

Builder cost sheet

AARAV GROUP



AKSHAY PAWAR
Propnetor

- 4, Krushnanjali Building,
Near Hambarde Hospital,
Tal Pingle Chowk,
Dombivli (E) - 421201.
- +91 8082503322
- akshayspawar022@gmail.com

COST SHEET

Date : 28/08/2023

To,
Mr. Sameer Shamrao Nikam &
Mrs. Jyoti Shamrao Nikam

Subject : Flat No. D - 408 on 4th Floor of the Building Named As Subhashi Residency Wing
C & D Situated Village : Balyani, Titwala East, Tal : Kalyan, Dist : Thane 421605

Particular

| | |
|------------------|----------------------------------|
| Flat No. D - 408 | Area : 35.26 Square Meter Carpet |
|------------------|----------------------------------|

| Particular | To be Paid |
|------------------------|------------|
| Agreement Value | 25,55,343 |
| GST on Agreement Value | 25,553 |
| Stamp Duty | 1,78,874 |
| Legal Fee | 15,000 |
| Registration Charges | 25,553 |
| Total Cost | 28,00,324 |

The above amount is excluding:
Total Cost is excluding of Documentation Charges
Interest due to delay in payment of previous amount, if any.
Any other taxes, if applicable.

For Aarav Group



Builder Receipt



AARAV GROUP

4, Krushnajali Building, Near Hambarde Hospital,
Tai Pingle Chowk, Dombivli (E) - 421201

Receipt No. 068

Date 27/06/2023

Received with thanks from Mr./Mrs./ Jyoti Nikam

For Room / Shop No. D-408 Wing D

Rupees One Lakh Thirty Seven Thousand One Hundred Seventy only.

By Cash / Cheque No. 430901

Bank Name Punjab National Bank.

For AARAV GROUP

₹ 1,37,170/-

gnatory

Builder Receipt



AARAV GROUP

4, Krushnajali Building, Near Hambarde Hospital,
Tai Pingle Chowk, Dombivli (E) - 421201

Receipt No. 063

Date 14/06/2023

Received with thanks from Mr./Mrs./ Jyoti Nikam

For Room / Shop No. D-408 Wing D

Rupees One Lakh only.

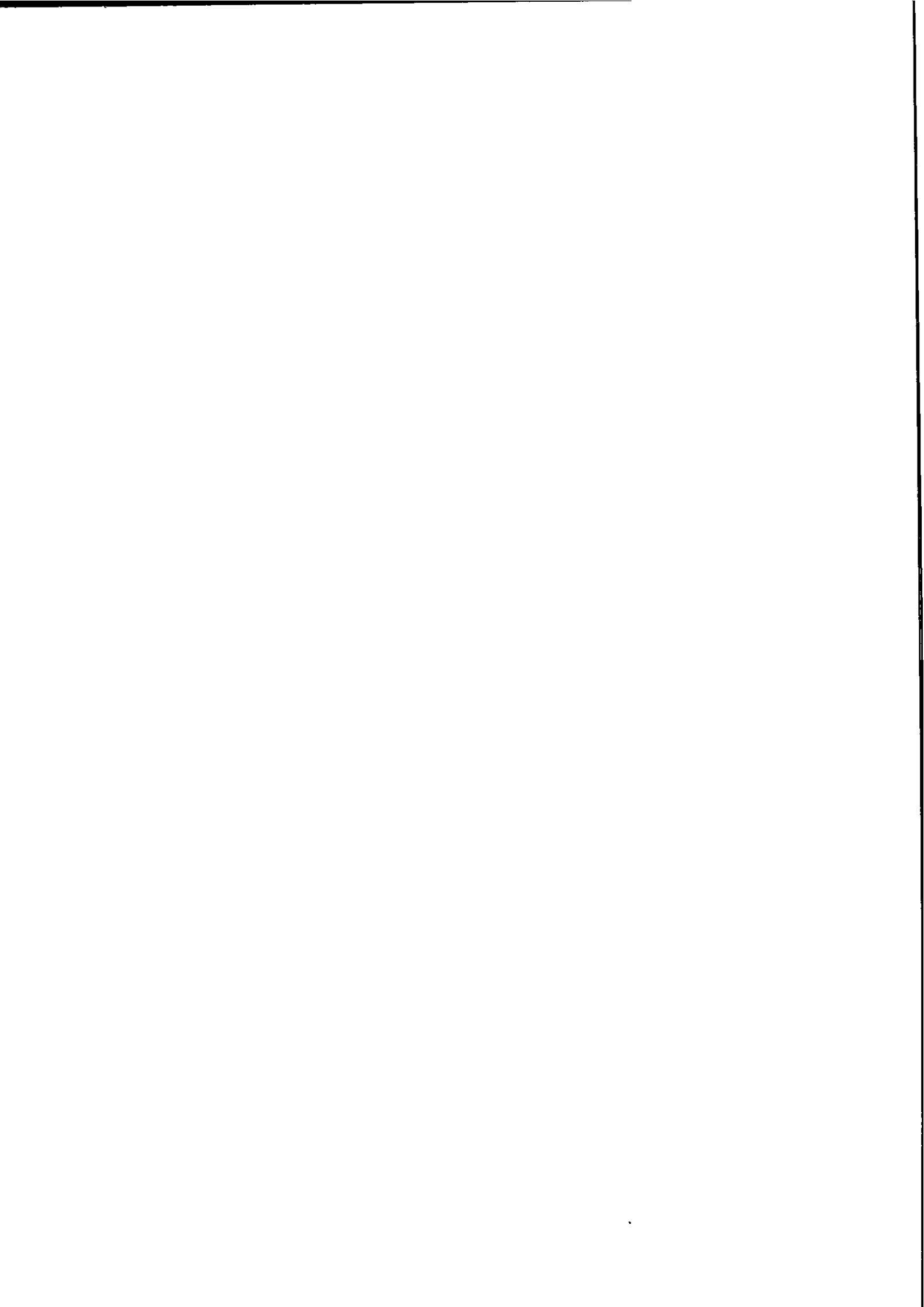
By Cash / Cheque No. 075414

Bank Name Canara Bank.

For AARAV GROUP

₹ 1,00,000/-

gnatory



Builder No C

AARAV GROUP



AKSHAY PAWAR
Proprietor
• 4, Krushnanjall Building,
Near Hambarde Hospital,
Tal Pingle Chowk,
Dombivli (E) - 421201.
• +91 8082503322
• akshayspawar022@gmail.com

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

Dear Sir,

I/We, Aarav Group Subhash Residency, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Shri. Sameer Shamrao Nikam & Smt. Jyoti Shamrao Nikam** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **23 August, 2023** (herein after referred to as the "Sale document")

| | |
|-----------------------------|----------------------------|
| Description of the property | |
| Flat No./ House No. | 408, D Wing |
| Building No./Name | Subhash Residency |
| Plot No | Survey No. 54, Hissa No. 4 |
| Street No./Name | Balyani - Titwala Road |
| Locality Name | Balyani Village |
| Area Name | Titwala - East |
| City Name | Titwala |
| Pin Code | 421 605 |

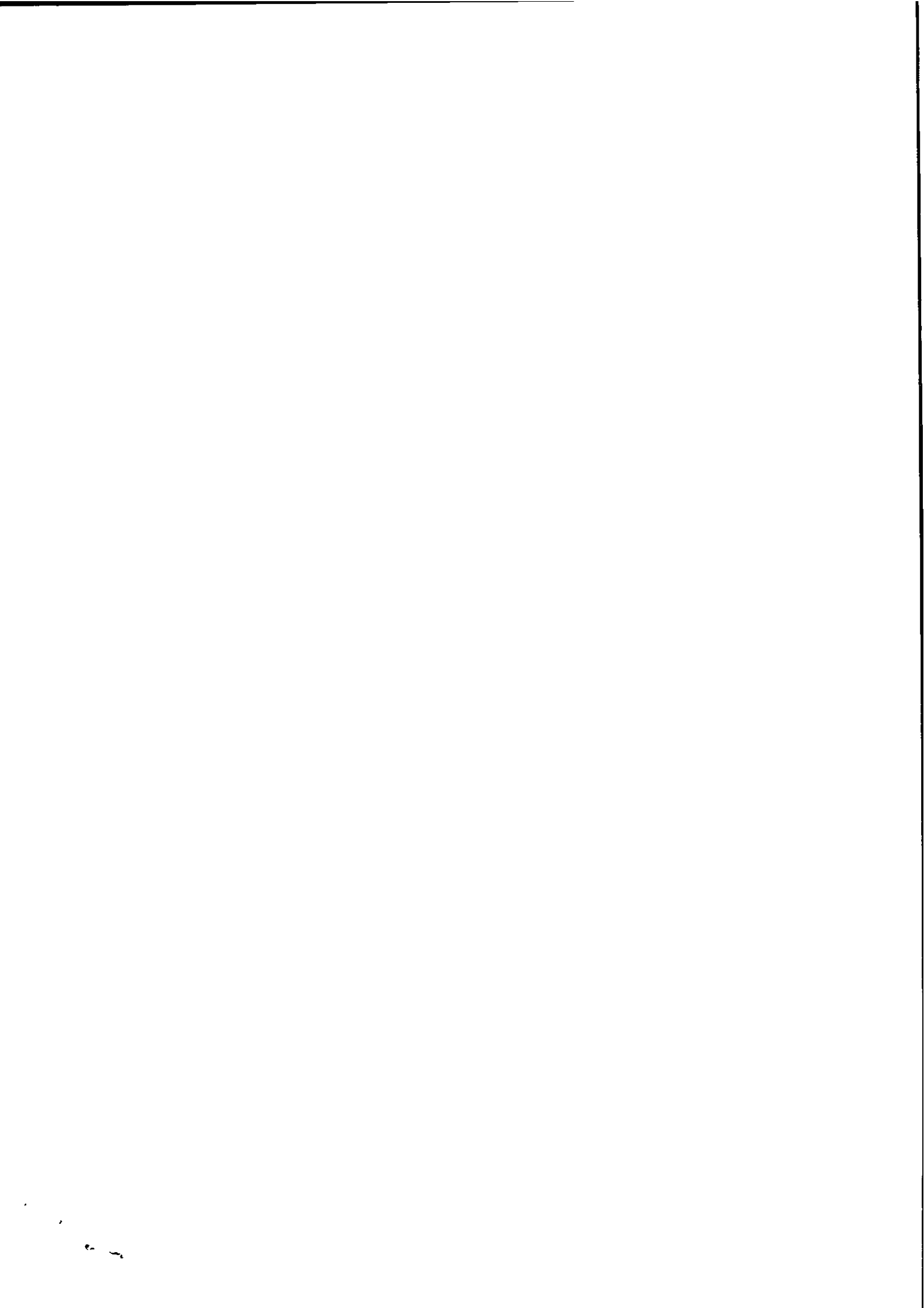
2. That the total consideration for this transaction is **Rs. 25,55,343/-** (Rs. Twenty Five Lakh Fifty Five Thousand Three Hundred Forty Three Only) towards sale document and Rs. _____ (Rs.) towards _____ (name any other agreement, if any)

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

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

For Aarav Group

AKS
Proprietor



5 We have borrowed from _____ (name of the financial institution) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6 After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7 After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8 Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "Aarav Group Subhash Residency Wing C & D, Bank Name: HDFC Bank, IFSC Code : HDFC0000175 Branch Dombivli - East, Account No. 57500001258544".

9 In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C " _____ (name of the purchaser)", and forward the same to you directly

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide _____ (description of document of delegation of authority to the signatory)

Yours faithfully,

Authorized Signatory.
Name - Mr. Akshay Subhash Pawar
Designation - Proprietor
Place - Titwala - East
Date - 28 08.2023

For Aarav Group



Proprietor

AARAV GROUP

Builder Demand Letter



AKSHAY PAWAR
Proprietor

- 4, Krushnanjall Building,
Near Hambarde Hospital,
Tal Pingle Chowk,
Dombivli (E) - 421201
- +91 8082503322
- akshayspawar022@gmail.com

Demand Letter

REF : SR/FLAT NO. D-408/2023-24

Date : 28.08.2023

MR. SAMEER SHAMRAO NIKAM &
MRS. JYOTI SHAMRAO NIKAM

| | |
|----------------|------------------------------|
| PROJECT | Subhash Residency Wing C & D |
| FLAT NO & WING | D - 408 |
| FLAT COST | 25,55,343 |

Dear Sir/Madam,

We are pleased to inform you about completion upto 1st slab of D Wing of the above said building at our project "Subhash Residency Wing C & D, situated at Village Balyani, Near Vaishnavi Mata Mandir, Balyani Road, Titwala - East, 421605.

You are required to pay as mentioned below :-

| Sr. No. | Particulars | % Bili | Due Amount | Paid Amount | Balance Amount |
|---------|---|-------------|------------------|-----------------|-----------------|
| 1 | Initial | 10 | 2,55,534 | 2,37,170 | 18,364 |
| 2 | Plinth | 15 | 3,83,301 | | 3,83,301 |
| 3 | First Slab | 4 | 1,02,214 | | 1,02,214 |
| 4 | Second Slab | 4 | 1,02,214 | | |
| 5 | Third Slab | 4 | 1,02,214 | | |
| 6 | Fourth Slab | 4 | 1,02,214 | | |
| 7 | Fifth Slab | 4 | 1,02,214 | | |
| 8 | Sixth Slab | 4 | 1,02,214 | | |
| 9 | Seventh Slab | 4 | 1,02,214 | | |
| 10 | Eighth Slab | 4 | 1,02,214 | | |
| 11 | Nineth Slab | 4 | 1,02,214 | | |
| 12 | Tenth Slab | 4 | 1,02,214 | | |
| 13 | Eleventh Slab | 4 | 1,02,214 | | |
| 14 | Brick Work | 5 | 1,27,767 | | |
| 15 | Internal Plaster | 5 | 1,27,767 | | |
| 16 | External Plaster | 5 | 1,27,767 | | |
| 17 | Flooring / Tiles Work | 5 | 1,27,767 | | |
| 18 | Sanitary Fittings Lift / Water Pumps & Electrical Fittings Work | 5 | 1,27,767 | | |
| 19 | At the time of the Possession | 6 | 1,53,321 | | |
| | Total | 100% | 25,55,343 | 2,37,170 | 5,03,879 |

NET AMOUNT PAYABLE

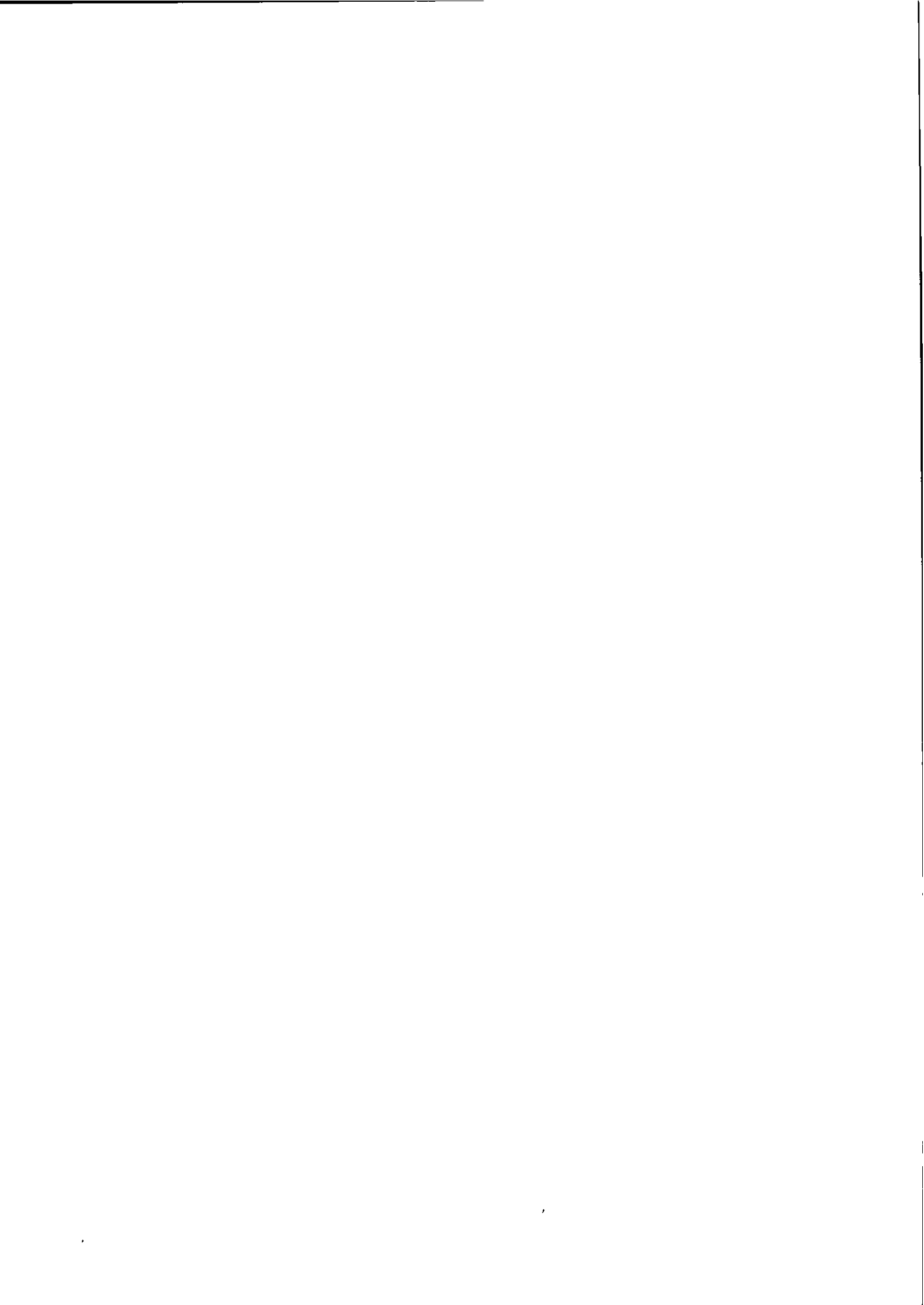
Rupees : FIVE LAKHS THREE THOUSAND EIGHT HUNDRED SEVENTY-NINE ONLY

Kindly make the above payment in favour of M/s. Aarav Group Subhash Residency Wing C & D by Cheque/D.D having Current Account No. 57500001258544, IFSC Sode : HDFC0000175, HDFC Bank, Branch : Dombivli - East.

Thanking you

For Aarav Group


Proprietor



Date: 25/07/2023

TO WHOM SO EVER IT MAY CONCERN

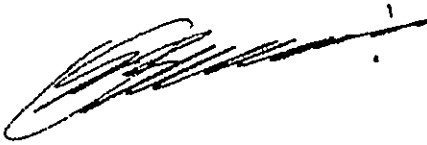
Subject: Construction status of Proposed Building no. 2, Wing D of Subhash Residency situated at Survey No. 54, Hissa No. 4 of Village - Balyani, Titwara - East Tal - Kalyan, Dist. - Thane 421605 by M/s. Agarav Group.

This is to certify that plans for the proposed project known as "Subhash Residency" building no. 2, Wing D situated on plot bearing Survey No. 54, Hissa No. 4 of Village - Balyani, Titwara - East, Tal - Kalyan, Dist. - Thane 421605 have been approved by KDMC, Thane vide Commencement Certificate for site a Vide No. KDMC / TPD / BP / KD / 2022 - 23/24 Dated 03.06.2022

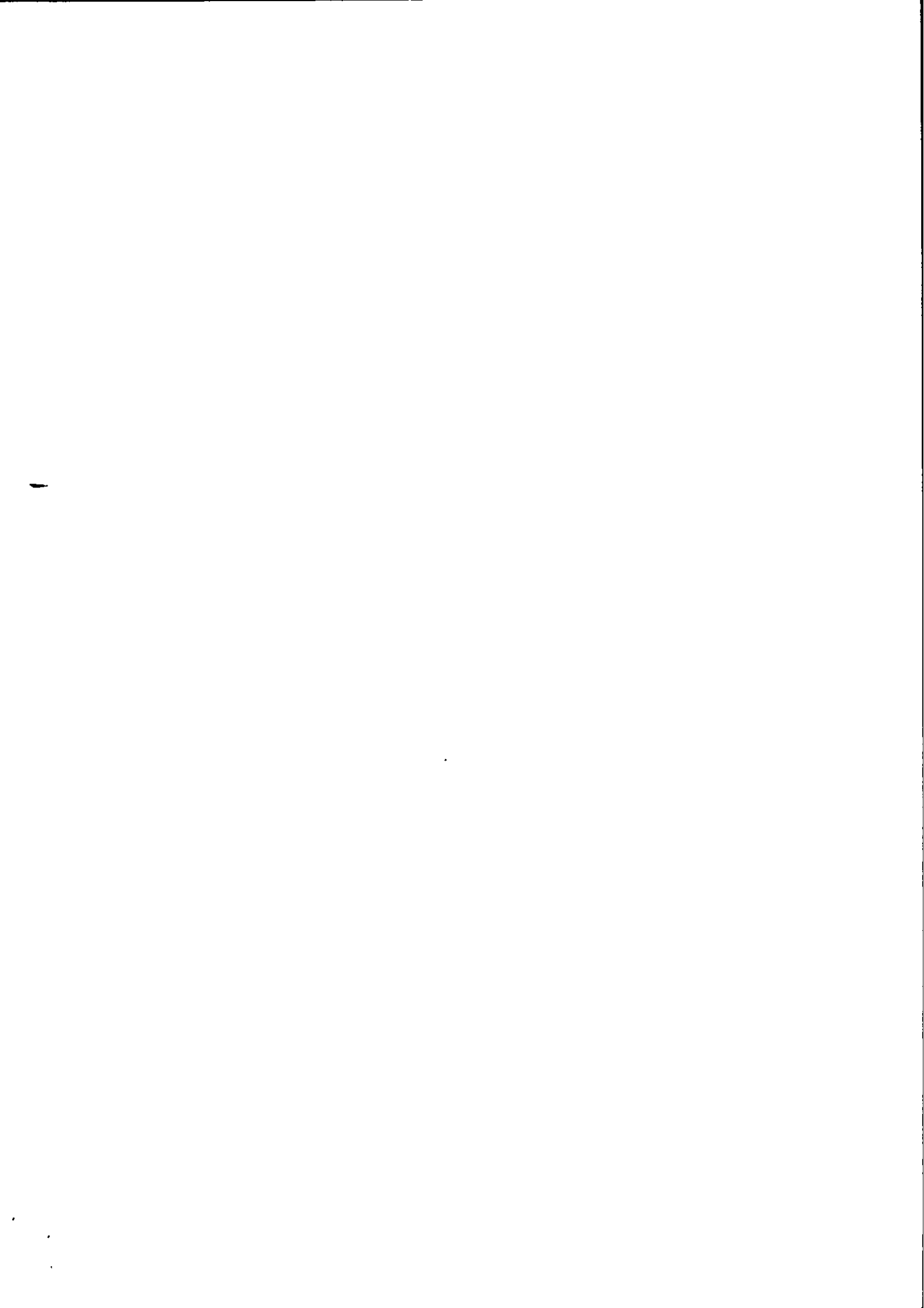
Further, this is to certify that construction work has been completed up to 1st slab of building no.2, Wing D on 25/07/2023.

Thanking You.

Yours Sincerely,
For UB Architects,



Ar. Ujwal Bhole



Agreement
COPY



338 11967

पावती

Original/Duplicate

Wednesday, August 23, 2023

नोंदणी क्रं. :39म

10:23 AM

Regn.:39M

गावाचे नाव: बल्याणी
दस्तऐवजाचा अनुक्रमांक: कलन4-11967-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: समीर शामराव निकम

पावती क्रं.: 12997 दिनांक: 23/08/2023

नोंदणी फी ₹. 26000.00
दस्त हाताळणी फी ₹. 1200.00
पृष्ठांची संख्या: 60

एकूण: ₹. 27200.00

Joint Sub Registrar Nalyan 4

वाजार मुल्य: ₹.1948000 /-
मोबदला ₹.2555343/-
भरलेले मुद्रांक शुल्क : ₹. 179000/-

सह.दुय्यम निबंधक कल्याण - ४

- 1) देयकाचा प्रकार: DHC रकम: ₹.1200/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0823220204453 दिनांक: 23/08/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.26000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH006904529202324E दिनांक: 23/08/2023
बँकेचे नाव व पत्ता:

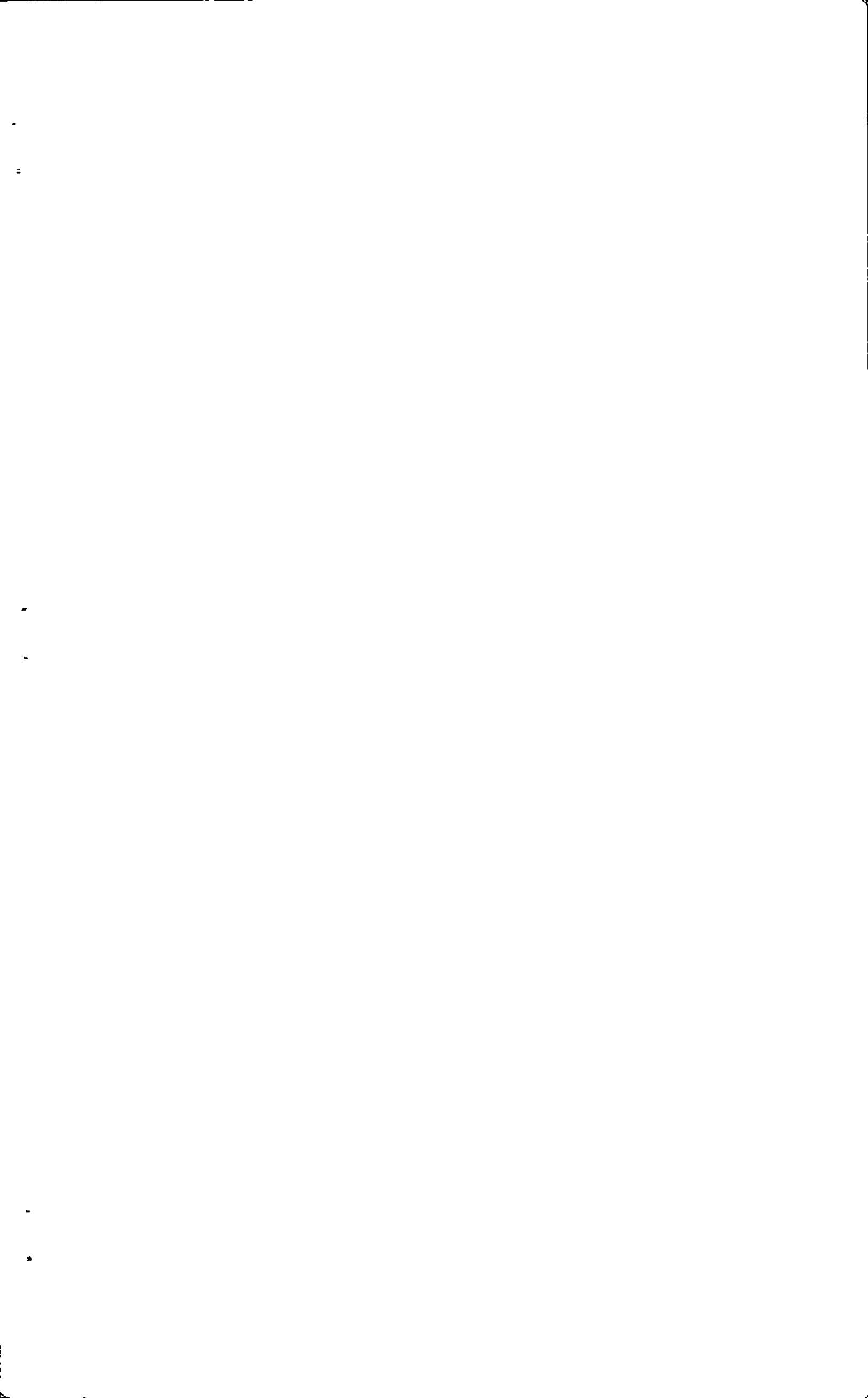
नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

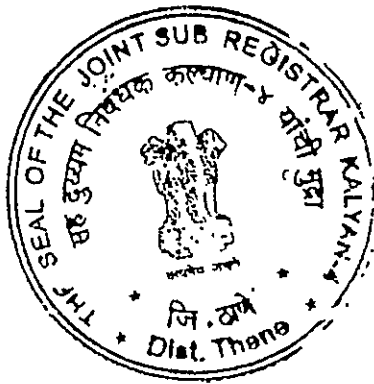
लिपिका
महदुय्यम निबंधक कल्याण



| मूल्यांकन पत्रक (शहरा क्षेत्र - बांधाव) | | | | | |
|---|---|-----------------------------|------------------|------------------|------------------------|
| Valuation ID | 20230822101 | 22 August 2023, 08:34:16 AM | | | |
| मूल्यांकनाचे वर्ष | 2023 | | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका कल्याण | | | | |
| उप मूल्य विभाग | 27/83-विभाग 3 बल्याणी (38) बल्याणी गावातील मिळकती | | | | |
| क्षेत्राचे नाव | Kalyan/Dombival Municipal Corporation | सर्व्हे नंबर / न भू क्रमांक | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक चौ मीटर |
| 6800 | 43800 | 49300 | 55000 | 49300 | |
| बांधाव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र (Built Up) | 44 451 चौ मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधाव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2 वर्षे | बांधकामाचा दर- | Rs 26620/- |
| उद्वाहन सुविधा - | आहे | मजला - | 1st To 4th Floor | कार्पेट क्षेत्र- | 40 41 चौ मीटर |
| Sale Type - First Sale | | | | | |
| Sale/Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |
| मजला निहाय घट/वाढ | = 100 / 100 Apply to Rate= Rs 43800/- | | | | |
| घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर | = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((43800-6800) * (100 / 100)) + 6800) = Rs 43800/- | | | | |
| 1) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 43800 * 44 451 = Rs 1946953 8/- | | | | |
| Applicable Rules | = 3, 9, 18, 19 | | | | |
| एकत्रित अंतिम मूल्य | <p>मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बालकनी) + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी .</p> <p>= A + B + C + D + E + F + G + H + I + J = 1946953 8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 1946954/- = २ एकोणवीस लाख सेहचाळीस हजार नऊ शे चोपन्न /-</p> | | | | |

क ल न - ४
दस्त क्र. ९९९९०/२०२३
९/२०

Home Print







CHALLAN
MTR Form Number-6



| | | | |
|---|---------|--------------------------|--------------------------------------|
| GRN MH006904529202324E | BARCODE | Date 21/08/2023-13:36 25 | Form ID 25.1 |
| Department Inspector General Of Registration | | Payer Details | |
| Stamp Duty | | TAX ID / TAN (If Any) | |
| Type of Payment Registration Fee | | PAN No.(If Applicable) | AWLPN7005M |
| Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR | | Full Name | SAMEER S NIKAM |
| Location THANE | | Flat/Block No. | FLAT NO 408 4TH FLOOR D WING SUBHASH |
| Year 2023-2024 One Time | | Premises/Building | RESIDENCY WING C AND D |

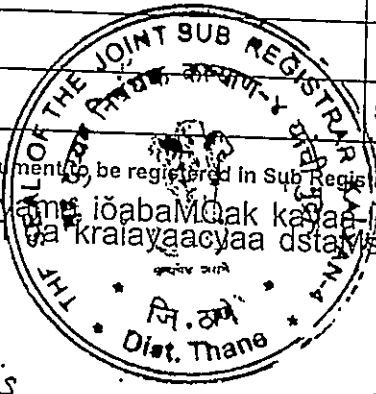
| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN |
|-----------------------------|---------------|-------------|------------------------------------|--------------------|-------------|
| 0030046401 Stamp Duty | 179000.00 | | TITWALA | | 4 2 1 3 0 2 |
| 0030063301 Registration Fee | 26000.00 | | | | |
| Total | | Amount In | Two Lakh Five Thousand Rupees Only | | |
| | | Words | | | |

कलन - ४
दस्तावेज क्र. ११९८०/२०२३
२/८०

Remarks (If Any)
PAN2=ASAPP7357B~SecondPartyName=AARAV
GROUP-CA=2555343~Marketval=1856500

| | | | | | |
|---------------------------|--|---------------------------|--------------------------|----------------------|-----------------------|
| Payment Details IDBI BANK | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023082115544 | 2824517154 |
| Cheque/DD No. | | Bank Date | RBI Date | 21/08/2023-13:37:48 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | IDBI 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. Mobile No. 8692055508
sadr calaõa kojal duuyvama iõabamõak kavaa layaat õaaodMNal kraiaayacyaa dstaMsaazi
laagau Aaho. õaaodMNal õa kraiaayacyaa dstaMsaazi sadr calaõa laagau õaah.



(Handwritten signatures and initials)



क. नं. ४ - ४
 रकम रु. ११२६७ / २०२३
 ४/६७

| | |
|---|----------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN | 0823220204453 |
| Date | 22/08/2023 |
| <p>Received from sub rej, Mobile number 9999999999, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.</p> | |
| Payment Details | |
| Bank Name | SBIN |
| Bank CIN | 10004152023082204237 |
| REF No. | 323446753262 |
| Date | 22/08/2023 |
| This is computer generated receipt, hence no signature is required. | |

AGREEMENT FOR SALE

| |
|----------------------|
| क ल न - ४ |
| दस्त क्र. ७७१६०/२०२३ |
| ४/६० |

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli on this 22 day of August 2023

BETWEEN

M/S. AARAV GROUP, Through its proprietor MR. AKSHAY SUBHASH PAWAR PAN – ASAPP7357B, having its office at B-8, Dnyaneshwar CHS, Regency Estate, Dnyaneshwar Nagar, Dawadi Gaon, Dombivli (E)- 421203, hereinafter called and referred as PROMOTER/DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof mean and include the his heirs, executors, administrators and assigns) of the First Part;

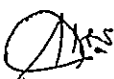
AND

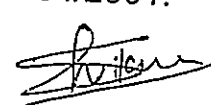

MR.SAMEER SHAMRAO NIKAM, Age 27 years, Occupation Service, PAN-AWLPN7005M MRS.JYOTI SHAMRAO NIKAM, Age 50 years, Occupation Service,PAN- AUIPN5210F, Both Residing at C.S.T Road, Pundlik Pagare Chawl, Budha Colony, Kurla (West) 400070, hereinafter called the PURCHASERS/ALLOTTEE (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) of the Other Part;

WHEREAS The said land that is free hold non-agricultural plot of land bearing S.no. 54 hissa no.4 admeasuring 23300 sq. mtrs. Situated at village Balyani, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation originally owned by Mr.Kutubuddin Ambir.

AND WHEREAS The said owner i.e. Mr.Kutubuddin Ambir had sold said property to Mr. Dwarkaprasad Laxminarayan Agrawal Mr.Jagdishi prasad Laxminarayan Agrawal by Sale Deed Dated 09/01/1970. AND WHEREAS afterwards Dwarkaprasad Laxminarayan Agrawal expired and hence Mr.Jagdish prasad Laxminarayan Agrawal remain as owner.

AND WHEREAS thereafter Mr.Jagdish prasad Laxminarayan Agrawal sold said land bearing S.no. 54 hissa no.4 admeasuring 23300 sq. mtrs. Situated at village Balyani, Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation. To Mr. Subhash Drondu Rawar by Conveyance Deed Dated 23/08/2001. the said Conveyance is registered in the office of Sub Registrar, Kalyan-1 under Document no. 2604/2001.



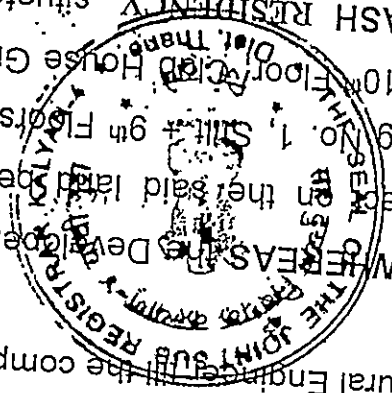
2023/09/29
 4/10

AND WHEREAS thereafter Mr. Subhash Dhondu Pawar had sold part of said property admeasuring 11700 sq. mtrs. to Mr. Sahebrao Sukhdeo Khilari by Conveyance Deed Dated 29/12/2009 the said Conveyance is registered in the office of Sub Registrar, Kalyan-1 under Document no.8979/2009

AND WHEREAS Mr. Sahebrao Sukhdeo Khilari has agreed to sale the said part of land admeasuring 11700 sq. mtrs. to Mr. Akshay Subhash Pawar as per Agreement for sale on Dated 26/09/2017 is registered in the office of Sub Registrar Kalyan-3 under Document No. 4761/2017. Thereafter the said land is finally conveyed as per sale deed dated 13/11/2017 and registered with sub registrar kalyan-4 on 16/11/2017 under document no 11357 by Mr. Sahebrao Sukhdeo Khilari to Mr. Akshay Subhash Pawar. And other part admeasuring 11600 sq. mtrs. is Gifed by Mr. Subhash Dhondu Pawar to Mr. Akshay Subhash Pawar a Gift Deed dt. 15/06/2016 is registered in the office of Sub Registrar K4 under Document No. 5060/2016 on 15/06/2016.

And as such Mr. Akshay Subhash Pawar is the owner of land bearing S.no. 54 hissa no.4 admeasuring 23300 sq. mtrs. Situated at village Balyani, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation.

AND WHEREAS the Developer/Promoter has entered into standard agreement with Architect Mr. Ujwal Bhole of Dombivli (E), registered with the Council of Architects and the Developers/Promoters have appointed a Structural Engineer Mr. Ajay Mahale, for the preparation of the plans, specifications and structural designs of the proposed building to be constructed on the said land, and the Promoters accept the professional supervision of the said Architect and the Structural Engineer in the completion of the said building;



AND WHEREAS the Developer/Promoter has commenced the construction of a project on the said land being a building having 5 Residential Building, Building No. 1, Silt + 9th Floors, Building No.2, Wing A,B,C, & D, consisting of Silt + 10th Floor, 10th House Gr + 1st Floor & Podium building to be known as SUBHASH RESIDENCY, situated at Titwala, in accordance with the plans sanctioned by the Kalyan Dombivli Municipal Corporation vide its Commencement Certificate bearing Outward No. KDMC/TPD/BP/KD/2022-23/24, dated 03/06/2022, For building no. 1 silt(part) - Ground(part) 1st & 2nd floor-Commercial, 3rd to 7th floors - Residential, Building no. 2- Wing A - silt

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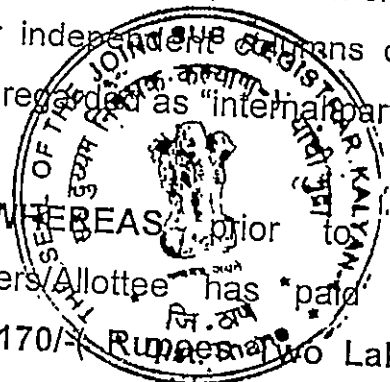
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AND WHEREAS the Developers/Promoters have made full and true disclosure of the nature of its title to the said land and the Purchaser/ Allottee after going through the entire disclosures, the future course of development and also verifying the site of the building and the work of construction and its progress thereof, amenities and nature and scope thereof and after being satisfied about the same has offered to purchase/acquire and the Developers/Promoters have agreed to sell/allot a residential unit being Flat No.408, on the 4th Floor, in the "D" Wing, of the project to be known as SUBHASH RESIDENCY WING C AND D, to be constructed on the said land, situated at Titwala (E), and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter called and referred to for the sake of brevity as the SAID UNIT);

AND WHEREAS the carpet area of the said Unit is 35.26 Sq.Mtrs., alongwith an Exclusive Area totally admeasuring 3.50 Sq.Mtrs. being Balcony admeasuring 1.65 Sq.Mtrs., Service Slab Area. For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Purchasers/Allottee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Purchasers/Allottee, but includes the area covered by the internal partition walls of the Apartment and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Unit for exclusive use of the Purchasers/Allottee or verandah area and exclusive open terrace, Flower Bed area, appurtenant to the said Unit for exclusive use of the Purchasers/Allottee, (iii) All walls which are constructed or provided on an external face of an apartment shall be regarded as "external wall" and (iv) All walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall";



AND WHEREAS prior to the execution of these presents the Purchasers/Allottee has paid to the Developers/Promoters a sum of Rs.2,37,170/- (Rupees Two Lakh Thirty Seven Thousand One Hundred Seventy only) being part payment of the sale consideration of the said Unit agreed to be sold by the Developers/Promoters to the Purchasers/Allottee as advance payment and the Purchasers/Allottee has agreed to pay to the Developers/Promoters the balance of the sale consideration in the manner hereinafter appearing;

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(part) - Ground(part), 1st & 2nd floor - podium, 3rd to 10th floors - Residential + Commercial, Wing B - still (part) - Ground(part), 1st & 2nd floor - podium, 3rd to 10th floors - Residential + Commercial, Wing C - 1st & 2nd floor - podium, 3rd to 10th floors - Residential + Commercial, Wing D - 1st & 2nd floor - podium, 3rd to 10th floors - Residential, Club House - Ground & 1st floor (hereinafter called and referred to for the sake of brevity as the SAID PROJECT);

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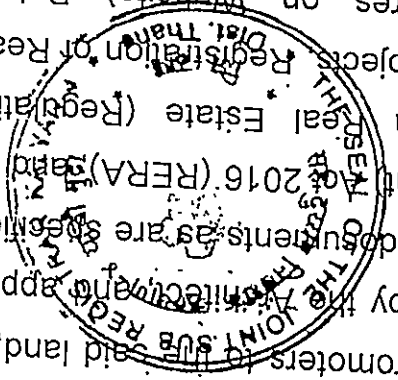
AND WHEREAS the copies of the floor plan approved by the competent local authorities have been annexed hereto as Annexure-I;

AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing No. P51700048150, dated 12/12/2022, the copy of the registration certificate is annexed hereto as Annexure-II;

The Builder has also applied for RERA certificate for "C & D" Wing and same is received on 12/12/2022.

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

AND WHEREAS on the demand of the Purchasers/Allottee, the Developers/Promoters have given inspection of all the documents relating to its title to the said land, including copies of Certificate of Title of the said land issued by Advocate of the Developers/Promoters, relevant revenue records being 7/12 Extracts and/or all other relevant documents showing the nature of title of the Owners, and/or the Developers/Promoters, to the said land, and the plans, designs and specifications prepared by the competent authorities approved by the competent authorities, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (RERA) and the rules made thereunder being The Maharashtra Real Estate (Regulation And Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest And Disclosures on Website) Rules 2017



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

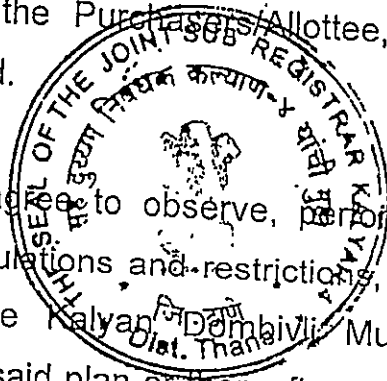
AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developers/Promoters hereby agree to sell and the Purchasers/Allottee hereby agrees to purchase the said Unit;

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

1. The Developer/Promoter shall construct a project known as SUBHASH RESIDENCY WING C AND D, situated at Titwala (E), on the said land having 5 Residential Building, Building No. 1, Stilt + 9th Floors, Building No.2, Wing A,B,C,& D, consisting of Stilt + 10th Floor, Club House Gr + 1st Floor & Podium building comprising of residential units therein, in accordance with the designs, specifications and plans approved by the Kalyan Dombivli Municipal Corporation and which the Purchasers/Allottee has seen and approved, with such variations and modifications as the Developer/Promoter and/or Architects may consider necessary or as may be required by the Kalyan Dombivli Municipal Corporation to be made in them.

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

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



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... of the said building in which the said Unit is situated.

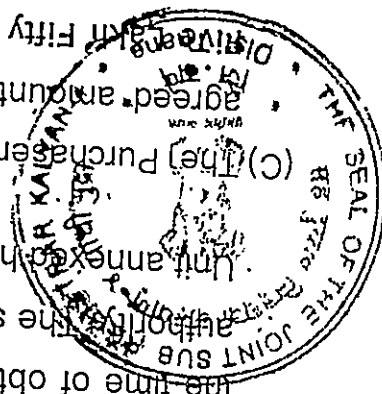
2. The Purchasers/Allottee has prior to the execution of this agreement and on being satisfied with the title of the Developers/Promoters to the said land the proposed new building from the Developers/Promoters.

4. (A) The Purchasers/Allottee hereby agrees to purchase from the Developers/Promoters and Developers/Promoters hereby agree to sell/allot to the Purchasers/Allottee Flat No.408, having Carpet area measuring 35.26 Sq.Mtrs., on the 4th Floor, in the "D", Wing, of project known as SUBHASH RESIDENCY WING C AND D, situated at Titwala (E), be constructed on the said land, and more particularly

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described in the SECOND SCHEDULE hereunder written (hereinafter called and referred to for the sake of brevity as the SAID UNIT) for a total price or consideration of Rs.25,55,343/- (Rupees Twenty Five Lakh Fifty Five Thousand Three Hundred Forty Three Only) inclusive of proportionate price of the common areas and facilities appurtenant to the said Unit.

(B) In addition to the area mentioned above, the Promoters have also proposed to provide Exclusive Areas admeasuring 35.26 Sq.Mtrs., alongwith an Exclusive Area totally admeasuring 3.50 Sq.Mtrs. being Balcony admeasuring 1.65 Sq.Mtrs., Service Slab Area, appurtenant to the said Unit for exclusive use of the Purchasers/Allottee, which shall be fused to the said Unit and the same shall be subject to the final approval from sanctioning body at the time of obtaining the final Occupancy Certificate from sanctioning authority. The said areas are shown in the typical floor plan of the said Unit, annexed hereto.



following manner:

a) The Purchasers has paid on or before execution of this agreement a sum of Rs.2,37,170/- (Rupees Two Lakh Thirty Seven Thousand One Hundred Seventy only) out of total consideration as advance payment or application fee and

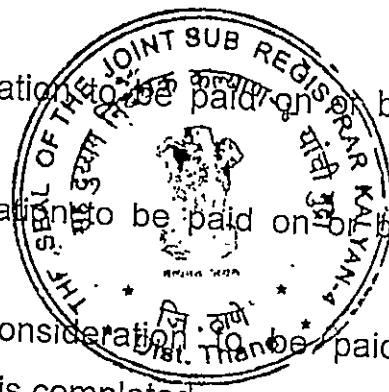
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hereby agrees to pay to that Promoter a sum of Rs. 3,18,173/- (Rupees Three Lakh Eighteen Thousand One Hundred Seventy Three Only) payable within One months from execution of this Agreement & the balance amount of Rs.20,00,000/- (Rupees Twenty Lakh Only)payable after sanction of Loan in the following manner :-

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- b) 10% of the total amount of consideration to be paid to the developers on or before the registration of the agreement for sale.
- c) 15% of the total amount of consideration to be paid on or before the plinth work of the said building.
- d) 4% of the total amount of consideration to be paid on or before the First slab of the said Ground floor.
- e) 4% of the total amount of consideration to be paid on or before the Second slab of the said First floor.
- f) 4% of the total amount of consideration to be paid on or before the Third slab of the said second floor.
- g) 4% of the total amount of consideration to be paid on or before the Fourth slab of the said Third floor.
- h) 4% of the total amount of consideration to be paid on or before the Fifth slab of the said Fourth floor.
- i) 4% of the total amount of consideration to be paid on or before the Sixth slab of the said Fifth floor.
- j) 4% of the total amount of consideration to be paid on or before the Seventh slab of the said Sixth floor.
- k) 4% of the total amount of consideration to be paid on or before the Eight slab of the said Seventh floor.
- l) 4% of the total amount of consideration to be paid on or before the Ninth slab of the said eight floor.
- m) 4% of the total amount of consideration to be paid on or before the Tenth slab of the said Ninth floor.
- n) 4% of the total amount of consideration to be paid on or before the Eleventh slab of the said Tenth floor.
- o) 5% of the total amount of consideration to be paid the before the work of brick work is completed.
- p) 5% of the total amount of consideration to be paid on or before the internal Plaster work is completed.
- q) 5% of the total amount of consideration to be paid on or before the external Plaster work is completed.
- r) 5% of the total amount of the consideration to be paid on the complication of the Flooring / Tiles work is completed.



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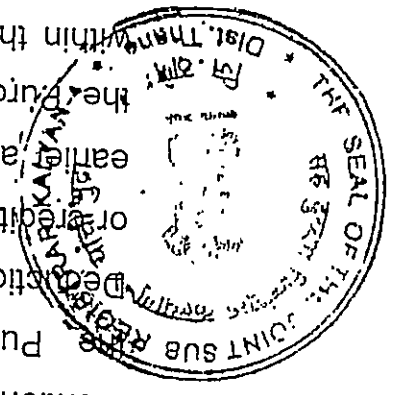
Sanitary Fittings Lift / Water Pumps and Electrical Fittings work is completed.
 consideration to be paid to the Developers at the time of the possession of flat is given to the purchaser.

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

(E) The consideration mentioned in Clause 4(C) hereinabove is net consideration and excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and/or cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Unit. The Purchasers/Allottee shall be liable to pay all the taxes payable thereupon including but not limited to GST, cess etc. The said taxes and any other government/statutory taxes, if levied in future shall be paid by the Purchasers/Allottee immediately on demand.

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(F) (i) The Purchasers/Allottee is aware that, if the net consideration mentioned in clause No.4(C) hereinabove is 50,00,000/- or above, Purchasers/Allottee has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier, as per section 194A of the Income Tax Act, 1961. Further, the Purchasers/Allottee shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.



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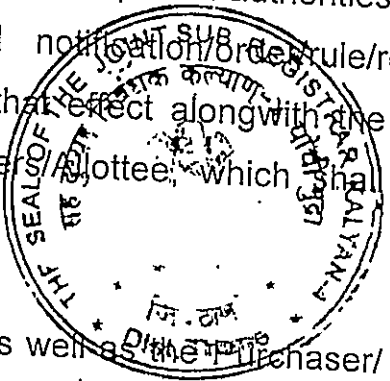
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(ii) The Purchasers/Allottee further agrees and undertakes that if the Purchasers/Allottee fails and/or neglects to deduct the tax at source or fails to pay the same after deduction, the Purchasers/Allottee alone shall be deemed to be an assessee in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

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

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(I) The total price as mentioned in Clause No.4(G) hereinabove is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/ Allottee for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser/Allottee, which shall only be applicable on subsequent payments.



(G) Time is essence for the Promoters as well as the Purchaser/ Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the said Unit to the Purchasers/Allottee and

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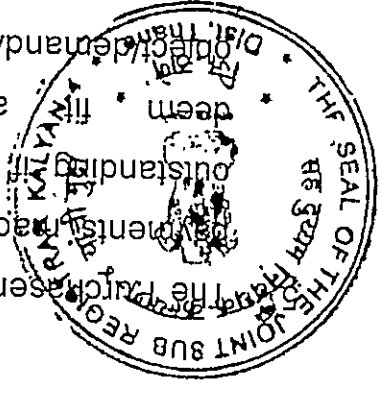
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receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchasers/Allottee shall make timely payments of the instalment and other dues payable by him and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 4 (E) herein above. ("Payment Schedule").

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(H) The Promoter shall confirm the final carpet area that has been allotted to the Purchasers/Allottee after the construction of the building is complete and the occupation certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchasers/Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchasers/Allottee. If there is any increase in the carpet area allotted to Purchasers/Allottee, the Promoter shall demand the same from the Purchasers/Allottee as per the next milestone of the Payment Schedule. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4(A) of this Agreement.

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



The Purchasers/Allottee authorizes the Promoter to adjust/appropriate all outstanding payments made by him/her under any head(s) of dues against lawful and, the Purchasers/Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

6. The PROMOTER/DEVELOPER hereby declare that, the Floor Space Index available as on date in respect of the said land is 1266.60 Sq.Mtrs. only. The Promoter has disclosed the total Floor Space Index of 1274.26

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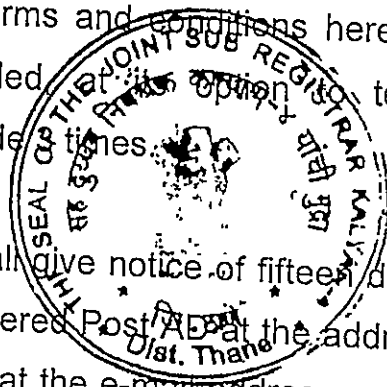
Sq.Mtrs., as proposed to be utilised by it in the said land in the construction of the said project, including by availing Transferrable Development Rights (TDR) and/or based on expectation of increased FSI which may be available in future on payment of premium and/or on modifications to Development Control Regulations, which are applicable to the said Project, and the Purchasers/Allottee has agreed to purchase the said Unit based on the proposed construction and sale of units to be carried out by the Developer/Promoter by utilising the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Developers/Promoters only.

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

8. Without prejudice to the right of the Promoter to charge interest on all the delayed payments as provided hereinabove, on the Purchasers/Allottee committing default in payment on due date of any amount due and payable by the Purchasers/Allottee to the Promoter under this Agreement, (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and/or the Purchasers/Allottee committing breach of any of the terms and conditions herein contained, the Promoter shall be fully entitled to terminate this Agreement if payment default is made on any of the following times:

PROVIDED THAT the Promoter shall give notice of fifteen days in writing to the Purchasers/Allottee, by Registered Post/AEAD at the address provided by the Purchasers/Allottee and mail at the e-mail address provided by the Purchasers/Allottee, if any, of its intention to terminate this Agreement and



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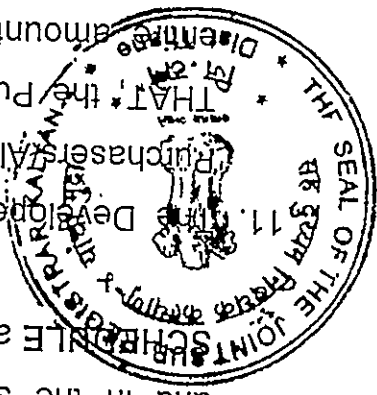
... which it is intended to terminate the Agreement. If the Purchasers/Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

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amount which may be payable to Promoters) within a period of thirty days of the termination, the installments of sale consideration of the said Unit which may have been paid by the Purchasers/Allottee to the Promoter. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoter shall be at liberty to dispose off and to sell the said Unit to such person or persons at such price and on such conditions as the Promoter may desire and think fit in their absolute discretion and the Purchasers/Allottee shall have no objection for the same.

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

10. The amenities to be provided by the Developer/Promoter in the said Unit and in the said buildings/ are those that are set out in the THIRD SCHEDULE annexed hereto.

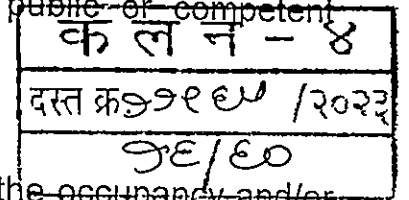


Developer/Promoter shall give possession of the said Unit to the Purchasers/Allottee or his nominees on or before 31/12/2026 PROVIDED THAT the Purchasers/Allottee has paid to the Developer/Promoter, the amount of consideration as agreed upon hereinabove in these presents, (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and further has

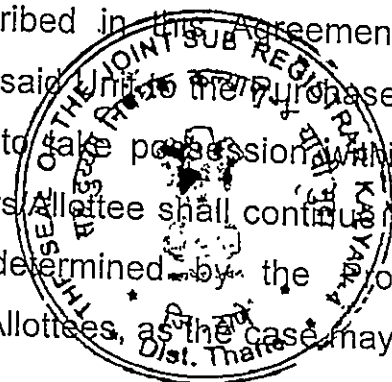
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performed and complied with all the covenants, stipulations, terms and conditions herein contained, and on his part to be performed and complied. If the Promoter fail or neglect to give possession of the said Unit to the Purchasers/Allottee herein on account of reasons beyond its control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchasers/Allottee the amounts already received by it in respect of the said Unit with interest at the same rate as may mentioned in the Clause 7 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. PROVIDED that the Developer/Promoter shall be entitled to reasonable extension of time for giving possession of said Unit by the stipulated date, if the completion of construction is delayed on account of on account of War, Civil commotion or act of God and/or on account of any notice, order, rule, notification of the Government and/or other public or competent authority/court.



12. The Promoters shall within Seven days of obtaining the occupancy and/or completion certificate from the Kalyan Dombivli Municipal Corporation, as the case may be, of the Project, and upon the payment made by the Purchasers/Allottee as per the agreement, offer in writing the possession of the said Unit to the Purchasers/Allottee in terms of this Agreement to be taken within Fifteen days from the date of issue of such notice. The Promoter agree and undertake to indemnify the Purchasers/Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter.
13. The Purchasers/Allottee shall take possession of the said Unit within Fifteen days from the Developer/Promoter giving written notice to the Purchasers/Allottee intimating that the said Unit is ready for use and occupation. Upon receiving a written intimation from the Promoter as per Clause 12, the Purchasers/Allottee shall take possession of the said Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Unit to the Purchasers/Allottee. In case the Purchasers/Allottee fails to take possession within the time provided in Clause 12 such Purchasers/Allottee shall continue to be liable to pay maintenance charges as determined by the promoters or association of all the Unit Purchasers/Allottees, as the case may be.



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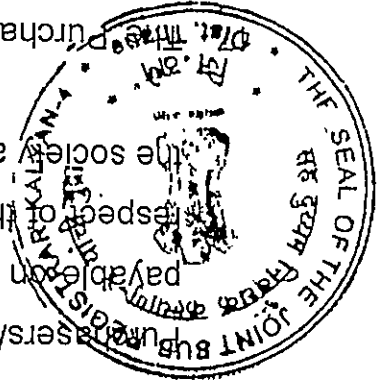
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Developer to the Purchasers/Allottee that the said Unit is ready for use and occupation, the Purchasers/Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said Unit) of outgoings in respect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

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

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



said project shall join in forming and registering the co-operative society to be known by such name as the Promoter may decide and for the purpose shall sign and execute all the necessary application and/or other papers

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and other documents necessary for the formation and the registration of the Co-operative society including the Bye-laws of the society duly filled in, and sign and return to the Promoter/ Developer within seven days of the same being forwarded by the PROMOTER/DEVELOPER to the Purchasers/Allottee.

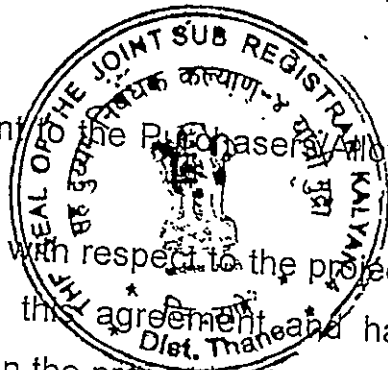
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18. On completion of construction and upon obtaining Completion/Occupation Certificate from the Kalyan Dombivli Municipal Corporation to that effect, and on receipt by the PROMOTER/DEVELOPER of the payment of all amounts due and payable to it from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

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

20. The Promoter hereby represent and warrant the Purchasers/Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has



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implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.

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iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report, if any;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report, if any;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchasers/Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchasers/Allottee under this Agreement;

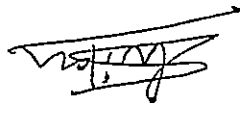
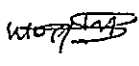
confirm that the Promoter is not restricted in any manner from selling the said Unit to the Purchaser/ Allottee in the manner contemplated in this Agreement;



Association of Purchasers/Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Purchasers/Allottees;

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x. The Promoter has 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;

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

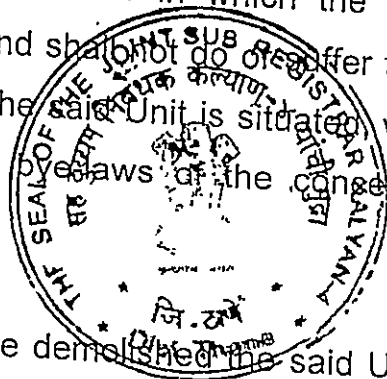
21. From the date on which the Purchasers/Allottee acquires and/or deem to acquire vacant and peaceful possession of the said Unit, he shall:

(a) Maintain the said Unit in good tenantable repairs and conditions at his own costs and shall not do or suffer or cause to be done or suffered anything in or to the building in which the said Unit is situated or the premises, staircase or common passage therein, which may be against the rules, regulations of the concerned local authority and the Purchasers/Allottee shall not change, alter or make addition in the said Unit or the building or any part thereof.

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

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

(d) Not at any time demolish or cause to be demolished the said Unit or any part thereof, nor shall at any time make or cause to be made any additions



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Unit, and shall keep the partition walls, sewer drainage pipes in the said Unit, and appurtenances thereto in good and tenantable repairs and conditions of and in particular so as to support shelter and project other parts of the building and shall not chisel or cause damage to any columns, R.C.C. frames or any other structural, in the said building without prior written permission of the Developers/Promoters and/or the society as the case may be, and the Developer/Promoter and/or the society as the same on may be, may in their entire discretion grant its permission for the same on such conditions as they may deem fit or reject the same.

(e) Not do or cause to be done any act or thing, which shall render void or voidable any insurance of the said land and building or any part thereof or whereby any increase in premium shall be due or payable in respect of the insurance

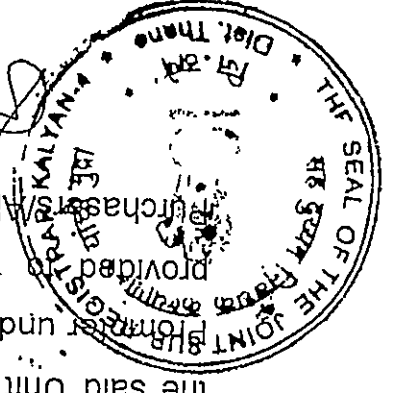
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| Not throw dirt, rubbish, garbage other refuse or promote the same to be thrown from the said building in the compound or any position on the said land or building. |

(f)

(g) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.

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

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



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(j) The Purchasers/Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchasers/Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the said Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

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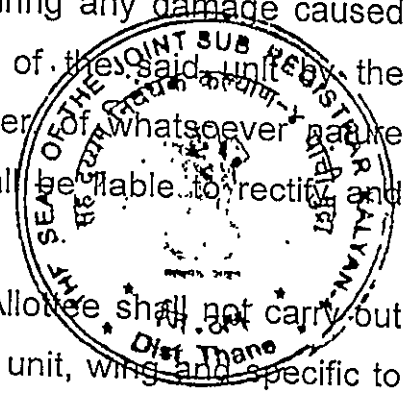
(k) Be liable for the consequences for any act committed in contravention of the above stipulations, in connection with the said building and/or the said Unit.

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

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

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

PROVIDED FURTHER THAT, the Purchasers/Allottee shall not carry out any alterations of whatsoever nature in the said unit, wing and specific to the structure of the said unit/wing of the said project which shall include



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It is hereby agreed that, the Purchasers/Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of water. If any of such works are carried out without the written consent of the Promoters/ Developers the defect liability shall automatically become void. The word defect here means only the manufacturing defect.

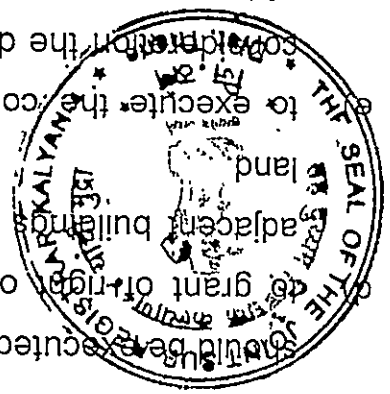
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23. The Purchasers/Allottee shall use the said Unit or any part thereof or permit the same to be used only for purpose for which it is sanctioned and approved by the concerned sanctioning authority. He shall use the parking space only for purpose of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

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

25. Notwithstanding any other provisions of this agreement the PROMOTER/DEVELOPER has disclosed and brought to the knowledge of the Purchasers/Allottee that it shall be at the sole and absolute discretion of the Promoter/Developer:

- a) to form a separate and/or combined co-operative housing society of Purchasers/Allottees to be formed and constituted, in respect of each Wing and/or building.
- b) to decide from time to time to what extent the building/s alongwith land appurtenant is to be transferred to the respective body formed.
- c) to decide from time to time when and what sort of document of transfer should be executed.



land and adjacent buildings and plots as well as the easement rights of the said land to the grant of right of access/way from and through the said land to the said land to execute the conveyance of the said property in parts, taking into consideration the divisions of property and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

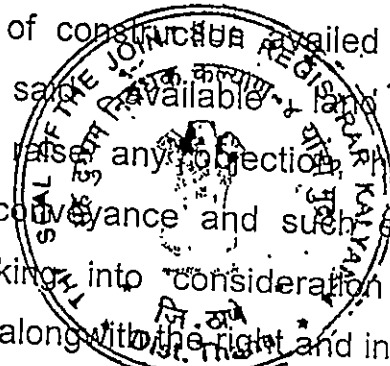
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f) and the Purchasers/Allottee has clearly understood the same and in confirmation thereof has granted his clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretions reserved by the PROMOTER/DEVELOPER herein.

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26. The PROMOTER/DEVELOPER has shown the layout of the said project to the Purchasers/Allottee and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchasers/Allottee covenant with the Promoter/ Developer as under:
- that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
 - fencing, partition, retaining walls will not be constructed between the buildings.
 - Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
 - location of electric transformer/ sub-station shall be earmarked/ defined by the Architect of the Promoter/Developer
 - common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
 - the execution of the external compound wall will be as per the design and specification of the architect of promoter and the elevation of the buildings shall not be changed or altered.
 - each building shall be maintained in good and proper condition along with the unobstructed right of access.
 - it is clearly brought to the notice of the Purchasers/Allottee herein and the Purchasers/Allottee herein is clearly made aware that the PROMOTER/DEVELOPER has acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and/or set backs the area to be handed over and conveyed to the co-operative housing society and/or the corporate body will not be equivalent to the area of construction available in the said buildings constructed on the said available land and the Purchasers/Allottee herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said land along with the right and interest in the common open spaces, recreational space, playground etc.,



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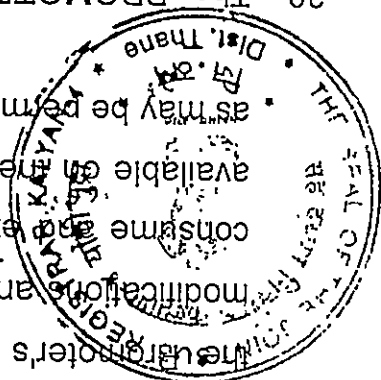
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has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the purchasers of the units in the said buildings and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

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

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



30. The PROMOTER/DEVELOPER has brought to the clear notice and knowledge of the Purchasers/Allottee that during the course of construction, the PROMOTER/DEVELOPER may seek and obtain

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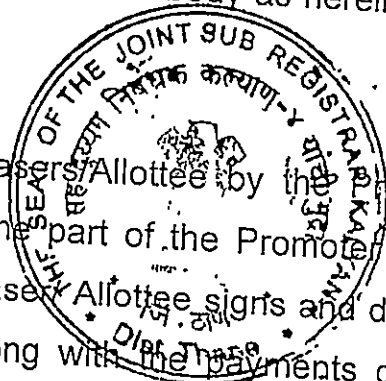
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financial assistance and cash credit facilities from any banks or financial institution and the Purchasers/Allottee shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter/Developer. The Promoter/ Developer agree and undertake such charge, mortgage shall be cleared by the PROMOTER/DEVELOPER as per the rules and regulations, of the said bank and the PROMOTER/DEVELOPER shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser/ Allottee under these presents from such bank or financial institutions, so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchasers/Allottee herein, and the Promoters/ Developers further declare that, it shall at all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said Unit and the said land.

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31. The PROMOTER/DEVELOPER shall maintain a separate account in respect of sums received by the PROMOTER/DEVELOPER from the Purchasers/Allottee as advance or deposit, sums received on account of the share capital, formation of the Co-operative Society, towards the outgoings, legal charges and shall utilise the amounts only for the puposes for which they have been received.
32. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Unit or of the said Plot and Building or any part thereof. The Purchaser/ Allottee shall have no claim save and except in respect of the said Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society/Limited Company or other body and until the said land is transferred to the Society/Limited Company or other body as hereinbefore mentioned.
33. Forwarding this Agreement to the Purchasers/Allottee by the promoter does not create a binding obligation on the part of the Promoter or the Purchasers/Allottee until, firstly, the Purchaser/ Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchasers/Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated



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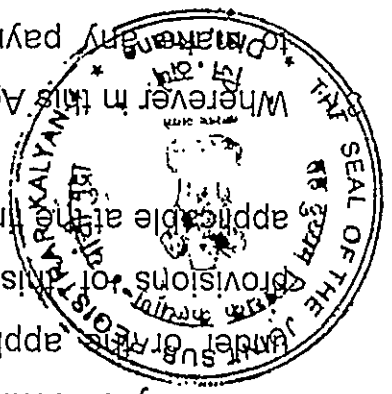
and deliver to the PROMOTER/DEVELOPER this Agreement within 30 (thirty) days from the date of its receipt by the Purchasers/Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters/Developers, then the PROMOTER/DEVELOPER shall serve a notice to the Purchasers/Allottee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

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34. 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.

35. It is clearly understood and so agreed by and between the parties hereto hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers/Allottees of the said Unit, in case of a transfer, as the said obligations go along with the said Unit for all intents and purposes.

36. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under 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.



premises to the total carpet area of all the said premises in the Project. Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

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

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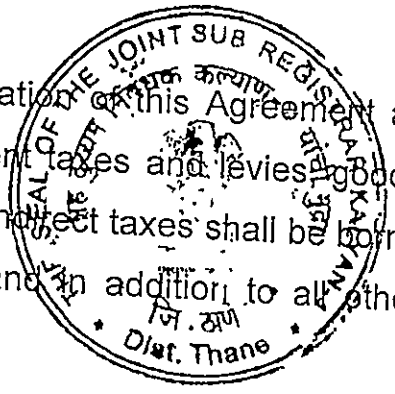
39. All Notices to be served on the Purchasers/Allottee and the PROMOTER/DEVELOPER as contemplated under this agreement shall be deemed to have been duly served if it is sent to the Purchasers/Allottee or the PROMOTER/DEVELOPER by a Registered Post A.D. at his address as mentioned in the Title Clause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

Developer/Promoter: _____
Purchasers/Allottee: _____

It shall be the duty of the Purchasers/Allottee and the PROMOTER/DEVELOPER to inform each other their address or any change in address subsequent to the execution of this Agreement, failing which all communications made at the address mentioned in the Title Clause shall be deemed to have been received by the PROMOTER/DEVELOPER or the Purchasers/Allottee, as the case may be.

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

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



42. Any delay tolerated or indulgence shown by the Developer/ Promoter in enforcing the terms and conditions of these presents or forbearance or giving of time to the Purchasers/Allottee by the Developer/Promoter shall

[Handwritten signature]

[Handwritten signature]

not be construed as a waiver on the part of the Developer/Promoter of any breach or non-observance of any of the terms and conditions of this agreement by the Purchasers/Allottee, nor shall the same in any manner prejudice the rights of the Developer/Promoter.

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

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

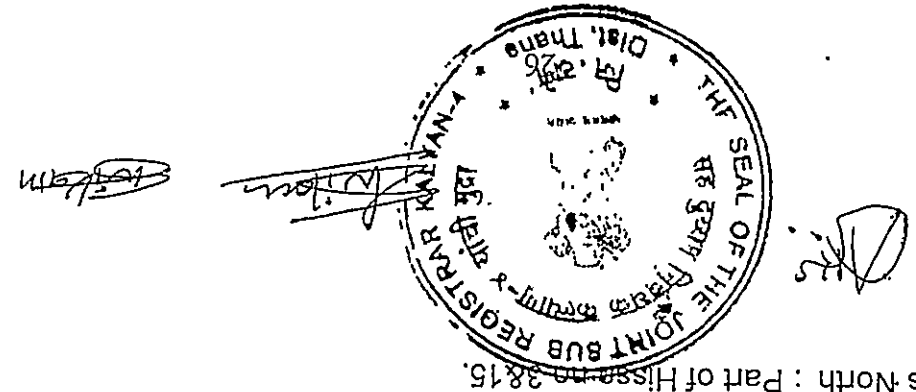
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| jurisdiction for this Agreement. |
| २५/१२/२०२३ |
| Without prejudice to the other rights of the Promoter hereunder, the |

Promoter shall in respect of any amounts remaining unpaid by the Purchasers/Allottee under this Agreement, have a first charge/lien on the Unit and the Car Parking space and the Purchasers/Allottee shall not transfer his rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchasers/Allottee under this Agreement, to the Promoter. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Promoter. Along with still /Cover Parking No. _____ admeasuring _____ sq. ft.

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

ALL THAT piece and parcel of N.A. land bearing S.No.54,Hissa No.4 admeasuring 23300.00 Sq.Mtrs., being and situate at village Balyani, Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan and bounded as follows:

- On or towards East- : Survey No 3, Hissa No. 5.
- On or towards West : Part of Hissa no. 15,17,18.
- On or towards South : Part of Hissa no. 6 and Road.
- On or towards North : Part of Hissa no. 3&15.



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THE SECOND SCHEDULE ABOVE REFERRED TO:

(description of the "Said UNIT")

ALL THAT piece and parcel of Flat No.408, having Carpet area admeasuring 35.26 Sq.Mtrs., alongwith an Exclusive Area totally admeasuring 3.50 Sq.Mtrs. being Balcony admeasuring 1.65 Sq.Mtrs., Service Slab Area on the 4th Floor, in "D" Wing, of the project known as SUBHASH RESIDENCY WING C AND D, situated at Titwala (E),. as the case may be, appurtenant to the said Unit, as per floor plan attach herewith, to be constructed on the land more particularly described in FIRST SCHEDULE mentioned hereinabove

THE THIRD SCHEDULE ABOVE REFERRED TO:

List of Amenities and specifications:

1. 2'X2' Vitrified Flooring tiles will be provided in entire flat.
2. Marble framing to all window and powder coated aluminum sliding windows ¾" series.
3. French window in all rooms.
4. Glazed ceramic tiles up to full height in bathroom & toilet.
5. Marble frame and PVC door for bathroom, toilet & W.C.
6. Granite kitchen platform with stainless steel sink and glazed tiles up to 4' above kitchen platform.
7. Concealed plumbing with good quality fittings/fixtures and sanitary wares.
8. Concealed copper wiring adequate electric point with good switches and M.C.B. fitting with inverter point.
9. External surface will be two coat sand face plaster with decorative antifungal, waterproof acrylic paint and internal walls will be 1 coat plaster + 1 coat POP (Gypsum Finish) and painted with Acrylic Emulsion paint.
10. Good quality lift with inverter backup.
11. Ample municipal water supply with overhead & underground water tank.
12. Entrance Lobby of the building will be decorated with elegant design.
13. Solar System for hot water in bathroom.
14. C.C.T.V. Camera for building premises, entrance lobby.



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(Handwritten signature)

(Handwritten signature)

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

SIGNED, SEALED AND DELIVERED

By the within named Developer/Promoter)

M/S. AARAV GROUP

Through its proprietor

MR. AKSHAY SUBHASH PAWAR:



(Signature)



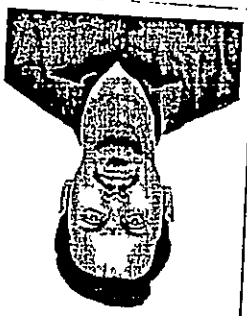
SIGNED, SEALED AND DELIVERED

By the within named Allottee/Purchaser)

MR. SAMEER SHAMRAO NIKAM



(Signature)



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| ११/११/२०२३ |
| ३१/१० |

MRS. JYOTI SHAMRAO NIKAM

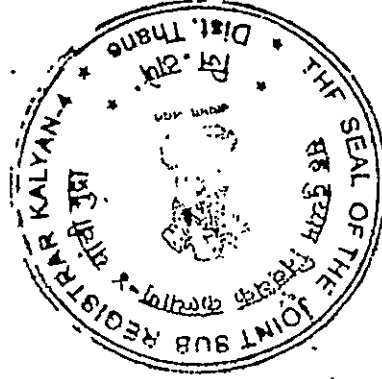
In presence of:

1. *(Signature)*

(Chamekhandy S. Gaudhale)

2. *(Signature)*

Shamrao P. No. 1 KAM



RECEIPT

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| कलन - ४ |
| दस्त क्र. ११९८/२०२३ |
| ३२/९० |

RECEIVED of and from the withinnamed Purchasers/Allottee a sum of Rs.2,37,170/- (Rupees Two Lakh Thirty Seven Thousand One Hundred Seventy only) on or before the execution of these presents, as and by way of part payment of consideration of the said Unit in the building as mentioned hereinabove, in the following manner:

| Cheque No. | Date | Bank/Branch | Amount |
|------------|------------|----------------------|----------------|
| 075414 | 14/06/2023 | Canara Bank | Rs. 1,00,000/- |
| 430901 | 27/06/2023 | Punjab National Bank | Rs. 1,37,170/- |
| | | TOAL | Rs 2,37,170/- |

(This Receipt shall be valid subject to realisation of the aforesaid Cheque/s).

I Say Received Rs. 2,37,170/-

MR. AKSHAY SUBHASH PAWAR:

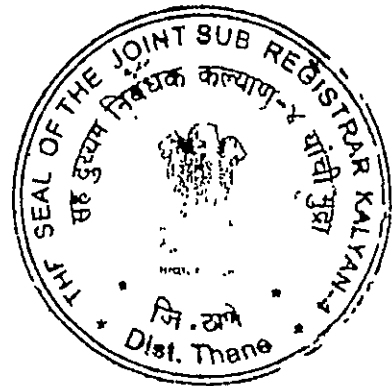
proprietor

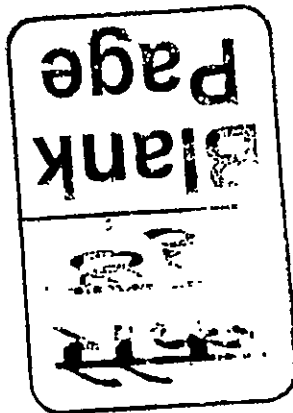
For M/S: AARAV GROUP

Witness:

1. [Signature]

2. [Signature]





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| ३२०२/०३२६६/२०२३ |
| ४ - १ - ५ |

कलन - ४
 दस्त क्र. ११९६० / २०२३
 ३४ / ६०

Dated 17th August, 2023
 NOC no FY 23-24/NOC/AG/006

To
 M/s Aarav Group
 Bungalow No-8/B Dyneshvar CHS, Regency Estate, Near Dawli Gaon, Dombivli East, Kalyan, Thane,
 Maharashtra 421203

Sub: Issuance of No Objection Certificate (NOC) for sale of 1 residential Unit of the Project "Subhash Residency-Ph I" mortgaged with Hero Fincorp Limited (HFCL).

Dear Sir / Madam,

This is with reference to your request dated 17th August, 2023, regarding No Objection Certificate (NOC) for sale of 1 residential unit (hereinafter referred to as Unit(s) under the Project "Subhash Residency-Ph I" (hereinafter referred to as Project) mortgaged with Hero Fincorp Limited (HFCL) as described below:

| Name of the Buyer | Unit No. | Unit RERA Carpet Area (sq ft) | Unit Sale Value (Rs.) | Amount collected (Rs.) |
|---|----------|-------------------------------|-----------------------|------------------------|
| Mr Sameer Shamrao Nikam & Mrs Jyoti Shamrao Nikam | D-408 | 380 | 25,55,343/- | 2,37,170/- |

As requested by you, we hereby confirm that subject to the conditions mentioned herein below, HFCL, has no objection in your selling of the said Unit(s) as mentioned above of the Project. The prospective buyer, as stated above, of the said Unit(s) may avail housing loan from any Banks / Financial institution(s)

Further, provided that all amounts receivable by you from the prospective buyer of such Unit(s) towards sale consideration of the said Unit(s) shall be credited in "Aarav Group Subhash Residency Wing C & D Master Escrow A/c - 57500001258544, HDFC Bank, IFSC Code - HDFC0000175".

HFCL charge on the above-mentioned Unit(s) will continue till deposit of entire sale consideration in above account. On deposit of sale consideration as above, our mortgage shall automatically stand released and discharged

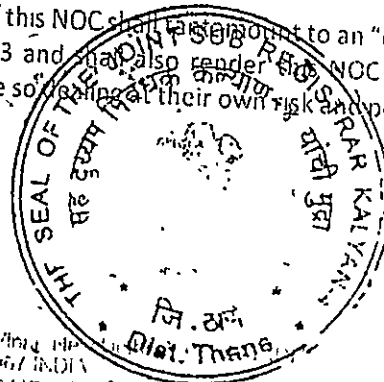
Please note that the NOC is being issued in respect of the Unit(s) of the Project as mentioned above only and HFCL shall continue to hold charge on the other residential/commercial unit(s) of the Project, which shall be released only on receipt of full payment against the respective unit(s)

Further, this NOC for sale of above Unit(s) is restricted for sale to name(s) stated above. In case of any change in the details of the said Unit(s) or the unit is cancelled by the prospective buyer the said NOC stands null and void

Kindly further note that, a violation of any terms of this NOC shall constitute an "event of default" under the facility/loan agreement dated Feb-2023 and may also render this NOC inoperative and thereafter whosoever deals with such units shall be so doing at their own risk and perils without any liability or recourse to HFCL.

For Hero FinCorp Limited

Authorized Signatory



www.hero-fincorp.com

Rambhadrana P. Dalvi
B. Com, OGC & A., LL.B.
ADVOCATE, HIGH COURT

OFF. & RESL. R-30, Panchajanya
2nd Cross Lane, Suddhanth Nagar,
4000 Dombivli (E) Dist-Thane
Mob: 982230047, 982236367

Further Subsequently the Power of Attorney was also executed by Mr. Subhraj Subhraj Khilari in favour of Mr. Akshay Subhraj Pawar. The said document is registered in the office of Sub-Registrar, Kalyan-3, under Sr. no. 4762/2017 bearing Reg. receipt no. 6473 dated 24-09-2017.

21. Vide Mutation Entry No. 1616 dated 12-02-2018 the name of Mr. Subhraj S. Khilari was deleted and the name of Mr. Akshay Subhraj Pawar was recorded in Records of Rights.

22. Further it is observed that the Deed of Conveyance dated 13-11-2017 was executed between Mr. Subhraj Subhraj Khilari as Vendor through his Power of Attorney Holder Mr. Akshay Subhraj Pawar and Mr. Akshay Subhraj Pawar as Purchaser. The said document is registered in the office of Sub-Registrar, Kalyan-3 under Sr. no. 11337/2017 bearing Reg. receipt no. 13337 dated 10-11-2017. The Index II was issued by Sub-Registrar, Kalyan-3 on 11-11-2017 in the name of Mr. Akshay Subhraj Pawar.

23. Vide Mutation Entry no. 1621 dated 22-03-2018 the name of Mr. Subhraj S. Khilari was deleted and the name of Mr. Akshay Subhraj Pawar was recorded on the same.

24. Vide Mutation Entry no. 1104 dated 24-07-2018 the name of Mr. Subhraj Subhraj Khilari was deleted and the name of Mr. Akshay Subhraj Pawar was recorded in Records of Rights and 7/12 Extract of land measuring 11700 sq. feet was effected.

25. Thus by virtue of various above said Power of Attorney, Gift Deed & Deed of Conveyance Mr. Akshay Subhraj Pawar has acquired right, title and interest with possession rights and has become an absolute owner of

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the said building survey no. 34 Hissa no. 4 administered by the Revenue authorities to develop the said Property to construct the Building thereon as per the construction permission and building plan sanctioned by local authority and to sell the Flats & Shops in the Prospective Purchasers.

26. Further it appears that Mr. Subhraj Subhraj Pawar has taken all the necessary permissions in the name of M/s. Aarav Group. Further M/s. Aarav Group has applied for HRA permission no. 24/15A HRA dated 15-03-2019 Search Report dated 15-11-2019 was issued by Section 52(a) & 52(b) of the period 1993 to 2019 and Title Certificate dated 20-10-2021 was issued by Adv. S. V. Tane alongwith Search Report.

27. Further M/s. Aarav Group has obtained the necessary permissions from concern authorities as follows:

- i. NOC permission dated 04-12-2021 issued by Chief Garden Officer, KDMC, under Ref. no. KDMC/Gen/2021/1034.
- ii. NOC dated 09-12-2021 issued by S. S. Engineer, KDMC regarding Sewerage under Ref. no. KDMC/SE/2021/1034.
- iii. Letter dated 10-01-2022 issued by Consulting Structural Engineer regarding proposed development addressed to the Town Planner, KDMC.
- iv. Letter dated 17-03-2022 issued by Chief Fire Officer, KDMC regarding granting of Fire NOC on certain terms & conditions.
- v. Letter dated 01-02-2022 issued by Town Planner, Thane, regarding the Conversional Tax Determining on Survey no. 3-23 sub 421 of 91 RL.
- vi. Receipt of commercial tax paid bearing CHN No. KSTU/22/5550/21/22 dated 25-01-2022 for H.A. No. 3.
- vii. Unified Development Control and Regulations by Maharashtra State dated 20-01-2022 issued by Govt. of Maharashtra.
- viii. Commencement Certificate dated 03-06-2022 issued by U. Planning, KDMC, under Ref. no. KDMC/CP/2022/1034 for Quilling no. 1 - sub 421 of 91 RL & 2 - sub 421 of 91 RL.

Rambhadrana P. Dalvi
B. Com, OGC & A., LL.B.
ADVOCATE, HIGH COURT

OFF. & RESL. R-30, Panchajanya
2nd Cross Lane, Suddhanth Nagar,
4000 Dombivli (E) Dist-Thane
Mob: 982230047, 982236367

Commercial, 3rd to 7th floors - Residential, Building no. 2, Wing A - 110 (part) - Ground (part), 1st & 2nd floor - podium, 3rd to 10th floors & 2nd floor - Podium, wing B - 110 (part) - Ground (part), 1st Wing C - 110 (part) - Ground (part), 1st & 2nd floor - Podium, 1st to 10th floors - Residential, Wing D - 110 (part) - Ground (part), 1st & 2nd floor - Podium, 3rd to 10th floors - Residential, Wing E - 110 (part) - Ground (part), 1st & 2nd floor - Podium, 3rd to 10th floors - Residential, Club House - Ground and 1st floor.

26. Sanctioned and Approved plan dated 03-06-2022 issued by U. Planning, KDMC, under Ref. no. KDMC/CP/2022/1034 for the above proposed building.

SCHE 157-22 PROPERTY

All the piece and parcel of land bearing Survey no. 34 Hissa no. 4 measuring 21,200 sq. meter (Hectare 2 Acre 19 - Part 00 - Panchasba - H.O. - Part 0 - Part 0 Total 112 Acre 33), lying being and situated at Revenue Village - Manje Daryani, Taluka - Kalyan Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub-Registration District Kalyan and Registration District Thane bounded by

- On one towards East Survey no. 3 Hissa no. 5
- On one towards West Part of Hissa no. 1 & 13
- On one towards South Part of Hissa no. 5 and Road
- On one towards North Part of Hissa no. 3 & 13

SEARCHES

1. The search report of which is annexed hereto conducted by Advocate Mrs. Ushara Aund for the last 30 years (from 1993 to 2023) in the Sub-Registrar's Office at Kalyan & Dombivli - 1 to 3 and perused the Search Report dt. 16-06-2022.

2. It appears from the said Search Report that it does not disclose any circumstances as stated therein in respect of the said Property during the course of the Search and the same appears to be free from encumbrances.



There are no other encumbrances found in respect of the said Property during the said Search save and except those stated at above. I do not have notice in the title of the person of any mortgage.

3. I have also checked the records of the records of the said Property from 1993 to 2022 in the office of Department of Registration and I do not have any information in respect of the said Property and I do not have any encumbrance or adverse entry in respect of the said Property.

COURTS

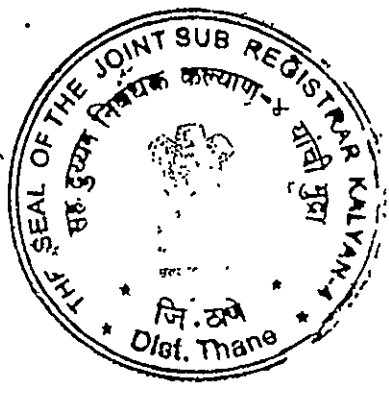
I have not conducted any search in any Court or Tribunal in Kalyan & Dombivli and I have not perused any paper in relation thereto. However, I have been advised in writing that no pending filed litigation is existing in the said Property.

PUBLIC NOTICE

I have not created any public notice.

REMARKS

- 1. Apart from the documents provided to me I have not been provided with any other document.
- 2. I have been informed that no mortgage charge or lien has been created on the said property.
- 3. I have assumed the genuineness and accuracy of the documents submitted to me. I have also assumed the authenticity of all the signatures, stamps and markings on the documents which are provided to me and which are the copies by me.
- 4. This Title Certificate is based on and subject to the foregoing and subject to the terms and conditions on which it is issued and provided to me and





1. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

2. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

3. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

4. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

5. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

6. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

| Year | Year | Year | Year |
|------|------|------|------|
| 1972 | 1973 | 1974 | 1975 |
| 1976 | 1977 | 1978 | 1979 |
| 1980 | 1981 | 1982 | 1983 |
| 1984 | 1985 | 1986 | 1987 |
| 1988 | 1989 | 1990 | 1991 |
| 1992 | 1993 | 1994 | 1995 |
| 1996 | 1997 | 1998 | 1999 |
| 2000 | 2001 | 2002 | 2003 |
| 2004 | 2005 | 2006 | 2007 |
| 2008 | 2009 | 2010 | 2011 |
| 2012 | 2013 | 2014 | 2015 |
| 2016 | 2017 | 2018 | 2019 |
| 2020 | 2021 | 2022 | 2023 |

SEARCHED AND INVESTIGATION

SEARCHED BY: *[Signature]*

INVESTIGATED BY: *[Signature]*

Dated: 26-06-2012

1. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

2. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

3. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

4. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

5. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

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CONCLUSION

The land project is a valid and legal one. I have examined the records of the land project from 1972 to 2012 at the office of the Joint Sub-Registrar, Bangalore District, Karnataka and I find that the land project is a valid and legal one.

OFFICER IN CHARGE

[Signature]

Advocate & Solicitor

[Signature]

123
Ramkrishna P. Datye
B Com GDC & P. L. L. B.
ADVOCATE HIGH COURT
Mobile: 9702755767 / 9869020047

Bharati S. Atul
B. A., L. L. B.
ADVOCATE HIGH COURT
Mobile: 9769108883

5. I have, also cross verified the above transactions from the website of Department of Registration and Stamps, Govt. of Maharashtra viz www.jrmaharashtra.gov in and the same is found in order when compared with the documents.

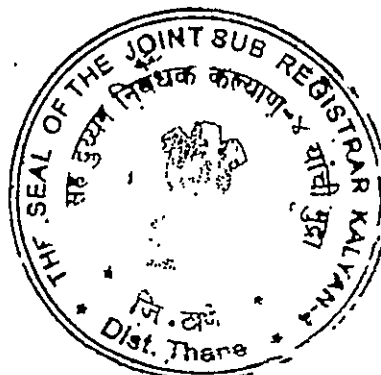
Hence this Search Report.

I attach herewith the receipt of Challan bearing GRN Nos. MH003611548202223E for Rs.525 - & MH003611760202223E for Rs 225 - dated 18-06-2022.

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Dombivali.
26-06-2022.


(R.P.DATYE)
ADVOCATE



(23)

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
M/s. Aarav Group Through
Mr. Akshay Subhash Pawar
Architect - Mr. Ujwal Bhole
Structural Engineer :- Mr. Ajay Mahale

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With reference to your application dated 26/10/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S No. 54 H.No 4 Muoje- Balyani the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

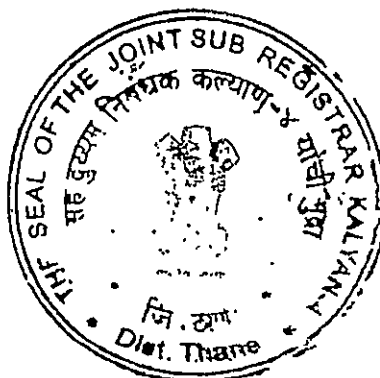
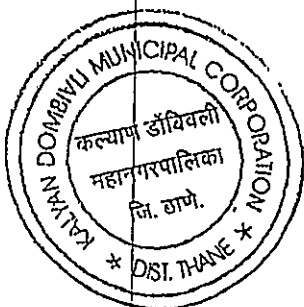
Office No. KDMC/TPD/BP/KD/2022-23/24

Office Stamp

Date 03/06/2022

Yours faithfully,

[Signature]
for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.





- १) एकत्रिकृत विकास नियम व प्रोत्साहन नियमवली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरू करण्यापूर्वी बांधकाम मजुरीचा फलक लावणे आवश्यक आहे.
- २) UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to h बाबत बांधकाम वळी वळी कळविण्यात यावे.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार बांधित व जात्याचे बांधकाम बांधकाम शाखेकडून वास्तुशिल्पकारांचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच बांधकाम करण्यात यावे.
- ५) सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी वेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सादरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुविधांची (सॅन्डल सेप्टी) जबाबदारी सर्वेची वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवरील आहे.

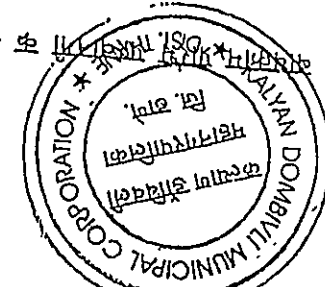
- इमारत-क. १-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- इमारत-क. २ विंग A-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- + विंग B-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- विंग B-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- विंग C-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- विंग C-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- विंग D-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- विंग D-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- विंग D-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य
- विंग D-स्ट्रिट (बी), तळ (बी) + पहिला मजला (रहिवास) + बाण्ड्य

क. १ - ४
 दस्ता क्र. १९८७०/२०२३
 २३/३०

बांधकामाचा तपशील :-

महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ च्या कलम ४५ नुसार मौजे-बन्याणी येथील स.न.५४ हि.नं.४ मध्ये २३३००.०० अग्निनियम १९६६ च्या कलम ४५ नुसार मौजे-बन्याणी येथील स.न.५४ हि.नं.४ मध्ये २३३००.०० चौ.मी. क्षेत्राच्या भूखंडावर Basic FSI, Ancillary FSI विचारत घेऊन एकूण २१५४८.९९ चौ.मी. बांधकाम क्षेत्राच्या भूखंडावर विकास करवण्यास बांधकाम परवानगी मिळोकाची दिनांक २६/१०/२०२१ च्या अर्जास अनुषंगाने खालील अटी व शर्तीस अधिनियम १९६६, तसेच नकाशाधारक हिच्या योगाने दुकानाची दाखलित्याप्रमाणे वाडे-भितीच्या बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

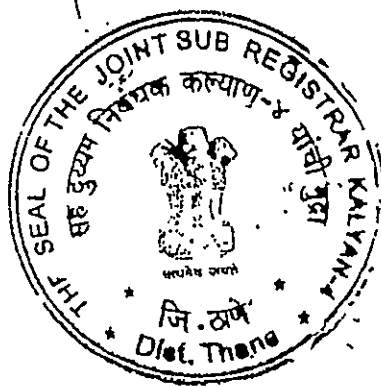
कल्याण शहिनगरपालिका
 नगर स्वामि विभाग
 अटी व शर्ती
 कल्याण शहिनगरपालिका क



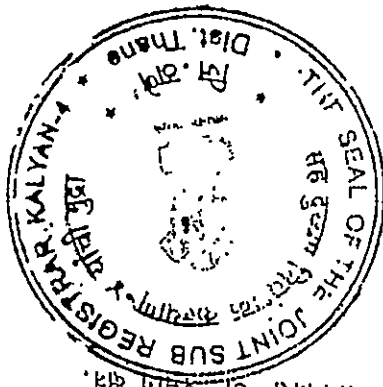
D/03/06/2022

कल्याण शहिनगरपालिका

- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय 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 स्वखचनि 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 प्रमाणपत्र 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.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशामन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी गहसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.



क ल न - ४
दस्त क्र. ११९६५२०२३
००/६०



१) कनिष्ठिक व सकेलक क.डी.म.पा.कल्याण.
२) प्रथम क्षेत्र अधिकाारी 'अ', प्रथम क्षेत्र.

प्रति
सहायक संचालक नगरपालिका, कल्याण.
कल्याण जिल्ह्याची महापालिका, कल्याण.

उत्तराच्या ३०% = ३१,५६,८२८/-
विसराच्या ३०% = ३०,२७,०२५/-



| अ. क्र. | लेखासिद्धि | रक्कम | भावी क. | दिनांक | यापूर्वीचा एकूण | शेरा |
|---------|------------|---------------|---------|----------|-----------------|------|
| १ | ARI 020101 | 1,16,500/- | AC/1060 | 25/05/22 | - | - |
| २ | ARI 020102 | - | - | - | - | - |
| ३ | ARI 020103 | 1,16,500/- | AC/1060 | 25/05/22 | - | - |
| ४ | ARI 020104 | 7,96,700/- | AC/1060 | 25/05/22 | - | - |
| ५ | ARI 020108 | - | - | - | - | - |
| ६ | ARI 020110 | - | - | - | - | - |
| ७ | ASI 010304 | 46,60,000/- | AC/1055 | 25/05/22 | - | - |
| ८ | ASI 010513 | 24,80,984/- | AC/1060 | 25/05/22 | - | - |
| ९ | ASI 010518 | 2,91,250/- | AC/1060 | 25/05/22 | - | - |
| १० | ASI 020519 | - | AC/1060 | 12/30/99 | - | - |
| Total | | 1,01,02,664/- | | | | |

बांधकाम परवानगीअर्जात भरण्यात आलेल्या रक्कमेचा तपसिला:

- उत्तर दखलपत्र गृहदपार पात्र राहिले.
- इशारा:- मॅर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र शासिकाक निवेदन व नगरपालिका अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतुदी बंधनकारक राहिले, याची नोंद घ्यावी.
- टिप:- UDPCR उत्तर वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर करण्यात येईल.
- २१) प्रकल्पात बदल घडवणे किंवा पूर्णपणे विराम पावणे किंवा इतर कोणत्याही कारणाने प्रकल्प जागेवर बांधकाम सुरू होऊ नये.
- २२) प्रकल्प १७/१२ उतारा महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिले.
- २३) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.
- २४) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.
- २५) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.
- २६) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.
- २७) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.
- २८) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.
- २९) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.
- ३०) प्रकल्प पूर्णत्वाचा दाखला घेण्यापूर्वी जागेवरील २४.०० मी. रूंद रस्त्याने बांधित क्षेत्राचा मालकी दाखला घ्यावा.

२३/१२/२०२२
२३/१२/२०२२
२३/१२/२०२२



कलम - ४
दस्त क्र. ११९६६ / २०२३
४६/९०

क्र/महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर-२१०/२०२१.

प्रति,

दिनांक:

✓ श्री अक्षय सुभाष पवार

विषय :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ब नुसार अकृषिक
अकारणी/रुपांतरण कर भरून घेणेबाबत

मौजे , बल्याणी ता. कल्याण जि.ठाणे

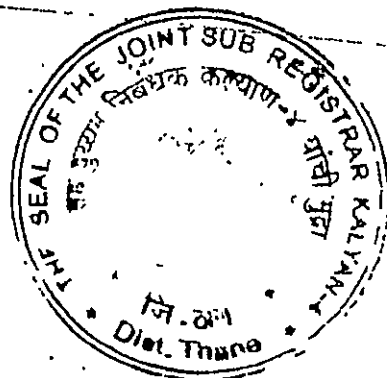
| स.नं. | स.नं. प्रमाणक्षेत्र | रुपांतरित कर भरणा करण्याचे क्षेत्र |
|-------|------------------------|--|
| ५४/४ | २३३००.०० | २३३००.०० |
| एकुण | २३३००.०० | २३३००.०० |

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/टे२/रु कर/
अ.आकारणी/परिपत्रक-०१/१७, दिनांक:- १६/०३/२०१७.

३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज

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





नविशिलदार कल्याण
(जपान देशीय)

प्रतीपद मा. निवृत्तीधिकारी ठाणे यांचे कार्यालयात येत मिळोकांनी अर्ज करावा.

प्राप्त केलेल्यानंतर (१) जमिनीचे अद्यावत गाव नमूना नं. ७/१२ उतारे (२) बांधकाम परवानगीच्या प्रमाणपत्राच्या रकम आसूनजमा केलेल्या मिळकतीबाबत नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (GOD/CC) कोणतीही न्यायालयीन वाद उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल. तसेच कर्तारण कराची आकारणी भूतन घेण्यात येईल. तथापि, भविष्यात उभत जमीन मिळकतीचे मालकीसंपर्कित कोणताही वाद किंवा कोणत्याही प्रयोजनासाठी झाल्यास, अशा वेळी नवीन प्रयोजनानुसार देय होणारा कर्तारित कर व अर्थविक घेऊन त्यानुसार सदर जमीनीचा वापर करणे बंधनकारक असणार आहे. तदनंतर सदर जग्या वापर इतर तसेच सदर मिळकतीबाबत सक्षम प्राधिकारी यांचेकडून बांधकाम परवानगी तसेच रेखांकन मजुरी प्राप्त करून आपणास आपण भरणे केलेल्या कर्तारित कर पुढी प्राप्त करून घेणेबाबत कोणताही अधिकार असणार नाहीत. भविष्यात सदर कर्तारित करचा भरणे केलेले क्षेत्रावर नियोजन प्राधिकारणाचे बांधकाम परवानगी नाकारल्यास (Development Control Regulation) नुसार अनुरोध वापरसाठीच करणे आपणावर बंधनकारक असेल. तसेच अधिन रद्दून भूतन घेण्यात आली आहे. तसेच सदर जमिनीचा वापर संबंधित विकास नियंत्रण नियमावली झीनबाबतचे पत्र, विकास नियंत्रण नियमावली (Development Control Regulation), आपले सत्यप्रतिज्ञापत्र यांस तरतुदीना अधून रद्दून उपलब्ध कामदपत्रानुसार, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडून परवानगी घ्यावी. यासाठी रकम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील

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|--------|------------|-------|-----------------------|----------|--------------|
| अ.क्र. | गावाचे नाव | स.नं. | एकुल क्षेत्र (चौ.मी.) | २३३००.०० | आकारणीची रकम |
| | | ५४/४ | | | |
| | | | | | ७३८८.०० |
| | | | | | २३/७/२३ |

आली आहे.

विषयकित जमीन मिळकतीची खालीलप्रमाणे अर्थविक कर व कर्तारित करची आकारणी निवृत्तीकरणीत

क ल न - ४

दस्त क्र. ११९९५ / २०२३

४८/९०



महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, कल्याण

पत्ता-दिवाणी न्यायालया समोर, स्टेशन जवळ, कल्याण (प.)

दुरध्वनी क्र. ०२५१-२३१५१२४ फॅक्स क्र. ०२५१-२३१५१२४

Email Id - tahkalyan@gmail.com

क्र/महसूल/टे-२/जमीनबाब-१ /रुपांतरणकर/एसआर- २८७/२१.

दिनांक:

१. FEB 2022

प्रति,

श्री अक्षय सुभाष पवार

विषय :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ब नुसार अकृषिक
आकारणी /रुपांतरण कर भरुन घेणेबाबत

मौजे, बल्याणी ता. कल्याण जि.ठाणे

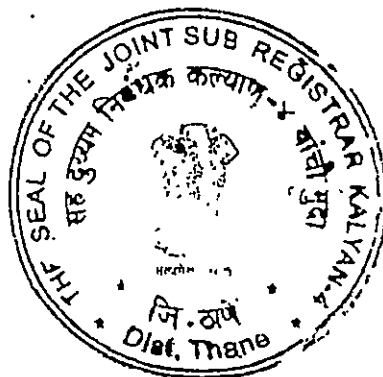
| स.नं. | स.नं. प्रमाणक्षेत्र | रुपांतरित कर भरणा करण्याचे क्षेत्र |
|-------|------------------------|--|
| ५४/४ | २३३००.०० | २३३००.०० |
| एकुण | २३३००.०० | २३३००.०० |

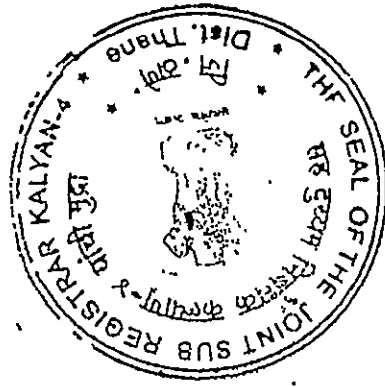
संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.

२. मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसूल/क-१/टे१/२/रु.कर/
अ.आकारणी/परिपत्रक-०१/१७, दिनांक:- १६/०३/२०१७.

३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता
(सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम
४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट
कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नजराणा किंवा
अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या
कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात
दर्शविलेल्या वापरात रुपांतरित करण्यांत 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





२/- प्रसूत रूपांतरित कर भ्रमण घेतल्याने मिळकतीवर बांधकाम परवानगी प्रदान केल्याने त्याची एक प्रत या काढल्यास सादर करण्यात यावी.

प्रत :- नगररचनाकार, कल्याण जिल्हातील महानगरपालिका, कल्याण.
 महसूल संहिता १९६६ चे कलम ४५ अन्वये दुरुनियम करवाई करण्यात यावी.
 २/- विषयाकरीत जमीन मिळकतीबाबत शासन अधिसूचनेनुसार रूपांतरित कराची रक्कम भ्रमण घेण्यात आली आहे. ती तलाठी स्वयंपादणी अधिकाऱ्यांसमोर अनाधिकृत बांधकाम आढळल्यास महाराष्ट्र जमीन

नगररचनाकार
 (अपर जे.ए.ए.)
 २२/१२

प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे काढल्यात सनद मिळविल्याची अर्ज करावा.
 प्राप्त केल्यानेतर १) जमीनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राच्या रक्कम शासनजमा केल्या मिळकतीबाबत नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (OD/DC) कोणीही स्थापनाचीन बाब उद्भवल्यास त्यांची सर्वेची जबाबदारी आपली असते. तसेच रूपांतरण कराची आकारणी भ्रमण घेण्यात येईल. तथापि, भविष्यात उक्त जमीन मिळकतीचे मालकीसंपूर्णत कोणताही बाब किंवा कोणत्याही प्रयोजनासाठी झाल्यास, अशा वेळी नवीन प्रयोजनानुसार देय होणारा रूपांतरित कर व अर्कषिक घेऊन त्यानुसार सादर जमीनीचा वापर करणे बंधनकारक असणार आहे. तदनंतर सादर जमीनीचा वापर इतर तसेच सादर मिळकतीबाबत सक्षम प्राधिकारी यांचेकडून बांधकाम परवानगी तसेच रेखांकन मंजुरी प्राप्त करून आपणास आपण भ्रमण केल्या रूपांतरित कर पुढे प्राप्त करून घेणेबाबत कोणताही अधिकार असणार नाही. भविष्यात सादर रूपांतरित कराचा भ्रमण केल्याने क्षेत्रावर नियोजन प्राधिकाराने बांधकाम परवानगी नाकारल्यास (Development Control Regulation) सुधार-अनुसंधान वापरसिद्धी करणे आपणावर बंधनकारक असते. तसेच अधिन राहून भ्रमण घेण्यात आली आहे. तसेच सादर जमीनीचा वापर संबंधित विकास नियंत्रण नियमावली खोनाबाबतचे पत्र, विकास नियंत्रण विभागाली (Development Control Regulation), आपले सत्यप्रतिज्ञापत्र यांस तरतुदीना अधीन राहून उपलब्ध कागदपत्रानुसार, कल्याण जिल्हातील महानगरपालिका कल्याण यांचेकडून

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| अ.क्र. | गावाचे नाव | स.नं. | एकूण क्षेत्र (चौ.मी.) | अर्कषिक रूपांतरित कर व |
| ४८ | बल्याणी | ४४/४ | २३३००.०० | ३६८.०० |
| ४८ | बल्याणी | ४४/४ | २३३००.०० | ३६८.०० |

यांचेकडून दिनांक १६/०३/२०१७ रोजीचे परिपत्रका-बद्दल दिलेल्या सूचनांप्रमाणे आपण विनंती करणे आली आहे.
 विषयाकरीत जमीन मिळकतीची खालीलप्रमाणे अर्कषिक कर व रूपांतरित कराची आकारणी निश्चित करणे

कलन - ४

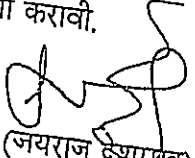
दस्त क्र. ११९६०/२०२३

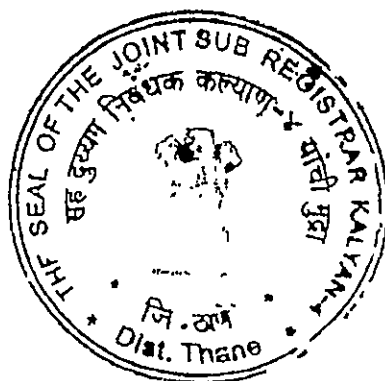
५०/६०

प्रतः- तैलाठी सजा मांडा.

२/- प्रकरणी अर्जदार यांनी चलन क्रमांक GRN MH० १२२९५५८८ दिनांक ०१/०२/२०२२ अन्वये उपरोक्त रक्कम शासनजमा केलेली आहे. तरी विषयांकीत जमीन मिळकतीच्या अधिकार अभिलेखात अकृषिक प्रयोजनाकरीता अशी नोंद तात्काळ घेण्यात यावी. तसेच सदर जागेची स्थळपाहणी करावी व परवानगी पूर्वी बांधकान झाल्याचे आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ नुसार दंडनिय कारवाई करणेकामी अहवाल अपर तहसिलदार (अकृषिक), कल्याण यांचे कार्यालयांकडे तात्काळ प्रस्तावित करावा व त्याबाबत अप्पर तहसिलदार (अकृषिक) यांचेकडील दंडनिय कारवाई पुर्ण झाल्याशिवाय वरीलप्रमाणे नोंद घेण्यात येऊ नये. तसेच वरील प्रमाणे नोंद घेण्यापूर्वी सदर जागेबाबत सर्व कायदेशीर बाबींची तपासणी करावी.




(जयरारज देशमुख)
तहसिलदार कल्याण



Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

कल न - 8

दस्ता क्र. 99/2023

(1) निवेदन प्रकर 99/20

गावाचे नाव : 1) बर्याणी

Regn:63m

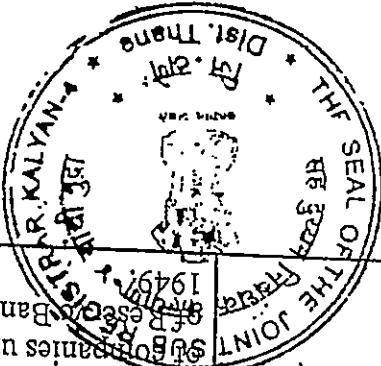
नोंदणी :

दस्ता क्रमांक : 11357/2017

दस्ता निवेदनक : सह द. नि. कल्याण 4

संघी क्र. 2

| | |
|---|--|
| (1) निवेदन प्रकर | दस्ता क्र. 99/2023 |
| (2) मीमादना | 20808000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या | 20808000 |
| बाबत नपट्टाकार आकारणी देणे की | पट्टाकार ते मजद कराय) |
| (4) मॅ. भाषण, पोटहिस्सा व | धरकमांक(असल्यास) |
| 1) पालिकेचे नाव:कल्याण-डीविवलीडनर वर्णन ; डनर माहिती: मोजे बर्याणी | सर्व्हे नं. 54 हिस्सा नं. 4 यावरील 117 गंठे म्हणजेच (11700 चौमी) जमिन मिळकत |
| साठेखत दस्ता क्र. 4764-2017 दिनांक 26-09-2017 कल्याण क्र. 3 ना नोंदविला | आहे((Survey Number : 54/4 ;)) |
| (5) क्षेत्रफळ | 1) 11700 चौ.मीटर |
| (6) आकारणी किंवा जडी देण्यात असेल | नेहो. |
| (7) दस्तावेजा कसल देणा-या/निर्देश | देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिलिपि देणे नाव व पत्ता. |
| देवणा-या पक्षकाराचे नाव किंवा दिवाणी | नं: -, माळा नं: -, डमारलीचे नाव: -, एन सीबीडी बंगलोर नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 प्लॉट नं:-AAJPK7584J |
| न्यायालयाचा हुकूमनामा किंवा आदेश | 1): नाव:-साहेबराव सुखदेव खिलारी यांचे कु म् म्हणून अक्षय सुभाष पवार -- वय:-30; पत्ता:-ल्हाटे नं: -, माळा नं: -, डमारलीचे नाव: -, एन सीबीडी बंगलोर नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 प्लॉट नं:-ASAPP7357B |
| (8) दस्तावेजा कसल देणा-या पक्षकाराचे व | किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिलिपि देणे नाव व पत्ता |
| (9) दस्तावेजा कसल दिव्याचा दिनांक | 13/11/2017 |
| (10) दस्ता नोंदणी केल्याचा दिनांक | 16/11/2017 |
| (11) अंशक्रमांक, खंड व प्लॉट | 11357/2017 |
| (12) बाजारभावासाठी मूद्रांक शुल्क | 500 |
| (13) बाजारभावासाठी नोंदणी शुल्क | 100 |
| (14) शेरा | |
| मूल्यांकनासाठी विचारत घेतलेला | मूल्यांकनाची आवश्यकता नाही कारण दस्ताकाराच्या आवश्यक नाही कारणाचा तपशील दस्ताकाराच्या आवश्यक नाही |
| मूद्रांक शुल्क आकारनाला निवडलेला | If relating to Order of High Court W.R.T. amalgamation or reconstruction of Companies under section 394 of Companies Act 1956 or under the order of Bank of India under section 44A of the Banking Regulation Act 1949. |



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|----------------------|
| क ल न - ४ |
| दस्त क्र. ७७९६०/२०२३ |
| ५२/६० |



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 : P51700048150

Project: **SUBHASH RESIDENCY WING C AND D, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 54, HISSA NO 04 at Titwala, Kalyan, Thane, 421302;**

1. Aarav Group having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421201.

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

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

OR

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

- The Registration shall be valid for a period commencing from 12/12/2022 and ending with 31/12/2026 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

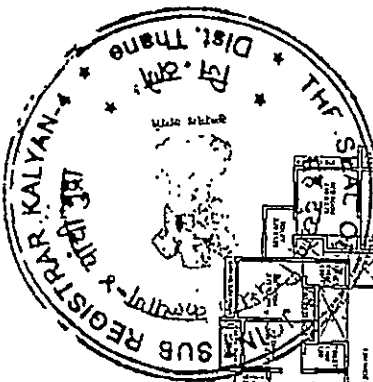
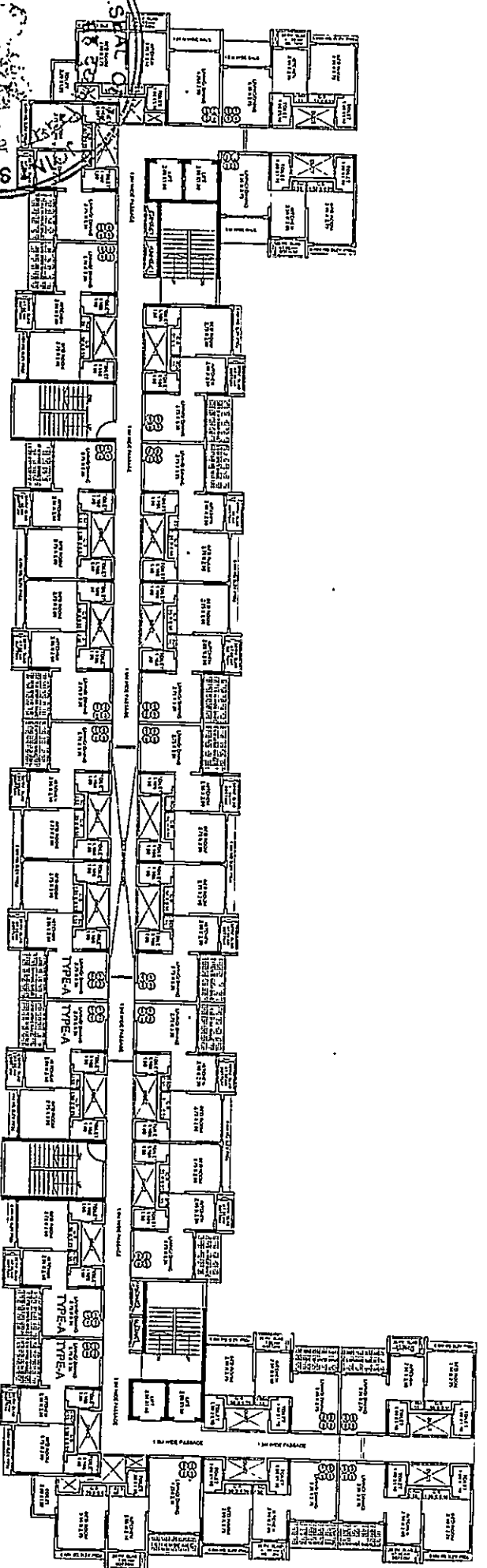
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 12-12-2022 17:40:39

Dated: 12/12/2022
Place: Mumbai

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





| AREA STATEMENT - WING C | | | |
|-------------------------|-------------------|-------------------------|---------------|
| FLAT NO. | RERA CARPET SQ.MT | SERVICE SLAB AREA SQ.MT | BALCONY SQ.MT |
| 401 601 801 1001 | 29.94 | 1.57 | 4.12 |
| 402 602 802 1002 | 29.94 | 1.57 | 4.12 |
| 403 603 803 1003 | 29.94 | 1.57 | 4.12 |
| 404 604 804 1004 | 29.94 | 1.57 | 4.12 |
| 405 605 805 1005 | 29.94 | 1.57 | 4.12 |
| 406 606 806 1006 | 29.94 | 1.57 | 4.12 |
| 407 607 807 1007 | 29.94 | 1.57 | 4.12 |
| 408 608 808 1008 | 29.94 | 1.57 | 4.12 |
| 409 609 809 1009 | 29.94 | 1.57 | 4.12 |
| 410 610 810 1010 | 35.26 | 1.65 | 3.50 |
| 411 611 811 1011 | 29.94 | 1.57 | 4.12 |
| 412 612 812 1012 | 29.94 | 1.57 | 4.12 |

| AREA STATEMENT - WING D | | | |
|-------------------------|-------------------|-------------------------|---------------|
| FLAT NO. | RERA CARPET SQ.MT | SERVICE SLAB AREA SQ.MT | BALCONY SQ.MT |
| 401 601 801 1001 | 29.94 | 1.57 | 4.12 |
| 402 602 802 1002 | 29.94 | 1.57 | 4.12 |
| 403 603 803 1003 | 29.94 | 1.57 | 4.12 |
| 404 604 804 1004 | 29.94 | 1.57 | 4.12 |
| 405 605 805 1005 | 29.94 | 1.57 | 4.12 |
| 406 606 806 1006 | 29.94 | 1.57 | 4.12 |
| 407 607 807 1007 | 29.94 | 1.57 | 4.12 |
| 408 608 808 1008 | 35.26 | 1.65 | 3.50 |
| 409 609 809 1009 | 29.94 | 1.57 | 4.12 |
| 410 610 810 1010 | 29.94 | 1.57 | 4.12 |
| 411 611 811 1011 | 29.94 | 1.57 | 4.12 |
| 412 612 812 1012 | 29.94 | 1.57 | 4.12 |

3rd Floor Plan
 Date: 08-03-2023

Flat No
D/408

SUBHASH RESIDENCY, BALLYANI, KALYANI
 4TH, 6TH, 8TH & 10TH FLOOR PLAN

C-10 BY
 AR SANCHALA
 08-03-2023
 DRAWN BY
 AR KARTIKI
 03



क ल न - ४
दस्त क्र. ११९०५/२०२३
५४/६०

हमीपत्र

मी/आम्ही खाली स्वाक्षरी करणार लिहून देतो की, सदर प्रोजेक्ट मधील विक्री केलेल्या करारनाम्यामध्ये निवासी संदनिका क्र. D-408./व्यापारी गाळा क्र. /औद्योगिक गाळा क्र. यांचेसाठी आच्छादीत किंवा खुले वाहनतळ देण्यात आलेले नाही.

दिनांक



दस्त लिहून देणार स्वाक्षरी

प्रपत्र - ब

स्वयं - साक्षात्कारासाठी स्वयं घोषणापत्र



मी शमीर शा. निकम श्री शामशरव. निकम यांचा मुलगा/मुलगी वय २१ वर्षे, आधार क्रमांक (असल्यास) व्यवसाय

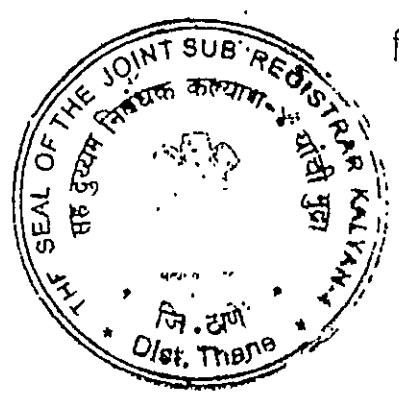
राहणार सी.एस.टी. रोड, पुंजायिक पंगारे याद्वारे घोषित

याचि, सुहृदको लयनी, कुर्वा (पश्चिम) करतो/करते की, स्वयं साक्षात्कारित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण शिलावाडी

[Signature]
लिहून देणाऱ्याची सही

दिनांक 23/08/2023



[Signature]
लिहून देणाऱ्याची सही



लिखित धारा

लिखित धारा

धारा २०८ के अन्तर्गत कर्तव्य निष्पत्ति का प्रमाण प्रस्तुत करने के लिये प्रार्थना की जाती है। प्रार्थनाकर्ता का नाम ... है।

प्रार्थनाकर्ता का नाम ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है।

प्रार्थनाकर्ता का नाम ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है।

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प्रार्थनाकर्ता का नाम ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है।

प्रार्थनाकर्ता का नाम ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है। प्रार्थनाकर्ता का पता ... है।

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 KSHAY SUBHASH PAWAR
 SUBHASHIONDU PAWAR
 16/10/1987
 Permanent Account Number
 ASAPP7357B

AS

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 SAMEER SHAMRAO NIKAM
 SHAMRAO PANDURANG NIKAM
 21/09/1995
 Permanent Account Number
 AWLPN7005M

Shamrao

क ल न - ४
 दस्त क्र. ९९९६० / २०२३
 ५६ / ६०

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 JYOTI SHAMRAO NIKAM
 RAMCHANDRA JAYWANT BHOSALE
 26/01/1972
 Permanent Account Number
 AUIPN5210F

Shamrao

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 SHAMRAO P NIKAM
 PANDURANG GOVIND NIKAM
 17/12/1956
 Permanent Account Number
 AFRPN8288H

Shamrao
 Signature

Shamrao

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 HEMCHANDRA GANDHALE
 SHIVRAM DADARAO GANDHALE
 23/05/1974
 Permanent Account Number
 BACPG60770

Bhand





कलन = ४
 दस्त क्र ७९२६० / २०२३
 य०/६०

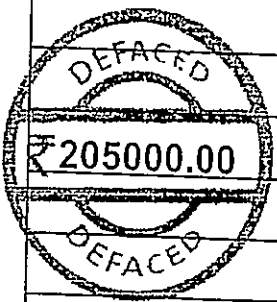
CHALLAN
 MTR Form Number-6



| | | | |
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|------------------------|---------|--------------------------|--------------|

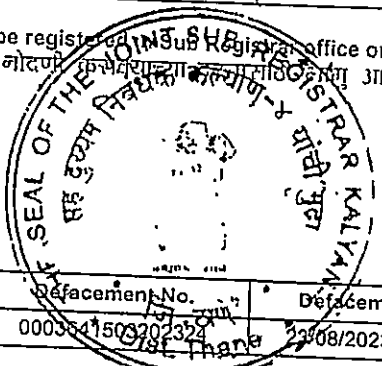
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|---|------------------------|--------------------------------------|--|
| Department Inspector General Of Registration | Payer Details | | |
| Stamp Duty | TAX ID / TAN (If Any) | | |
| Type of Payment Registration Fee | PAN No.(If Applicable) | AWLPN7005M | |
| Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR | Full Name | SAMEER S NIKAM | |
| Location THANE | Flat/Block No. | FLAT NO 408 4TH FLOOR D WING SUBHASH | |
| Year 2023-2024 One Time | Premises/Building | RESIDENCY WING C | |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN | Remarks (If Any) |
|-----------------------------|---------------|-----------------|------------------------------------|--------------------|-------------|---|
| 0030046401 Stamp Duty | 179000 00 | | TITAWLA | | 4 2 1 3 0 2 | PAN2=ASAPP7357B--SecondPartyName=AARAV GROUP-CA=2555343--Marketval=1856500 |
| 0030063301 Registration Fee | 26000.00 | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total | 2,05 000 00 | Amount In Words | Two Lakh Five Thousand Rupees Only | | | |

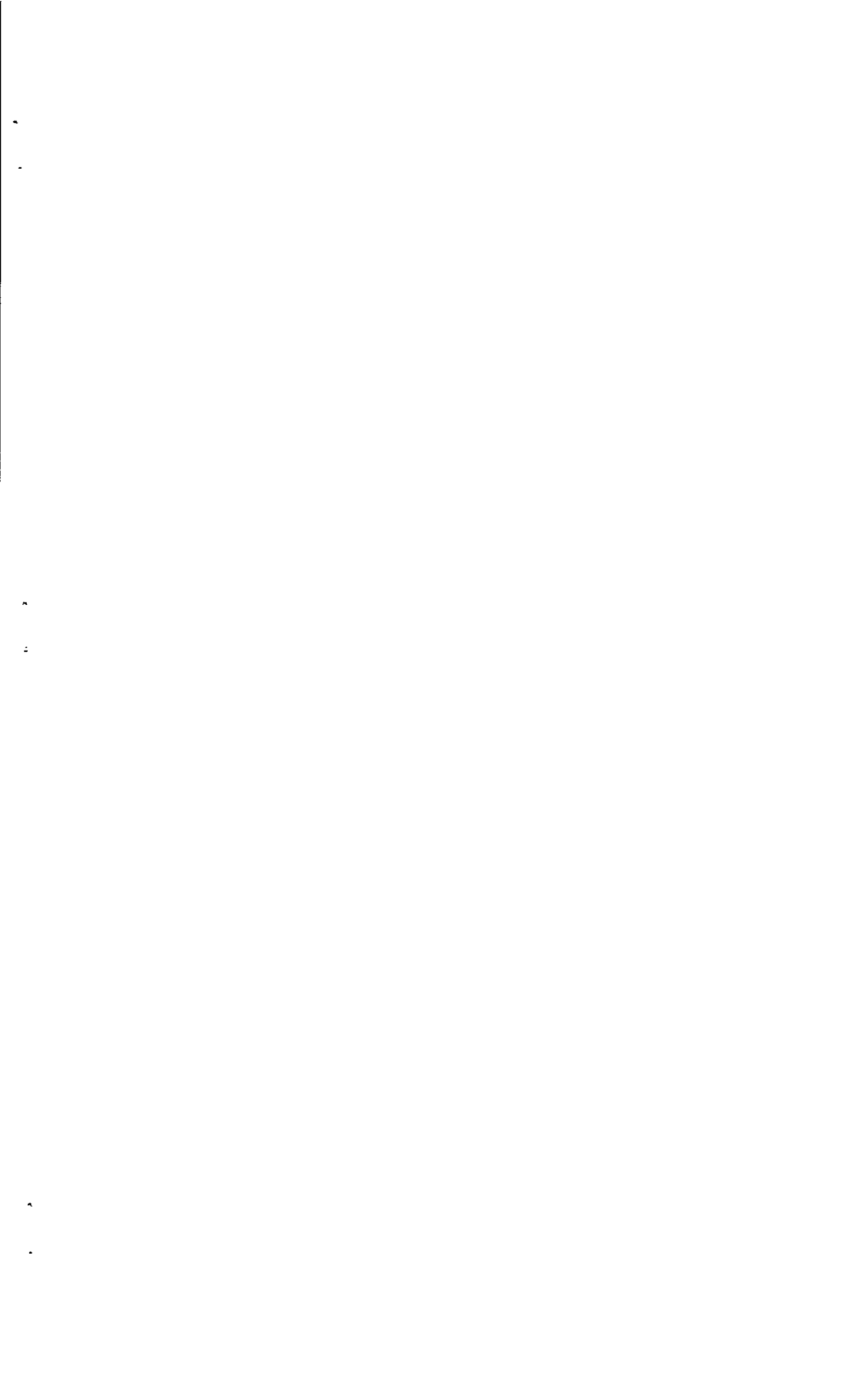


| | | | | |
|---------------------------|---------------------------|------------------|----------------------|-----------------------|
| Payment Details IDBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | Bank CIN | Ref. No | 69103332023082115544 | 2824517154 |
| Cheque/DD No | Bank Date | RBI Date | 21/08/2023-13 37 48 | Not Verified with RBI |
| Name of Bank | Bank-Branch | IDBI BANK | | |
| Name of Branch | Scroll No. , Date | 100 , 22/08/2023 | | |

Department ID: 0003641503202324E
 NOTE - This challan is valid for document to be registered in the office only. Not valid for unregistered document
 Mobile No: 8692055508
 नोंदणी के लिए दस्तावेज नित्य एक कार्यालय में नोंदणी के लिए प्रस्तुत किया जाना चाहिए। नोंदणी के कार्यालय में दस्तावेजों को नोंदणी के लिए प्रस्तुत किया जाना चाहिए।



| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|---------|----------------|-------------------|---------------------|--------|-------------------|
| 1 | (IS)-338-11967 | 0003641503202324E | 22/08/2023-10.21 26 | IGR127 | 26000 00 |



क ल न - ४
 दस्त क्र. ११९६७/२०२३
 ५८/७०



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

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 0823220204453 | Receipt Date | 23/08/2023 |
|-----|---------------|--------------|------------|

Received from sub rej, Mobile number 9999999999, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 11967 dated 23/08/2023 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

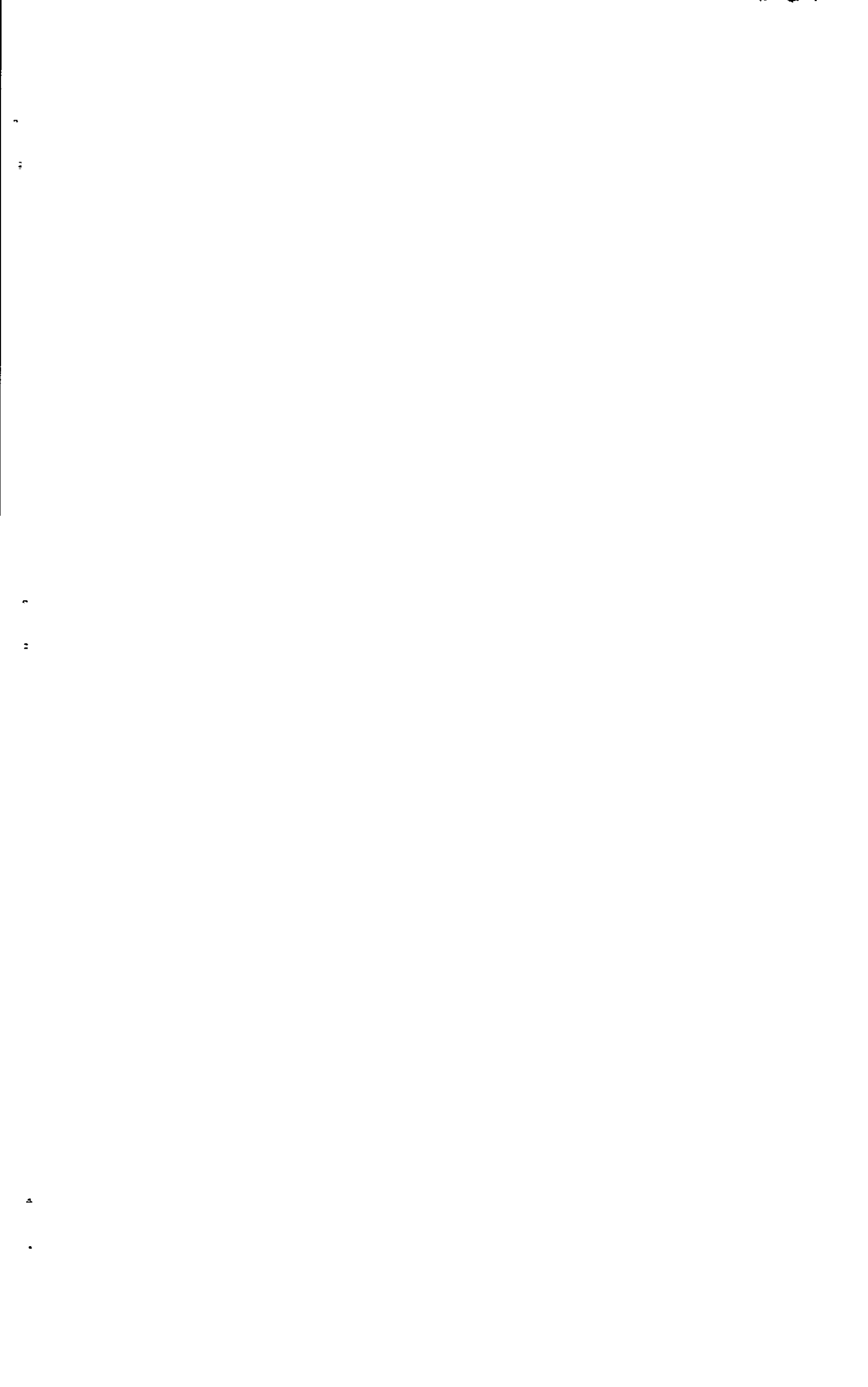
DEFACED
 ₹ 1200
 DEFACED

Payment Details

| | | | |
|-----------|----------------------|--------------|--------------|
| Bank Name | SBIN | Payment Date | 22/08/2023 |
| Bank CIN | 10004152023082204237 | REF No. | 323446753262 |
| Deface No | 0823220204453D | Deface Date | 23/08/2023 |

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





338/11967

बुधवार, 23 ऑगस्ट 2023 10:23 म.पू.

दस्त गोपनाग भाग-1

कलन4 ५९६०

दस्त क्रमांक: 11967/2023

दस्त क्रमांक. कलन4 /11967/2023

वाजार मुल्य: रु. 19,48,000/- मोवदला: रु. 25,55,343/-

भरलेले मुद्रांक शुल्क. रु. 1,79,000/-

नोंदणी फी माफी अमल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दू नि. मह. दु नि कलन4 यांचे कार्यालयात

पावनी:12997

पावनी दिनांक: 23/08/2023

अ क्र 11967 वर दि.23-08-2023

सादरकरणागचे नाव: ममीर शामराव निकम

गेजी 10:20 म.पू. वा. हजर केला

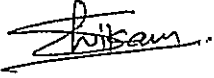
नोंदणी फी

रु. 26000.00

दस्त हाताळणी फी

रु. 1200 00

पृटांची संख्या: 60



दस्त हजर करणाऱ्याची मही:

एकूण: 27200.00

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 23 / 08 / 2023 10 : 20 : 16 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 23 / 08 / 2023 10 : 21 : 43 AM ची वेळ: (फी)


- प्रातिज्ञापत्र -

३१ दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस वाखल केला आहे. दस्तामधील संपुर्ण जिकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर वाची साठी घालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे ज्यशासन/यंजशासन गांच्या कोणताही कायदा/नियम/पारिपत्रक यांचे उल्लंघन होत नाही.

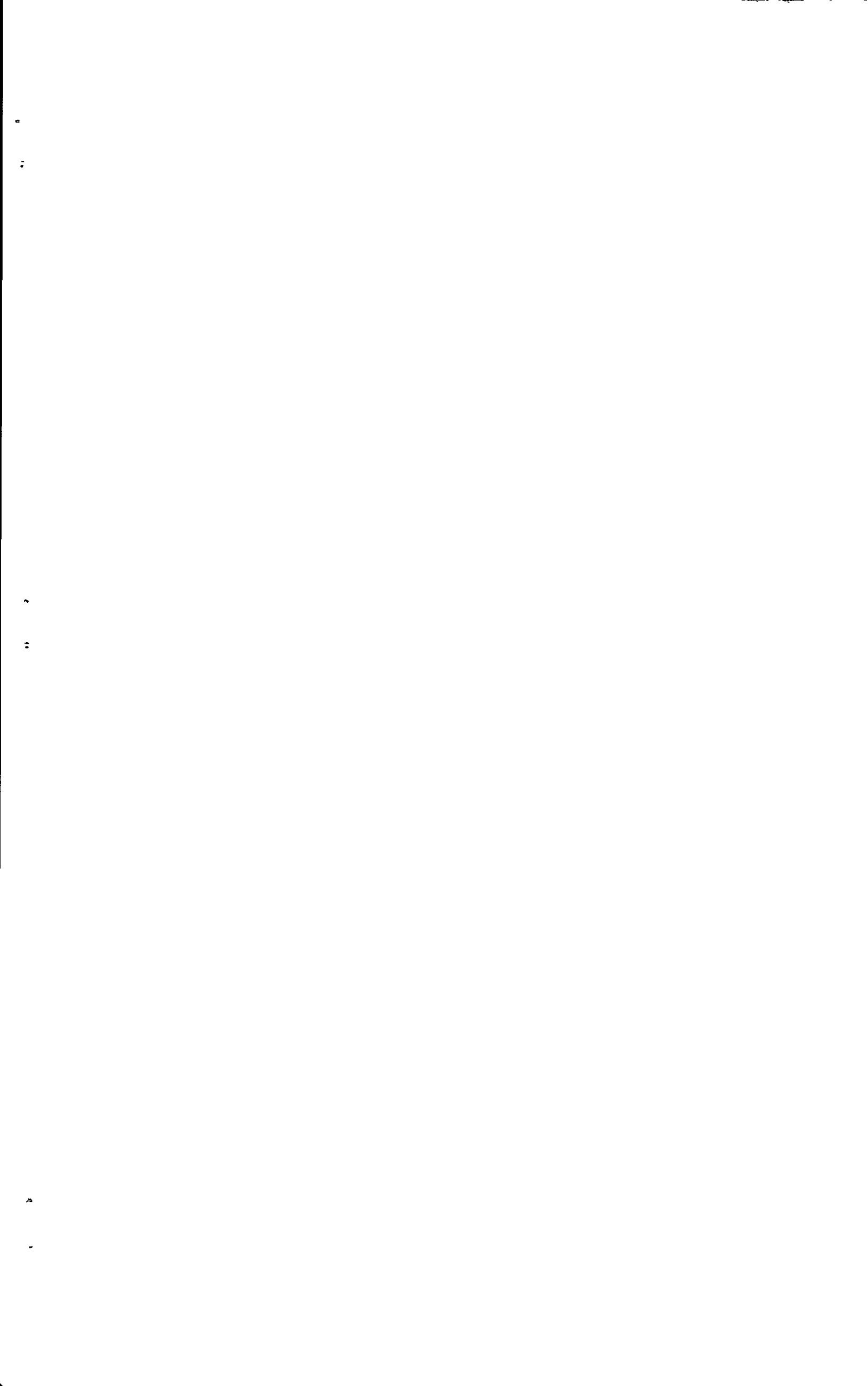


मेणार गही











23/08/2023 10 26 05 AM

दस्तावेज क्रमांक 11967/2023

दस्तावेजाचा प्रकार - करारनामा

दस्तावेज गोपवारा भाग-2

दस्तावेज क्रमांक 11967/2023

| अनु क्र | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | आयाचित्र | दस्ता प्रमाणित |
|---------|--|--|----------|----------------|
| 1 | नाव समीर शामराव निकम पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव: मी एम टी गेट पुस्तक पत्रांचे नाव बुद्ध कॉलनी कुर्ला प , ब्लॉक नं - , गेट नं - , महाराष्ट्र, मुंबई पिन नंबर AWLPN7005M | निवृत्त वेणार वय -27 स्वाक्षरी - | | |
| 2 | नाव अश्वयुष गणेश प्रो प्रा अश्वयुष मुभाय पवार पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव: वी 8 जानेश्वर मी च एम रिजल्टी इन्स्टीट्यूट जानेश्वर नगर दादरी गाव डोंबिवली पूर्व , ब्लॉक नं - , गेट नं: - , पिन नंबर ASAPP7357B | निवृत्त वेणार वय -35 स्वाक्षरी - | | |
| 3 | नाव ज्योती शामराव निकम पत्ता प्लॉट नं - , माळा नं - , इमारतीचे नाव मी एम टी गेट पुस्तक पत्रांचे नाव बुद्ध कॉलनी कुर्ला प , ब्लॉक नं - , गेट नं - , महाराष्ट्र, मुंबई पिन नंबर AUIPN5210F | निवृत्त वेणार वय -51 स्वाक्षरी - | | |

वरील दस्तावेजावर करून देणार नशाकथीत करारनामा चा दस्त ठेवून करून दिल्याचे कवळ करताना
शिक्षा क्र 3 ची वेळ 23 / 08 / 2023 10 . 24 . 14 AM

ओळख -

व्यापारिक दस्त असे निवृत्त करताना की ते दस्तावेजावर करून देणा-याला व्यक्तीशः ओळखताना, व त्याची ओळख पटविताना

| अनु क्र | पक्षकाराचे नाव व पत्ता | आयाचित्र | दस्ता प्रमाणित |
|---------|--|---------------|----------------|
| 1 | नाव हेमन्त शिवराज माधले - - वय 59 पत्ता कुर्ला मुंबई पिन कोड 400070 | स्वाक्षरी | |
| 2 | नाव शामराव निकम - - वय 67 पत्ता कुर्ला पिन कोड 400070 | स्वाक्षरी | |

प्रमाणित करण्यात येतकी सदर
दस्त क्र. 11967 मध्ये 10 पाने
आहेत. पुस्तक क्रमांक 1 वर
नोंदला दि. 23/08/2023

शिक्षा क्र.4 ची वेळ 23 / 08 / 2023 10 : 26 : 22 AM

Joint Sub Registrar Kalyan 4

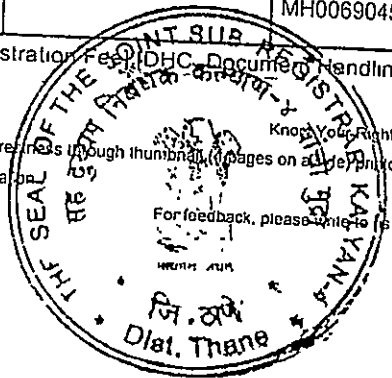
Payment Details

| sr | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|----|----------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | SAMEER S NIKAM | eChallan | 69103332023082115544 | MH006904529202324E | 179000 00 | SD | 0003641503202324 | 23/08/2023 |
| 2 | | DHC | | 0823220204453 | 1200 | RF | 0823220204453D | 23/08/2023 |
| 3 | SAMEER S NIKAM | eChallan | | MH006904529202324E | 26000 | RF | 0003641503202324 | 23/08/2023 |

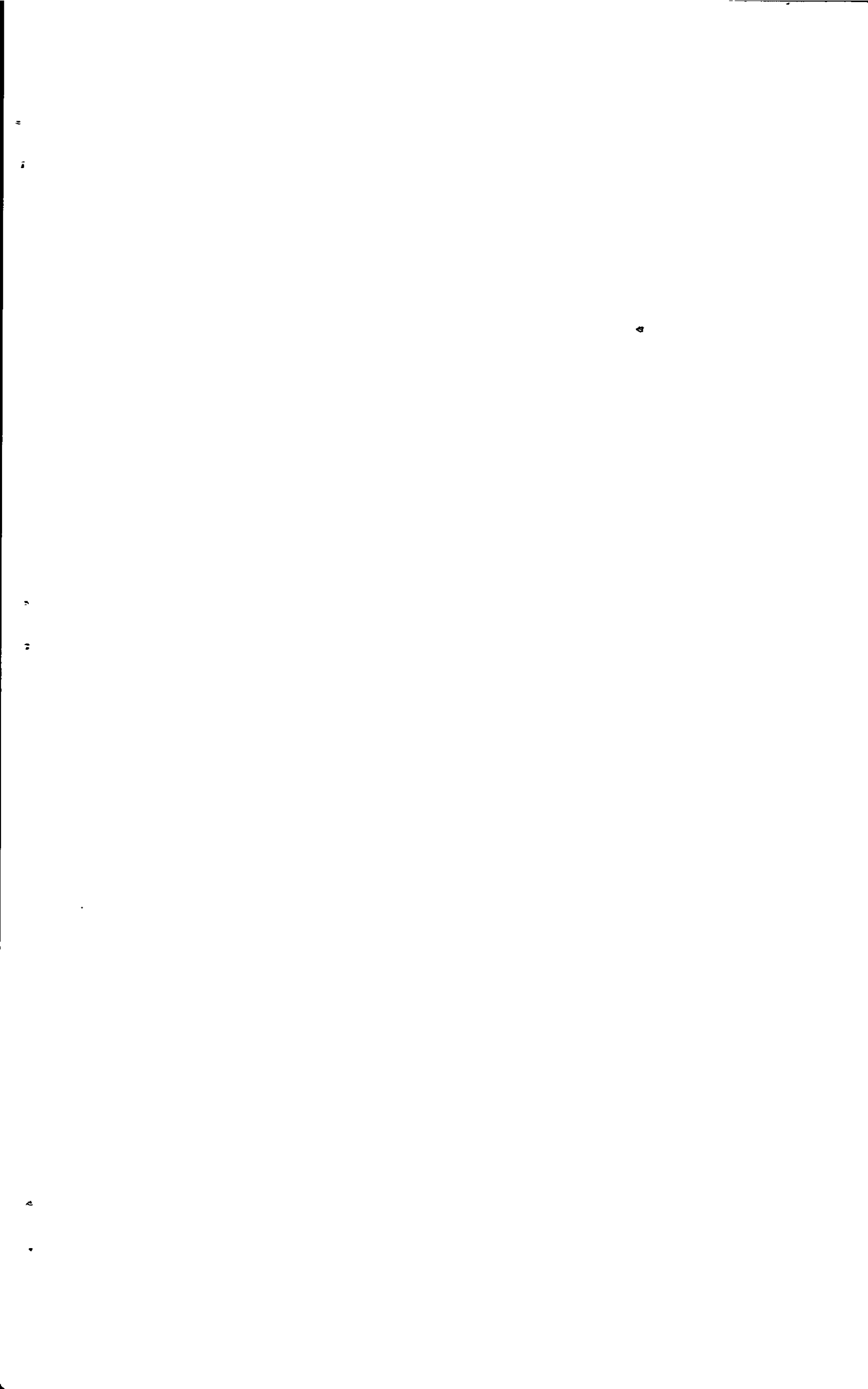
[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]

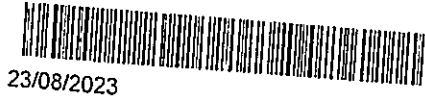
सह. दय्याम निबंधक/कल्याण-4

- 1 Verify Scanned Document for correctness through thumbnail (10 pages on a page) printout after scanning
- 2 Get print immediately after registration



11967 /2023





23/08/2023

सूची क्र.2

दुय्यम निवधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 11967/2023

नोंदणी :

Regn 63m

गावाचे नाव : बल्याणी

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोवदला | 2555343 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1948000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: कल्याण-डोविवली इतर वर्णन : इतर माहिती: विभाग 27/84 दर 43800 मोजे बल्याणी सर्वे नं 54 हिस्सा नं 4 यावरील सुभाष रेसिडन्सी विंग सी अँड डी मधील सदनिका क्र 408 चौथा मजला डी विंग क्षेत्रफळ 35.26 चौ मी कार्पेट + 1.65 चौ मी सर्विस स्ल्याब एरिया + 3.50 चौ मी वाल्कनी असे एकूण क्षेत्रफळ 40.41 चौ मी कार्पेट (Survey Number : सर्वे नं 54 हिस्सा नं 4 ;) |
| (5) क्षेत्रफळ | 1) 35.26 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:- आरव गुप तर्फे प्रो प्रा अक्षय सुभाष पवार वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी 8 ज्ञानेश्वर सी च एस रिजन्सी इस्टेट ज्ञानेश्वर नगर दावडी गाव डोविवली पूर्व, ब्लॉक नं:-, रोड नं:-, पिन कोड:-421203 पॅन नं:-ASAPP7357B |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-समीर शामराव निकम वय:-27; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी एस टी रोड पुंडलिक पगारे चाळ बुद्ध कॉलनी कुर्ला प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AWLPN7005M 2): नाव:-ज्योती शामराव निकम वय:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी एस टी रोड पुंडलिक पगारे चाळ बुद्ध कॉलनी कुर्ला प, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AUJPN5210F |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 22/08/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 23/08/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 11967/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 179000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 26000 |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह. दुय्यम निवधक कल्याण - ४

Payment Details

| Sr. | Purchaser Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|----------------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | SAMEER S NIKAM | 69103332023082115544 | MH006904529202324E | 179000.00 | SD | 0003641503202324 | 23/08/2023 |
| 2 | DHC | | 0823220204453 | 1200 | RF | 0823220204453D | 23/08/2023 |
| 3 | SAMEER S NIKAM | | MH006904529202324E | 26000 | RF | 0003641503202324 | 23/08/2023 |

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