



25/08/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 3416/2023

नोदणी :

Regn:63m

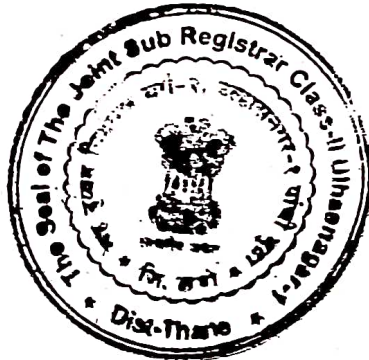
गावाचे नाव : उल्हासनगर (शहाड)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3158416
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2263000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: विभाग ई 1/5 मौजे शहाड सि.स. नं. 2447, शीट नं. 83, यु.नं. 198 सेक्शन 7 वी वरील कोहिनूर प्राईम प्रोजेक्ट, मधील सदनिका नं. 409, चौथा मजला, बी विंग, क्षेत्रफळ 37.12 चौ.मी. कार्पेट, रेरा क्र. पी51700032822 ((C.T.S. Number : 2447 ;))
(5) क्षेत्रफळ	1) 37.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईश्वर सुखनिर सिंह हेयर -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बाबा हकीम सिंग पार्क, ब्लॉक नं: बंगलो नं. 3, रोड नं: रामबाग लेन नं. 6, कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABKPH7753E 2): नाव:-मान्यता देणार - मेसर्स केजीआय युनिव्हर्सल एल एल पी तर्फे ऑथोराईज सिग्रीटरी सोनू अनिल होतचंदानी तर्फे कुलमुखत्यारी कदुली जबाब संजय वसंत परांजपे वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोहिनूर, ब्लॉक नं:-, रोड नं: रिजन्सी हॉटेल समोर, चोपडा कोर्ट रोड, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAYFK2911J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विकाश कुमार -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पेस्तम सागर हरीलाल चाळ, ब्लॉक नं:-, रोड नं: रोड नं. 4, ऐश्वर्या विल्डिंग जवळ, टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-CYGPK8801D 2): नाव:-राजधर रमाकांत बिंद वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पेस्तम सागर हरीलाल चाळ, ब्लॉक नं:-, रोड नं: रोड नं. 4, ऐश्वर्या विल्डिंग जवळ, टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-BTEPB6157K 3): नाव:-निरा राजधर बिंद वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पेस्तम सागर हरीलाल चाळ, ब्लॉक नं:-, रोड नं: रोड नं. 4, ऐश्वर्या विल्डिंग जवळ, टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-ARXPB5467C 4): नाव:-रमाकांत गरजू केवट वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पेस्तम सागर हरीलाल चाळ, ब्लॉक नं:-, रोड नं: रोड नं. 4, ऐश्वर्या विल्डिंग जवळ, टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-BLJPK0654F
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3416/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	189603
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



रह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700032822

Project: Kohinoor Prime . Plot Bearing / CTS / Survey / Final Plot No.:2447 at Ulhasnagar (M Corp.), Ulhasnagar, Thane, 421001;

1. Kgl Universal Llp having its registered office / principal place of business at Tehsil: Ulhasnagar, District: Thane, Pin: 421002.
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 Disclosure 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 (1) 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 02/02/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there-under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, Maharashtra
Date:02-02-2022 11:21:46

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

Dated: 02/02/2022

Place: Mumbai

Ward No. :
Village :
Apartment area :
Mkt. Value : Rs.
Actual Value : Rs.
Stamp Value : Rs.



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पाने ७	१००

AGREEMENT FOR SALE

This Agreement made at Ulhasnagar
on this 25th day of Aug, 2023.

BETWEEN

MR. ISHWAR SUKIBIR SINGH HAYER (PAN No. ABKPH7753E) aged about 37 years, Baba Hakim Singh Park , Bungalow no. 2, Rumbaugh Lane no. 6, Near Raj Mahal Hotel , Kalyan (W) - 421301. Dist. Thane, State Maharashtra, India, hereinafter for the sake or brevity called and referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) being the Party of the First Part.

AND

- 1) Mr. Vikash Kumar aged about 29 years, Pan No - CYGPK8801.D. Occupation - Service.
- 2) Mr. Rajdhar Ramakant Bind aged about 43 years. Pan No BTEPB6157K, Occupation - Service.
- 3) Mrs. Nisha Rajdhar Bind aged about 36 years, Pan No ARXPB5467C, Occupation - Housewife.
- 4) Mr. Ramakant Garju Kewat aged about 64 years, Pan No - BLJPK0654F, Occupation - Retierd Residing at S/O Ramakant Bind, Pestom Sagar Harilal Chawl, Road No.4, Near Aishwarya Building, Tilak Nagar , Chembur, Mumbai-400089. hereinafter called and referred to as the ALLOTTEE/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include h.s / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.

AND

M/S. KGI UNIVERSAL LLP, a company incorporated under the provisions of Limited Liability Partnership Act, bearing Certificate of Incorporation no. AAZ-9479 dated 20.12.2021, having its registered office at Kohinoor, Opp. Regency Hotel, Chopra Court Road, Ulhasnagar Dist. Thane, hereinafter for the sake or brevity called and referred to as the "PROMOTERS/ CONFIRMING PART" (which expression shall unless it be repugnant to the context or meaning thereof mean and include executors, administrators and assigns) being the Party of the Third Part.

Wakash Kumar
Rajdhar
Nisha
Garju Kewat

Ishwar Hayer

WHEREAS Smt. Kulmeekaur Gulshambirsingh Hayer and 9 others are seized and possessed of otherwise well and sufficiently entitled to all that piece and parcel of land bearing Sheet no. 83, CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447, adm. 10762.5/9 Sq. Yards equivalent to 8999.50 Sq. Mtrs., lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation. [hereinafter for the sake of brevity called and referred to as the "Entire Property"], more particularly described in First Schedule.

AND WHEREAS by and under Deed of Conveyance dated 20.07.1983, Smt. Nirmala Kaur Balwantsingh and Jogindersingh Hakimsingh Hayer acquired all that piece and parcel of land bearing Sheet no. 83, CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447, adm. 20762.5/9 Sq. Yards equivalent to 17362 Sq. Mtrs., lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation from



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... through the Managing Officer and Assistant Administration, Ulhasnagar on terms, condition and consideration mentioned therein. AS vide various Deeds an area admeasuring 10,000 Sq. yards are sold to purchasers.

AND WHEREAS the said Jogindersingh Hakimsingh Hayer had during his lifetime made a testamentary declaration dated 10.08.2006, registered with the office of the Sub-Registrar of Assurances, Ulhasnagar-1 under serial No. 1453/2006, followed by a Codicil dated 04.04.2008, registered at the office of the Sub-Registrar of Assurances, Ulhasnagar-1 under serial No. 1104/2008;

AND WHEREAS on the demise of the said Jogindersingh Hakimsingh Hayer on 06.03.2009, his undivided half share in the said property devolved, as per the will aforementioned, upon the following individuals in the said proportion as mentioned against their names:

- i) Mrs. Kulmeekaur Gulshambirsingh Hayer : 1/12;
- ii) Mr. Gagandeepsingh Gulshambirsingh Hayer : 1/12;
- iii) Mr. Harbirsingh Jogindersingh Hayer : 1/6;
- iv) Mr. Karandeepsingh Sukhbirsingh Hayer : 1/12; and
- v) Mr. Ishwarsingh Sukhbirsingh Hayer : 1/12

AND WHEREAS the said Mrs. Nirmalkaur Balwantsingh Hayer had during her lifetime made a testamentary declaration dated 21/05/2013, registered in the office of the Sub-Registrar of Assurances, Kalyan-1 under serial No. 3823/2013 on 21/05/2013;

AND WHEREAS on the demise of the said Mrs. Nirmalkaur Balwantsingh Hayer on 29.12.2013, her undivided half share in the said property devolved, as per the aforementioned will, upon her only son, Jagdeepsingh Balwantsingh Hayer;

[Handwritten signatures and names]
 Jagdeepsingh Hayer
 Nirmalkaur
 20/12/2013

AND WHEREAS the said Jagdeep Singh Balwantsingh Hayer on 30.08.2018 leaving behind him the following heirs:

- a) Smt. Sukhjinder Kaur Jagdeep Singh Hayer
- b) Mr. Birendra Singh Jagdeep Singh Hayer
- c) Mr. Sahib Singh Jagdeep Singh Hayer
- d) Mr. Sahiljeet Singh Jagdeep Singh Hayer - Son
- e) Mrs. Gurbani Rullay - Daughter



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AND WHEREAS undivided half share in the entire property devolved upon the aforesaid heirs of deceased Jagdeep Singh Balwantsingh Hayer.

AND WHEREAS on handing over an area admeasuring 4399.21 sq. mtrs. out of the entire property affected by the DP and reservation site for housing of dishoused, DP Road and Garden to the Ulhasnagar Municipal Corporation, the TDR can be availed from the Ulhasnagar Municipal Corporation by completing the formalities and out of total TDR generated, TDR to the extent of 1450.59 sq. mtrs. will be used in the project and balance TDR will be appropriated to the benefit of the owners by obtaining DRC from the Ulhasnagar Municipal Corporation at their costs and expenses.

AND WHEREAS vide release deed, Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others have released and relinquished their rights, title and interest with respect to an area adms. 4399.21 sq. mtrs. out of the entire property in favor of Ulhasnagar Municipal Corporation.

AND WHEREAS Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others were desirous to grant development rights of balance area adm. 4600.29 Sq. Mtrs bearing sheet no. 83, CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447, lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation denoted by green hatched lines in the layout annexed herewith to the intending Developer/s who will give them an appropriate consideration for the same (hereinafter for the sake of brevity called and referred to as "said property"), more particularly described in Second Schedule hereunder mentioned.

AND WHEREAS Promoters came to know about the intention of Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others and relying upon the representation of Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others, approached Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others and expressed their intention and desire to acquire the development rights in respect of the said property.

AND WHEREAS Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others represented the Promoters that the some portion out of the entire property is reserved for garden and some portion is reserved for housing for dishoused person, thus an area adms. 4399.21 sq. mtrs. out of the entire property affected by the said reservations is required to be handed over to the Ulhasnagar Municipal Corporation by Smt. Kulmeetkaur Gulshanbirsingh Hayer

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