ceiling height on kitchen platform and service platform Tiles below platform will be of random size.</li> <li>• Two and half light points and one FRIDGE point.</li> <li>• Plumbing &amp; electrical arrangements for Water Purifier.</li> <li>• Ceramic antiskid flooring in toilet</li> </ul>
<b>COMMON TOILET W.C/Bath</b>	<ul style="list-style-type: none"> <li>• Glazed tile deco up to ceiling height.</li> <li>• One tap, one shower, concealed plumbing, Wash</li> </ul>



<b>MASTER TOILET W.C/Bath</b>	<ul style="list-style-type: none"> <li>• Ceramic antiskid flooring in toilet</li> <li>• Glazed tile dado up to ceiling height.</li> <li>• One tap, one shower, concealed plumbing, Counter Wash Basin, Commode.</li> </ul>
<b>WATER TANK</b>	<ul style="list-style-type: none"> <li>• Only One Loft Water Tank of Up to 400 Liters per flat at the location of choice of the promoter.</li> </ul>
<b>COMMON AMENITIES</b>	<ul style="list-style-type: none"> <li>• Recreation Area on 22<sup>nd</sup> floor (Gym, Yoga Room, Multipurpose Hall Etc.)</li> <li>• Waterproofing treatment to all terraces, W.C. bath.</li> <li>• Roof top Amenities on 23<sup>rd</sup> Floor (Landscaped Garden, Seating Area, and Children's Play Area Etc.)</li> <li>• Under ground and overhead water tank with PUMP.</li> <li>• Lift with Inverter battery backup.</li> <li>• CCTV Connection</li> <li>• Main Door Video Door Phone / Intercom.</li> </ul>

**Note :-** Where an alternative or choice is indicated it will be exclusively as per the choice of the Promoter.



<b>क.ल.न.२</b>	
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ANNEXURE - "F"

## 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 :  
P51700048078

Project: ANAND 21 UPTOWN , Plot Bearing / CTS / Survey / Final Plot No.:S. NO 70 H. NO. 1/1, S. NO. 70 H. NO. 1/B/1 (OLD S. NO. 70 H. NO. 1/2 (P) at Kalyan, Kalyan, Thane, 421301;

1. Vpa Developers having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421301.

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

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

OR

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

- The Registration shall be valid for a period commencing from 08/12/2022 and ending with 31/08/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

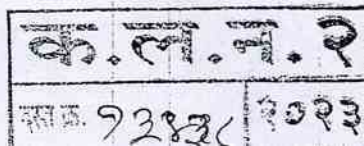
Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:08-12-2022 12:01:01

Dated: 08/12/2022

Place: Mumbai



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





A VIRKAR PROJECT  
VPA DEVELOPERS

GENERAL POWER OF ATTORNEY

BETWEEN

M/S VPA DEVELOPERS

AND

Mrs. Hemali Varade

Mr. Rajendra Kshirsagar

REGISTRATION NO :- 4875 / 2023

REGISTRATION DATE: - 10/05/2023.

Office Address: -

"Matrubaug" Next to Kala Talao,  
Near Telephone Exchange, Agra Road  
Near Don Bosco School,  
Kalyan (W) 421301.

Phone No.:- 9324038240

0251-2317910

E mail- [vn.virkar01@gmail.com](mailto:vn.virkar01@gmail.com)

Site Address:

S.No.70/1/1 ,  
S.No. 1/B/1  
Village Wadeghar,  
Kalyan (W) 421301.



क.ल.न.२	
९३४३८	२०२३



70/4875  
Wednesday, May 10, 2023  
1:59 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn. 39M

गावाचे नाव: बाडेघर  
दम्नगवजाचा अनुक्रमांक: कलन1-4875-2023  
दम्नगवजाचा प्रकार: पॉवर ऑफ अॅटर्नी  
मादर कल्याणाचा नाव: मेसर्स व्ही पी ऐ पार्टनरशिप फर्म चे पार्टनर श्री विकास नारायण विरकर --

गावती क्र.: 6380 दिनांक: 10/05/2023

नोंदणी फी	₹. 100.00
दम्न हाताळणी फी	₹. 240.00
पृष्ठांची संख्या: 12	
एकूण:	₹. 340.00

सह. दय्यम निबंधक वर्ग २  
कल्याण कें. १

वाजार मूल्य: ₹. 1/-  
मोबदला ₹. 0/-  
भरणेचे मुद्रांक शुल्क: ₹. 500/-

मुळ दस्तऐवज परत मिळाला.

- 1) दयकाचा प्रकार: DHC रकम: ₹. 240/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0905202305522 दिनांक: 10/05/2023  
बँकेचे नाव व पत्ता:
- 2) दयकाचा प्रकार: eChallan रकम: ₹. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001703522202324E दिनांक: 10/05/2023  
बँकेचे नाव व पत्ता:

V.P.P.



क.ल.न. २
१३/२८ २०२३
२९/१०





CHALLAN  
MTR Form Number-6



GRN	MH001703522202324E	BARCODE	Date		08/05/2023-12:03:04	Form ID	48(f)
Department Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Registration Fee			PAN No.(If Applicable)		AAGFV80350		
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name		VPA DEVELOPERS		
Location THANE			Flat/Block No.		ANAND 21 UPTOWN S.NO. 70 H. NO. 1/1 AND		
Year 2023-2024 One Time			Premises/Building		S.NO. 70 H. NO. 1/B/1		
Account Head Details		Amount In Rs.	Road/Street		WADEGHAR		
0030046401	Stamp Duty	500.00	Area/Locality		KALYAN WEST		
0030063301	Registration Fee	100.00	Town/City/District				
			PIN		4 2 1 3 0		
			Remarks (If Any)		PAN2=AIEPV3196J-SecondPartyName=HEMALI VARADE-CA=0-Marketval=0		
			Amount In		Six Hundred Rupees Only		
Total			600.00		Words		
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	030061724030509/0342	438758046	
Cheque/DD No.			Bank Date	RBI Date	08/05/2023 12:35:41	Not Verified with RBI	
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch			Scroll No., Date		Not Verified with		

**कलन-१**  
 त. ४८०५ | २०२३

Department ID: Mobile No. 9324038240  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सधर घलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायलाच्या दस्त्यासाठी लागू आहे. नोंदणी न करायलाच्या दस्त्यासाठी सधर घलन लागू नाही.



**क.ल.न.२**  
 त. ९३४३८ | २०२३



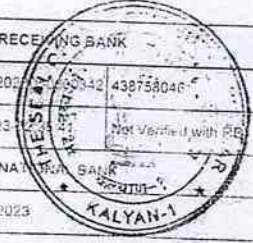
CHALLAN  
MTR Form Number-6



GRN	MH01703522202324E	BARCODE	[Barcode]		Date	08/05/2023-12:03:04	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN2 KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAQFV8035D			
Location	THANE			Full Name	VPA DEVELOPERS			
Year	2023-2024 (One Time)			Flat/Block No.	ANAND 21 UPTOWN S.NO. 70 H. NO. 111 AND			
Account Head Details		Amount in Rs.	Premises/Building	S.NO. 70 H. NO. 111/B1				
Stamp Duty		500.00	Road/Street	WADEGHAR				
Registration Fee		100.00	Area/Locality	KALYAN WEST				
			Town/City/District					
			PIN	4 2 0				
			Remarks (If Any)	PAN2=AIEPV3196J-SecondPartyName=HEMALI VARADE-CA=0-MarketVal=0				
600.00			Amount in	Six Hundred	00	00	00	00
Total			600.00	Words	Two Hundred			

**कलन-१**  
म.क्र. ४८७५ २०२३

Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	030061720	438758046		
Cheque/DD No.	Bank Date	RBI Date	08/05/2023	Not Verifiable with BE		
Name of S	Bank-Branch	PUNJAB NATIONAL BANK				
Name of B	Scroll No. / Date	1 / 08/05/2023				



Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0000970256202324	10/05/2023-13:44:14	IGR124	100.00
2	0000970256202324	10/05/2023-13:44:14	IGR124	500.00
Total Defacement Amount				600.00

**क.ल.न.२**  
म.क्र. १२४३८ २०२३  
१५६ ८०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0905202305522	Date 09/05/2023
Received from VIRKAR, Mobile number 9969064733, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Kalyan 1 of the District Thane.	
Payment Details	
Bank Name BARB	Date 09/05/2023
Bank CIN 10004152023050905195	REF No. 1352226944
This is computer generated receipt, hence no signature is required.	

कलन-१  
 दस्त क्र. ४८०५ २०२३  
 ३ १२



क.स.१.२  
 दस्त क्र. ९३४३८ २०२३  
 ६८८ ८०





D H C

Receipt of Document Handling Charges

PRN 0905202305522 Receipt Date 10/05/2023

Received from VIRKAR, Mobile number 9969064733, an amount of Rs.240/- towards Document Handling Charges for the Document to be registered on Document No. 4875 dated 10/05/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.



Payment Details

Bank Name BARB Payment Date 09/05/2023
Bank CIN 10004152023050905195 REF No. 1352226944
Deface No 0905202305522D Deface Date 10/05/2023

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

कलन-१
दस्तावेज क्र. ४८०५ २०२३
४ १२



दस्तावेज क्र. ९३४३८ २०२३
६६ ८०



कलन-१	
दस्तावेज क्र. ४८७५	२०२३
५	१२



क.ल.न. २	
दस्तावेज क्र. ३४३८	२०२३



कलन-१	
दल क्र. ४८५	२०२३
८	१२



GENERAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, We, M/S VPA Developers, a Partnership Firm PAN AAGFV8035Q, having its office at Matrugang, 1<sup>st</sup> Floor, Near Kala Talao, Telephone Exchange, Ganpati Chowk, Kalyan (West) 421301, through our Partner Shri. Vikas Narayan Virkar, residing at Plot No. 19, Swanand Nagar, Near Beturkarpada, Kalyan (W) 421301.

HEREBY END GREETINGS

*(Handwritten signature)*

A. A. Varad *(Handwritten signature)*

क. ल. न. २	
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८०	८०



कलन-१	
सं.क्र. २८०५	२०२३
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AND WHEREAS we have become Owners/ Developers of the properties given below by virtue of various Agreements, Conveyance Deeds and Power of Attorneys.

S.No.	H.No.	Area of Sq. Meters
70	1/1	970 Sq. mtr. under present Development
70	New 1/B/1 (Old 1/2pt)	1520

AND WHEREAS we have obtained buildings permission from Kalyan Dombivali Municipal Corporation vide letter No. KDMC/TPD/BP/KD/2022-23/41 Dated 05.08.2022.

AND WHEREAS we have obtained revised buildings permission from Kalyan Dombivali Municipal Corporation vide letter No. KDMC/TPD/BP/KD/2022-23/41/460 dated 15.03.2023.

AND WHEREAS we are constructing the buildings on portion of total land admeasuring 2490 Sq. mtr as shown in the sanctioned plan mentioned above bearing S. No. 70 H. No. 1/1 area admeasuring 970 Sq. Mtr. and S. No. 70 H. No. 1/B/1 (Old H. No. 1/2pt) area admeasuring 1520 Sq. Mtr at Village - Wadeghar, Taluka Kalyan, Dist. Thane hereinafter referred to as "Said Property".

AND WHEREAS we are constructing the buildings on the Said Property to be known as "ANAND 21 UPTOWN" with a view to sell the same to intending purchasers and to form a cooperative housing society of all such building.

AND WHEREAS it is necessary and expedient for us to, lodge the agreement for sale and other incidental writing in respect of sale of flats, in the proposed building and to do all the acts, deeds things and matters to effectuate the legal and perfect registration of the agreement and incidental document thereto.

AND WHEREAS we are desirous of appointing Mrs. Hemali Amarnath Varade age 42 years residing at Flat No. 204, Second floor, Vrundavan Paradise, Near Vasant Valley, Gandhare, Khadakpada, Kalyan (W) 421301.

OR

Mr. Rajendra Narayan Kshirsagar, age 43 years, residing at B-4/2, Everest Nagar Beturkarpada, Kalyan (W)-421301.

In whom we have full faith and trust to lodge the agreements and incidental documents signed and executed by the partnership firm before the sub-registrar of Assurance and admit the execution thereof.

V.P.V.

CO. S. H. S.



क.ल.न.२	
सं.क्र. ९२५३८	२०२३



NOW Know all men and these presents witness that VPA Developers do hereby nominate constitute and appoint Mrs. Hemali Amarnath Varade age 42 years residing at Flat No. 204, Second floor, Vrundavan Paradise, Near Vasant Valley, Gandhare, Khadakpada, Kalyan (W) 421301 OR Mr. Rajendra Narayan Kshirsagar, age 43 years, residing at B-4/2, Everest Nagar Beturkarpada, Kalyan (W) 421301 Dist. Thane.

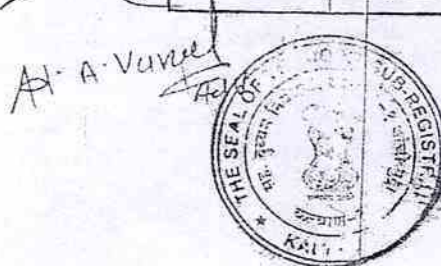
As the true and lawful attorney to do the following acts, deeds, things and matters viz.

1. To lodge the Agreement for Sale of Flat/Shop/ Units /Parking and incidental documents like Correction Deed, Supplementary Agreement which are signed and executed by the VPA Developers a partnership firm, through its partner, Shri. Vikas N. Virkar before the sub-Registrar of Assurance at Kalyan and to admit the execution of the said documents in the name of the firm.
2. To comply with all the requisition and formalities required to effectuate the legal and perfect registration of the said documents and to follow the procedure under the Indian Registration Act, 1908 as well as Bombay Stamp Act, in the name of the firm.
3. Generally To do all the act, Deeds and things to effectuate the legal and perfect registration of the documents as executed and intended by the Partnership Firm.

We agree and assure to ratify and confirm the above acts, deeds things and matters done or performed by our constituted attorney.



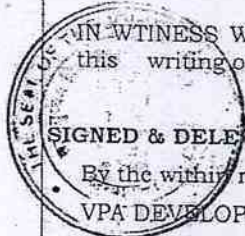
कलन-१	
दस्ता क्र. ४८५५	२०२३
८	१२



कल.न.२	
९२५३१	२०२३
८२	८०



क.ल.न. १	
दि. १०/११/२०२३	२०२३
९	९२



IN WITNESS WHEREOF we have set and subscribed our signature to this writing on this date of ...10/15.....,2023.

**SIGNED & DELEVERED**

By the within name  
VPA DEVELOPERS,  
Through its Partner  
1. Shri. Vikas Narayan Virkar

  
*V. Virkar*



**POWER OF ATTORNEY  
ACCEPTED BY**

1. Mrs. Hemali Amarnath Varade

  
*A. A. Varade*



2. Mr. Rajendra N. Kshirsagar

  
*R. Kshirsagar*



**Witness**

1) Mrs. Reshma Navin Amrute *Reshma*

2) Mr. Praful Pradeep Ganekar *Praful*



क.ल.न. २	
दि. १०/११/२०२३	२०२३
०३	८०



आयकर विभाग  
INCOME TAX DEPARTMENT  
VPA DEVELOPERS

भारत सरकार  
GOVT. OF INDIA

01/03/2008  
Permanent Account Number  
AAGFV80350

*V. P. Y.*

आयकर विभाग  
INCOME TAX DEPARTMENT  
RAJENDRA NARAYAN KSHIRSAGAR

भारत सरकार  
GOVT. OF INDIA

NARAYAN PANDURANG KSHIRSAGAR

18/02/1980  
Permanent Account Number  
CRTPK1145G

*[Signature]*  
Signature

ADVOCATE  
BAR COUNCIL OF  
MAHARASHTRA & GOA  
HIGH COURT, BOMBAY  
☎ 2267 3371, 2265 6567

NAME: Hemali Dilip Yelmane  
RESIDENCE Panchavati, *Resid. No. 422003*  
ROLL No: Mah/31/2005  
ENROLLED ON: 14.01.2005  
DATE OF BIRTH: 12.10.1979

*[Signature]*  
SECRETARY

*कलन-२*

दस्तावेज क्र. ८०५	२०२३
१०	१२

*A. A. Varad*

आयकर विभाग  
INCOME TAX DEPARTMENT  
RESHMA NAVIN AMRUTE

भारत सरकार  
GOVT. OF INDIA

PRADIP P GAONKAR  
PRADEEP HARI GAONKAR  
1915/1993

Permanent Account Number  
BCPPG1275D

*[Signature]*  
Signature

*[Circular Stamp: THE SEAL OF THE INDIAN REGISTERED CLASSICAL MUSICIANS ASSOCIATION KALYAN-2]*

*कलन-२*

११८३८	२०२३
०४	१०

*Gaonkar*



70/4875

बुधवार, 10 मे 2023 1:59 म.न.

दस्त गोषवारा भाग-1

कलन 1

दस्त क्रमांक: 4875/2023

99/92

दस्त क्रमांक: कलन 1 /4875/2023

वास्तव मूल्य: ₹. 01/-

मोचदना: ₹. 00/-

भरण्याचे मुद्रांक मूल्य: ₹. 500/-

शु. नि. मद्र. हु. नि. कलन 1 यांचे कार्यालयाने

पावनी: 6380

पावनी दिनांक: 10/05/2023

अ. क्र. 4875 अर्थात नि. 10-05-2023

मादकपत्राच्या नांव: मेसर्स व्ही पी ऐ पार्टनरशिप फर्म चे पार्टनर व्ही विक्रम नारायण विरकर - -

मोती 1:41 म. न. वा. इतर केला.

मोदणी फी

₹. 100.00

दस्त हानाळणी फी

₹. 240.00

पत्राची संख्या: 12

V.P.V. निरुप देणार आहे

एकूट: 340.00

सह. दुय्यम निबंधक वग १  
कल्याण क्र. १

सह. दुय्यम निबंधक वग १  
कल्याण क्र. १

दस्ताचा प्रकार: पावने ऑफ अंदाजी

मुद्रांक शुल्क: (48-अ) वेव्हा एकाच मन्व्यहानाच्या मंत्रेधान गफा चिवा अधिक दस्तांबजांची मोदणी करणयाच्या एकमेव प्रयाकनामाठी चिवा अने एक चिवा अधिक दस्तांबजांचे निगाादिन कल्यांचे कवुल करणयामाठी केला असेल वेव्हा

मिळत क्र. 1:10 / 05 / 2023 01 : 41 : 52 PM ची वेळ: (मोदणीकरण)

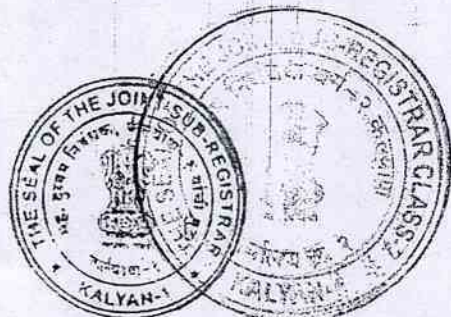
मिळत क्र. 2:10 / 05 / 2023 01 : 43 : 04 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ च्या १९६९ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तऐवजाच्या प्रतिलिपि, निष्ठाटक व्यक्ती साक्षीदार व सोबत जोडलेले दस्तऐवजाचे सत्यता, वैधता कायदेशीर बाबीसाठी खालील व्यक्ती संयुक्तपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांबजाचे उद्देशाने/केंद्रशासन बाल्वा कोणासाठी फायदा/नियम/बालिबक याच उल्लंघन होत नाही.

V.P.V. निरुप देणार आहे

A. Aravindhan निरुप देणार आहे



क.ल.न. २  
दस्त क्र. 9383/2023  
५६१



10/05/2023, 1:58:44 PM

दस्तावेज माग-2

काम क्र. 9282  
दस्तावेज क्र. 4875/2023

दस्तावेज क्र. 4875/2023

- 1. मा. शासनाचे माग व पत्रा ...  
मा. शासनाचे माग व पत्रा क्र. ...  
मा. शासनाचे माग व पत्रा क्र. ...  
मा. शासनाचे माग व पत्रा क्र. ...
- 2. मा. शासनाचे माग व पत्रा ...  
मा. शासनाचे माग व पत्रा क्र. ...  
मा. शासनाचे माग व पत्रा क्र. ...  
मा. शासनाचे माग व पत्रा क्र. ...

प्रमाणित करा  
मा. शासनाचे माग व पत्रा क्र. ...

A.A. Vasekar

मा. शासनाचे माग व पत्रा क्र. ...

V.P. YAM



दस्तावेज क्र. 4 वी वेळ 10/05/2023 01:54:36 PM

दस्तावेज क्र. 4 वी वेळ 10/05/2023 01:55:15 PM

दस्तावेज क्र. 4 वी वेळ 10/05/2023 01:55:40 PM

मा. शासनाचे माग व पत्रा क्र. ...

मा. शासनाचे माग व पत्रा क्र. ...



प्रमाणित करण्यात येते की,  
द.क्र. 4875/2023 मध्ये  
पत्रे आहेत.  
पुस्तक क्र. 4875/2023 वर नोंदला.



DEVELOPERS

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

6/5/23 1383 2023

UL



Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
03006170203050800342	MH001703522202324E	500.00	0000970256202324	10/05/2023
	0905202305522	240	0905202305522D	10/05/2023
	MH001703522202324E	100	0000970256202324	10/05/2023

4875/2023



घोषणापत्र

दिनांक : १२/०६/२०२३

मी. अ. हेमाली अमरनाथ वराडे

याद्वारे घोषित करतो की सह दुय्यम निबंधक कल्याण-२, यांचे कार्यालय कल्याण

व. इ. यांनी दि. १०/५/२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर वस्तु नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन युक्तीचे आढळून आल्यास नोंदणी अधिनियम १९७८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

A. A. Variate  
Adv.  
V. P. Vil

कुलमुखत्यारपत्रधारकाचे नाव  
व राही

दस्तावेजासोबतचे कुलमुयात्यारपत्र मी/आम्ही वाचून समजून घेतले आहे, अखत्यारपत्र धरक यांना सदर अखत्यारपत्राचे आधारे..... हा दस्तावेज लिहून देण्याचे पूर्ण अधिकार व हक्क असल्याची माझी/आमची कायदेशीर खात्री झालेली आहे व अखत्याराचे आधारे होणा-या दस्तावेजाच्या परिणामाची जबाबदारी पूर्णपणे दस्तावेज लिहून देणार अखत्यारी व दस्तावेज लिहून देणार यांचीच आहे त्यांचे नोंदणी अधिकारी (दुय्यम निबंधक) किंवा यांचे कार्यालय कर्मचारी यांचा काहीच संबंध असणार नाही.



क. ल. न. २  
१२६३८/२०२३  
१०६०




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AFLPD4200K**

नाम /NAME  
**DINKAR LAXMAN DAGALE**

पिता का नाम /FATHER'S NAME  
**LAXMAN PARBAT DAGALE**

जन्म तिथि /DATE OF BIRTH  
**11-04-1961**

हस्ताक्षर /SIGNATURE  


आयकर आयुक्त (कंप्यूटर केन्द्र)  
 Commissioner of Income-tax (Computer Operations)

*D. Dagale*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

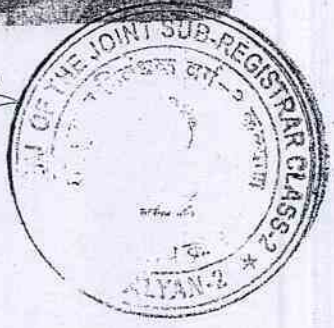
NEETA DINKAR DAGALE  
 ANANT NARAYAN BHANGARE

251041970  
 Permanent Account Number  
 CEOPD5425F

Signature  




*D. Dagale*



क.सं.न.२
दस्तावेज क्र. 93826 / 2023
OL. 10



71/13438

सोमवार, 12 जून 2023 10:52 म.पू.

दस्त गोपवारा भाग-1

कलन2 02/0

दस्त क्रमांक: 13438/2023

दस्त क्रमांक: कलन2 /13438/2023

बाजार मूल्य: रु. 67,16,734/-

मोबदला: रु. 88,90,000/-

भरलेले मुद्रांक शुल्क: रु.6,22,300/-

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

अ. क्र. 13438 वर दि.12-06-2023

रोजी 10:50 म.पू. वा. हजर केला.

पावती:14662

पावती दिनांक: 12/06/2023

सादरकरणाचाचे नाव: सौ. दर्शना दिगंबर भाईक - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृथांची संख्या: 80

दस्त हजर करणाऱ्याची सही:

एकूण: 31600.00

  
सह. उप-निबंधक वर्ग-२  
कल्याण क्र. २  
सह. उप-निबंधक वर्ग-२  
कल्याण क्र.

दस्ताचा प्रकार: करारनामा

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 12 / 06 / 2023 10 : 50 : 00 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12 / 06 / 2023 10 : 51 : 08 AM ची वेळ: (फी)

## प्रतिज्ञा पत्र

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

घेणार सही

देणार सही







12/06/2023 11 06:01 AM

दस्त गोपबारा भाग-2

कलन2 10/10  
दस्त क्रमांक:13438/2023

दस्त क्रमांक:कलन2/13438/2023  
दस्ताचा प्रकार :-कारारनामा

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: व्ही पी ऐ डेव्हलपर्स तर्फे भागीदार श्री.विकास नारायण बीरकर, यांचे कु. मु.धारक मी. हेमाली अमरनाथ बराडे - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पहिला मजला, मातुबाग, काळा तलाव, टेलिफोन एक्सचेंज जवळ, आग्रा रोड, कल्याण (प) ४२१ ३०१, महाराष्ट्र, ठाणे. पिन नंबर:AAGFV8035Q	लिहून देणार वय :-43 स्वाक्षरी:- <i>A. A. Vaneel</i> ARV		
2	नाव:सौ. दर्शना दिगंबर भाईक - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रहाणार सदनिका न. ९०५, एरिका वसंत व्हेली खडकपाडा गांधारे रोड, कल्याण (प) ४२१ ३०१, महाराष्ट्र, ठाणे. पिन नंबर:CBFPD7174N	लिहून देणार वय :-31 स्वाक्षरी:- <i>D. D. Gajale</i>		
3	नाव:श्री. दिगंबर प्रभाकर भाईक - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रहाणार सदनिका न. ९०५, एरिका वसंत व्हेली खडकपाडा गांधारे रोड, कल्याण (प) ४२१ ३०१, महाराष्ट्र, ठाणे. पिन नंबर:BCHPB8558E	लिहून देणार वय :-34 स्वाक्षरी:- <i>D. D. Gajale</i>		

वरील दस्तऐवज करून देणार तथाकथीत कारारनामा चा दस्त ऐवज करून दिल्याचे कवून करतात.  
शिकका क्र.3 ची वेळ:12/06/2023 11:05:08 AM

ओळख:-  
खात्रील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पधकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिनकर डगळे - वय:61 पत्ता:कल्याण पिन कोड:421301	<i>D. D. Gajale</i> स्वाक्षरी		
2	नाव:निता डगळे - वय:52 पत्ता:कल्याण पिन कोड:421301	<i>D. D. Gajale</i> स्वाक्षरी		

शिकका क्र.4 ची वेळ:12/06/2023 11:05:38 AM

Joint Sub Registrar Kalyan  
सह. दय्यम निवेदक वर्ग-२  
Payment Details.

sr.	Purchaser	Type	Verification np/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DARSHANA DIGAMBAR BHAIK	eChallan	03006172023053000391	MH002777430202324E	622300.00	SD	0001802032202324	12/06/2023
2		DHC		1106202301879	1600	RF	1106202301879D	12/06/2023
3	DARSHANA DIGAMBAR BHAIK	eChallan		MH002777430202324E	30000	RF	प्रमाणित करण्यात येते की, 0001802002202324 द.क्र.३/३३८	12/06/2023

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



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

.....L.D.....पाने आहेत.  
मुस्तक...१.....द.क्र. 13438/2023  
921E/2023 वर तोंदला.  
9343L





12/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 13438/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाडेघर

(1)विलेखाचा प्रकार	करारनामा
(2)नोबदला	8890000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6716734
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: , इतर माहिती: कल्याण डोंबिवली,इतर वर्णन:- मीजे वाडेघर,तालुका कल्याण येथील सर्वे नंबर 70 हिस्ता नंबर 1/1,सर्वे नंबर 70 हिस्ता नंबर 1/व/1 यावरील आनंद 21 अपटाऊन या इमारती मधील सदनिका क्रमांक 1804,18 वा पजला,सदनिका क्षेत्र 66.03 चौ. मी.(रिदा कारपेट)+ ओपन बाल्कनी 8.75 चौ. मी. + एन्क्लोज्ड बाल्कनी 2.67 चौ. मी एकूण क्षेत्र 77.45 चौ. मी. तसेच पार्किंग टॉवर मध्ये एक पार्किंग,साइज 2.05 मिटर * 4.80 मिटर.(( Survey Number : सर्वे नंबर 70 हिस्ता नंबर 1/1, सर्वे नंबर 70 हिस्ता नंबर 1/व/1; ))
(5) क्षेत्रफळ	1) 77.45 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- व्ही पी ऐ डेव्हलपर्स तर्फे भागीदार श्री.विकास नारायण वीरकर, यांचे कु. मु.धारक सौ. हेमाली अमरनाथ वराडे - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पहिला मजला, मातुबाग, काळा तलाव, टेलिफोन एक्सचेंज जवळ, आग्रा रोड, कल्याण (प) ४२१३०१, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAGFV8035Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. दर्शना दिगंबर भाईक -- वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रहाणार सदनिका न. १०५, एरिका वसंत व्हीली ब्रडकपाडा गांधारे रोड , कल्याण (प) ४२१३०१, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CBFPD7174N 2): नाव:-श्री. दिगंबर प्रभाकर भाईक -- वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रहाणार सदनिका न. १०५, एरिका वसंत व्हीली ब्रडकपाडा गांधारे रोड , कल्याण (प) ४२१३०१, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BCHPB8558E
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13438/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	622300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

