



06/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

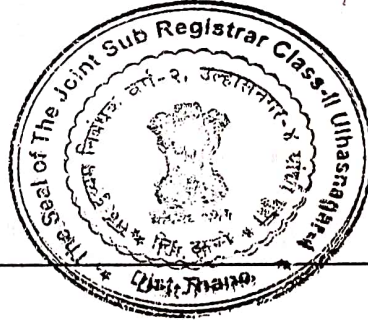
दस्त क्रमांक : 11725/2023

नोंदणी :

Regn:63m

गावाचे नाव : ज्यूवेली

(1) विलेखाचा प्रकार	धरारनामा
(2) मोबदला	2450000
(3) वाजारभाव(भाडेपट्टयाच्या रावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2410000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: कुळगांव-वदलापूर इतर वर्णन :, इतर माहिती: मौजे -जोवेली, ता. अंयरनाथ, जि. ठाणे येथील 1) स.नं. 69, हि. नं. 16, क्षेत्र 0हे-26आर-0 प्रति आकार 00रु-25फ. 2) स.नं. 89, हि. नं. 17 पैकी अ, क्षेत्र 0हे-20आर-0 प्रति आकार 00रु-50फ. 3) स.नं. 69, हि. नं. 17 पैकी ब, क्षेत्र 0हे-20आर-0 प्रति आकार 00रु-50फ. 4) स.नं. 51, हि. नं. 5, क्षेत्र 0हे-01आर-5 प्रति आकार 00रु-05फ. यावरील तुलसी गॅलेवसी मधील मदतिका क्र. 105, पहिला मजला, विंग-ई, पत्र. गा क्षेत्र 46.90 चौ.मी. वारपेट ( Survey Number : 69,51 ; )
(5) क्षेत्रफळ	1) 46.90 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:-मानस असोसिएट्स तर्फे भागीदार देव पटेल यांतर्फे कबुली जवाबकरिता म्हणून निखील जे वनोटे - - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-209/व्ही, सेक्टर-15, प्लॉट नं.3, सीवीडी केनापुर, महाराष्ट्र, ठाणे. पिन कोड:-400614 फॅन नं:-AAUFM4833D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-रेखा भागवतराव होनमाने वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिवा नं.104, विल्डिंग नं.4, योगम रेसिडेन्सी, नांदिवली, गांवदेवी तलाव, डोंबिवली (पु), महाराष्ट्र, ठाणे. पिन कोड:-421201 फॅन नं:-AJPPH9088M
(9) दस्तऐवज करून दिल्याचा दिनांक	06/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11725/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	147000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	24500
(14) शेर	

सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



## Maharashtra Real Estate Regulatory Authority

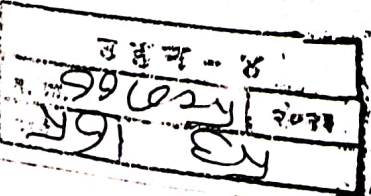
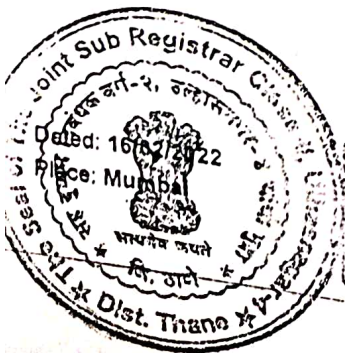
### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700033355

Project: *Tulsi Galaxy* . Plot Bearing / CTS / Survey / Final Plot No. : S No 69 H No 16, S No 69 H No.17, S no. 69 H No. 17P B, S No. 51, H No.5 at *Badlapur (M Cl), Ambarnath, Thane, 421501.*

1. **Manas Associates** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400614.*
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 16/02/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 16-02-2022 14:12:00

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

25. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee: Mrs. Rekha Bhagwatrao Honmane
Address: Flat No. 104, Building No. 4, Yogam Residency, Nandivali, Gaondevi Talav, Dombivali (East) - 421201
Notified Email ID: shreeinfragroup@gmail.com

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

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

27. **Stamp Duty and Registration:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

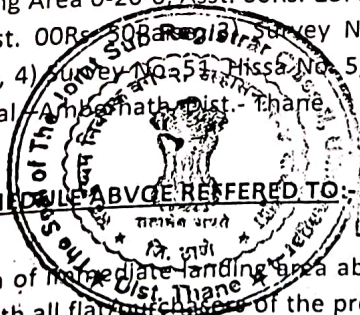
28. **Dispute Resolution:** - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

28. **GOVERNING LAW** - That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the CIVIL courts will have the jurisdiction for this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

That piece of land lying being and situated at Village JOVELI Taluka-Ambarnath, District - Thane, Maharashtra; within the local limit of Badlapur Municipal Council bearing Flat No. 105, 1<sup>st</sup> Floor, E Wing of complex known as "TULSI GALAXY" which is to have Total carpet area of 46.90 Sq. Mtrs constructed on 1) Survey No. 69, Hissa No. 16, Admeasuring Area 0-26-0, Asst. 00Rs.-25Paise, 2) Survey No. 69, Hissa No. 17 (P) A, Admeasuring Area 0-20-0, Asst. 00Rs.-50Paise, 4) Survey No. 54, Hissa No. 5, Admeasuring Area 0-01-5, Admeasuring Area 0-20-0, Asst. 00Rs.-05Paise Situated at Village Joveli, Tal - Ambarnath, Dist. - Thane.

**THE SECOND SCHEDULE ABOVE REFERRED TO**



उहण - ४	२०२१
११/०२	
०९	१५

Proportionate common area and facilities area of immediate landing area abutting the main door after landing on the said floor prorate right along with all flat, entrance of the premises in the said property in limited common area i.e. to say staircase landing entrance hall Terrace, Compound lobbies passage.

Promoter/s <i>Dev</i>	Purchaser/s <i>Mukul H.</i>
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**RECEIPT**

RECEIVED of from the Flat Purchaser / Allottee above named the sum of Rs. 11,000/- (Rupees Eleven Thousand Only) by cheque in following manner:-

Date	Amount	Name of Bank	Cheque No.
19-09-2023	11000/-	IndusInd Bank	IMPS

In Regarding Flat No. 105 on 1<sup>st</sup> Floor, Wing E, in the building known as "TULSI GALAXY" which is to have Total Admeasuring area 46.90 Sq. Mtrs. Constructed on 1) Survey No. 69, Hissa No. 16, Admeasuring Area 0-26-0, Asst. 00Rs.-25Paise, 2) Survey No. 69, Hissa No. 17 (P) A, Admeasuring Area 0-20-0, Asst. 00Rs.-50Paise, 3) Survey No. 69, Hissa No. 17 (P) B, Admeasuring Area 0-20-0, Asst. 00Rs.-50Paise, 4) Survey No. 51, Hissa No. 5, Admeasuring Area 0-01-5, Asst. 00Rs.-05Paise Situated at Village Joveli, Tal.-Ambernath, Dist.- Thane being the sum of earnest part payment paid to us as within mentioned.

*Dev*  
MANAS ASSOCIATES  
Through its Partner

**ANNEXURE**

**List of Amenities**

**Internal Amenities:-**

- Earthquakes Resistance RCC Structure
- Granite Kitchen Platform with stainless steel sink
- Full Height Glazed Tiles in Kitchen
- Distemper Paint on Internal Walls & Semi Acrylic Paint on External Walls
- Sill level Dado in bathroom & W.C.
- Concealed copper wiring with Adequate Electric Points.
- Vitrified Flooring in all Rooms
- Laminated Wooden Flush Door all Room.
- Concealed Plumbing With Good Quality C.P Fitting & Sanitarware
- Aluminum Powder Coating Slide Window
- Branded Lift With Power Backup
- Grand Decorative Entrance lobby & Main Gate
- Uniquely Designed Elevation.



शुद्ध - ४	१०११
११०२५	१०११
AL	By



महाराष्ट्र नगरपालिका अधिनियम

महाराष्ट्र नगरपालिका अधिनियम, १९६६ (१९६६ म. १९६६) / १९६६-१९६६ युनिक्रम क्र. १६६ दिनांक: ३१/१२/२०२१



अर्पणक्रमांक - १

आयक क्र. १०५५/१२/२०२१ / १०२१-२०२१ युनिक्रम क्र. १६६ दिनांक: ३१/१२/२०२१

श्री. प्रेमजी भानुजी पटेल व इतर तीन शे.मानस असोसिएट्स तर्फे भागीदार हारा श्रीमती एस. आर. खंभायत (यारतूशिल्पाकार), फुळगांव-बदलापूर

विषय : महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ स.नं. ५१/५, ६९/१६, ६९/१७/अ, ६९/१७/ब, मोजे जोयेली, ता. अंबरनाथ येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ : आपला दि. १३/१२/२०२१ रोजीचा श्रीमती एस. आर. खंभायत (यारतूशिल्पाकार), फुळगांव-बदलापूर यांचे मार्फत सादर केलेला अर्ज क्र. १९५२४.

वरील संदर्भाधीन अर्जांमध्ये विषयांकित स.नं. ५१/५, ६९/१६, ६९/१७/अ, ६९/१७/ब, मोजे जांवंली, ता. अंबरनाथ मध्ये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम परवानगीकरीता अर्ज या कार्यालयास प्राप्त झाला आहे. सदर जागा मंजूर विकास योजना फुळगांव बदलापूर प्रमाणे निवासी भागात समाविष्ट आहे. तसेच सदर जागा मंजूर विकास योजनेतील १५.० मी. रुंद विद्यमान रस्त्यावर दर्शनी आहे.

सबब, विषयांकित प्रकरणातील ६७५०.०० चौ.मी. भूखंडामध्ये एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावलीच्या तरतूदीनुसार २०२५.०० चौ.मी. प्रिमियम क्षेत्र व ५९९९.४० चौ.मी. अन्सेलरी क्षेत्रासह एकूण अनुज्ञेय १५९९८.४० चौ.मी. क्षेत्रापैकी १५९५५.३४ चौ.मी. नियोजित बांधकाम क्षेत्र प्रस्तावित करून बांधकाम करण्यासाठी केलेल्या दि. १३/१२/२०२१ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये, स्टिक्ट + सात मजले/ निवासी वापरासाठी/ ड्रायव्हर रुम/ सोसा. ऑफीस/ सॅनिटरी ब्लॉक/ वाडे भितीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. [विंग-ए-स्टिक्ट + सहा मजले व विंग-बी, सी, डी, ई, एफ-स्टिक्ट + सात मजल्यांकरीता]

-: अटी :-

- महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये, स्टिक्ट + सात मजले/ निवासी वापरासाठी/ ड्रायव्हर रुम/ सोसा. ऑफीस/ सॅनिटरी ब्लॉक/ वाडे भितीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.
- नकाशात दाखविल्याप्रमाणे नियोजित इमारतीच्या वापर/ निवासी वापरासाठी करण्यात येणारे बांधकाम मंजूर नकाशाप्रमाणे असावे.
- महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील दि. १३/१२/२०२१ चे अध्यादेश क्र. २ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बांधकामाबाबतचे अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये, स्टिक्ट + सात मजले/ निवासी वापरासाठी/ ड्रायव्हर रुम/ सोसा. ऑफीस/ सॅनिटरी ब्लॉक/ वाडे भितीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.
- स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील. मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी. या सामासिक अंतरात सेप्टिक टँक चे बांधकाम करावयाचे झाल्यास, सदर सेप्टिक टँक चा रल्लंब सभोवतालच्या फ्लोरींगशी एकपातळी असावा जेणेकरून वाहतूक व्यवस्थेला बाधा होणार नाही कोणत्याही बांधकामामुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.
- सेटबॅक नियमांच्या अंमलबजावणीसाठी मोकळी केलेली/ सोडण्यात आलेली जागा ही सार्वजनिक रस्त्याचा



उद्देश - ४

३८. स्टील्सची कागाल चुंची नियमानुसार असावी व ती महानाजने खुली असावी व ती कोणत्याही परिस्थितीत बंदीत करू नये.

३९. बांधकाम नकाशात खिडकीबाहेर/ बांधकामातील दार्याविकले आर्किटेक्चरल प्राजेक्शन/ कॉर्निस/ इन्वेज्मन्ट प्रोजेक्शन हे कोणत्याही परिस्थितीत रेलिंग किच्या पातळ यांना व बांधकाम करू नये अथवा बांधकाम आगण्यायोग्य करू नये. अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व गटवच क्षेत्र बांधकाम क्षेत्रात गणवत जाईल.

४०. सादर जागरा माथेरान इको रॅडीओक तरंग मागणारू त्याजगी वन (गणवत) अर्थाने १९७५ च कन्व ३३ अ व ६ च्या तरतुदी लागू झाल्यास सादरची बांधकाम परवानगी रद्द समजण्यात येईल.

४१. स्टॅप पेपरवर स्टॅप नं. YIP ०२२५१८, दि १०/११/२०२१ व स्टॅप नं. YIP ०२२५१९, दि १०/११/२०२१ गंजी बंधपत्र लाहून दिल्याप्रमाणे मुळ जॉर्मन मालकास व बांधकामक गहाल. त्यास नगरपालिका जबाबदार गहाणार नाही.

४२. कामगार विभागाने निर्गमित केलेल्या नियम/परिपत्रक/प्रचलित आदेश यांची जॉर्मन पालक/ विकासक यांनी पूर्तता करणे बांधकामक राहिल. बांधकाम करतांना कामगारांच्या व जगनच्या वहावाटदारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधित विकाराक यांची राहिल.

४३. सांडपाण्यावर प्रक्रिया करुन व शुध्दीकरण करुन पाण्याचा पुनवापर प्रकल्प करणे बांधकामक गहाल.

गटाराचे व पावसाच्या पाण्याचा निचरा हांगोकारता नगरपरिषदेच्या गटारास जाडणेंसाठी पक्क्या स्वरुपाची गटार बांधावीत व भूखंडासमोरील रस्ता पक्क्या स्वरुपात गटारासह नयार केल्याखेरीज वापर परवाना मिळणार नाही.

४४. इमारतीचे बांधकाम करणाऱ्या कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करणाऱ्या जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परीसर अस्वच्छ केल्यास, इमारतीच्या बांधकामावरुध्द कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील.

४५. कुळगांव बदलापूर नगरपरिषद क्षेत्राकरीता ह्या प्रदुषण नियंत्रण कृती आराखड्यात सुचविल्याप्रमाणे, बांधकाम साहित्य जसे वाळू, सिमेंट यांना अच्छादत ठेवणे, बांधकाम भूखंडावर टूकच्या आवागमनाने हांगारी भूळ नियंत्रणात ठेवण्याचे दृष्टीने, आत व बाहेर जाणाऱ्या गट वर पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकांवर पाणी फवारणी व्यवस्था करणे इ. बाबती आवश्यक आहून याप्रमाणे नियम न पाळल्यास बांधकाम परवानगी रद्द हांगयास पात्र ठरू शकते.

४६. इमारतीच्या टॉयलेटमध्ये लो वॉल्यूम फ्लेश सिस्टमचा वापर करण्यात यावा.

४७. शासनाचे परिपत्रक क्र.टिपीएस-१८२०/अनौ.२७/प्र.क्र.८०/२०/नवि-१३, दि.१४/०१/२०२१ रोजीच्या शासन निदेशाप्रमाणे अतिरीक्त चटई क्षेत्र निदेशांकापोटी आकारण्यात येणाऱ्या अधिमूल्यामध्ये सवलत देण्यात आलेली आहे. त्यामुळे सदर प्रस्तावातील निवोजित सदनिका विक्री करतांना मुद्रांक शुल्क विकासकाने भरणे बांधकामक आहे, ते भरण्यात यावे व बांधकाम पूर्णतेचा दाखला घेतेवेळी सदरचे मुद्रांक शुल्क भरल्याबाबतची यादी व प्रतिज्ञापत्र सादर करण्यात यावे.

सोबत मंजूर नकाशाच्या तीन प्रती पाठविण्यात येत आहेत.

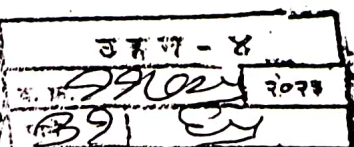
सहाय्यक नगर रचनाकार  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव



मुख्य अधिकारी तथा नियोजन प्राधिकारी  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव

प्रत,

मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सविनय सादर.

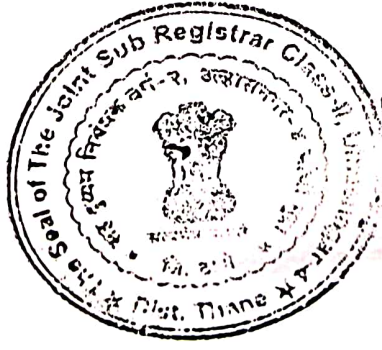


CHALLAN  
MTN Form Number 29



SRN	MH009056061202324E	BARCODE	[Barcode]		Date	05/10/2023-16:57:54	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
			PAN No.(If Applicable)						
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name	REKHA BHAGWATRAO HONMANE					
Location	THANE		Flat/Block No.	FLAT NO 105					
Year	2023-2024 One Time		Premises/Building	JOVELI TALUKA AMBERNATH					
Account Head Details		Amount In Rs.	Road/Street	THANE					
30046401	Stamp Duty	147000.00	Area/Locality	THANE					
30063301	Registration Fee	24500.00	Town/City/District						
			PIN	4	2	1	5	0	3
			Remarks (If Any)	SecondPartyName=MANAS ASSOCIATES-					
			Amount In	One Lakh Seventy One Thousand Five Hundred Rupees					
		1,71,500.00	Words	Only					
Bank Details		IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No	69103332023100518044	2831845550				
Cheque/DD No.		Bank Date	RBI Date	05/10/2023-16:58:53	Not Verified with RBI				
Name of Bank		Bank-Branch		IDBI BANK					
Address of Branch		Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9370445570  
 Payment ID :  
 - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.



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Village	JOVELI
Market Value	Rs. 24,10,000/-
Actual Value	Rs. 24,50,000/-

### AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at Village – JOVELI Taluka – Ambernath, Dist - Thane; on this 06<sup>th</sup> day of October 2023

BETWEEN

MANAS ASSOCIATES Through its Partner MR. DEV PATEL, Age 28 Years, Occupation - BUISSNESS, Having Office at: - 1209/V, Times Square, Sec-15, Plot No.3, CBD Belapur. PAN – CIJPP1346M hereinafter called and referred to as the Promoters / Builders (which expression shall unless it be repugnant to the context or meaning thereof and include the partners or partner for the time being of the said firm, the survivor of them and their heirs, executors and administrators of the last survivor and their / his or her assigns of the ONE PART.

AND

Mrs. Rekha Bhagwatrao Honmane, Aged 39 Years R/ Flat No. 104, Bulding No. 4, Yogam Residency, Nandivali, Gaondevi Talav, Dombivali (East) - 421201.

Hereinafter referred to as "the FLAT PURCHASER/S / ALLOTTEE" (Which expression shall unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:-

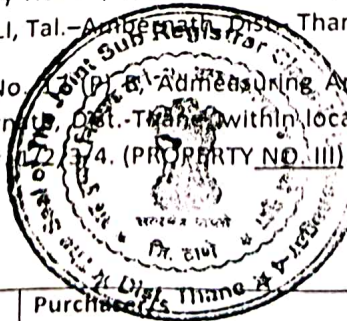
7/12 extract of Survey No. 69, Hissa No. 16, Admeasuring Area OH-26R-OP, Asst. OORs.- 25Paise, situated at Village JOVELI, Tal.-Ambernath, Dist.-Thane issued by Talathi Saja Shirgaon (PROPERTY NO. I).

Sale Deed dated 25/10/2010, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No. 9902/2010, between Shantaben Lakhmathi Patel (As Owner) & Manas Associates through its partner 1) Premji Bhanji Patel, 2) Phulchand Dhulchand Jain, 3) Mrs. Savitri Premji Patel, 4) Shri. Narshi Shivdas Patel (As Purchaser) land bearing Survey No. 69, Hissa No. 16, Admeasuring Area OH-26R-OP, Asst. 00, Rs.-25 Paise situated at Village JOVELI, Tal.-Ambernath, Dist.- Thane.

7/12 extract of Survey No. 69, Hissa No. 17 (P) A, Admeasuring Area OH-20R-OP, Asst. OORs.- 50Paise, situated at Village JOVELI, Tal.-Ambernath, Dist.-Thane, within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar -1/2/3/4. (PROPERTY NO. II)

Sale Deed on dtd 18/11/2008 bearing no. 8458/2008 between Shri. Lakhmashi Raja Patel & 2) Shri. Ramesh Karmashi Patel (Purchasers) & Shri. Ramchandra Ganpat Kalan (as a vendor) & Payal Enterprises through Its Partners 1) Shri. Parag Kantilal Patel, 2) Shri. Avinash Dattatray Patkar (as a confirming party) regarding land bearing Survey No. 69, Hissa No. 17 (P) A, Admeasuring Area OH-20R-OP, Asst. OORs.-50Paise situated at Village JOVELI, Tal.-Ambernath, Dist.-Thane.

7/12 extract of Survey No. 69, Hissa No. 17 (P) A, Admeasuring Area OH-20R-OP, Asst. OORs.- 50Paise, situated at Village JOVELI, Tal.-Ambernath, Dist.-Thane, within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar -1/2/3/4. (PROPERTY NO. III)



9902/2010  
2023

Promoter/s <u>Dev</u>	Purchaser/s <u>Rekha H.</u>
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Sale Deed on dtd 18/11/2008 bearing no. 8457/2008 between 1) Shri. Lakhmashi Raja Patel & 2) Shri. Ramesh Karmashi Patel (Purchasers) & 1) Shri. Purshottam Krushnaji Bhatkhande, 2) Mrs. Sudha Purshottam Bhatkhande (as a vendors) & Payal Enterprises through Its Partners 1) Shri. Parag Kantilal Patel, 2) Shri. Avinash Dattatray Patkar (as a confirming party) land bearing Survey No. 69, Hissa No. 17 Part B, & Survey No. 51, Hissa No. 5, situated at Village JOVELI, Tal.-Ambernath, Dist:- Thane.

Sale Deed on dtd 25/10/2010 bearing no. 9900/2010 between Manas Associates through its partner 1) Premji Bhanji Patel, 2) Phulchand Dhulchand Jain, 3) Mrs. Savitri Premji Patel, 4) Shri. Narshi Shivdas Patel (Purchasers) & 1) Shri. Lakhmashi Raja Patel & 2) Shri. Ramesh Karmashi Patel (as a vendors) land bearing 1) Survey No. 69, Hissa No. 17 Part A, 2) Survey No. 69, Hissa No. 17 Part B, & 3) Survey No. 51, Hissa No. 5, situated at Village JOVELI, Tal.-Ambernath, Dist.- Thane.

7/12 extract of Survey No. 51, Hissa No. 5, Admeasuring Area OH-01R-5P, Asst. 00Rs.-05Paise, situated at Village JOVELI, Tal.-Ambernath, Dist.-Thane, within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar -1/2/3/4. PROPERTY NO. IV

Sale Deed on dtd 18/11/2008 bearing no. 8457/2008 between 1) Shri. Lakhmashi Raja Patel & 2) Shri. Ramesh Karmashi Patel (Purchasers) & 1) Shri. Purshottam Krushnaji Bhatkhande, 2) Mrs. Sudha Purshottam Bhatkhande (as a vendors) & Payal Enterprises through Its Partners 1) Shri. Parag Kantilal Patel, 2) Shri. Avinash Dattatray Patkar (as a confirming party) land bearing Survey No. 69, Hissa No. 17 Part B, & Survey No. 51, Hissa No. 5, situated at Village JOVELI, Tal.-Ambernath, Dist:- Thane.

Sale Deed on dtd 25/10/2010 bearing no. 9900/2010 between Manas Associates through its partner 1) Premji Bhanji Patel, 2) Phulchand Dhulchand Jain, 3) Mrs. Savitri Premji Patel, 4) Shri. Narshi Shivdas Patel (Purchasers) & 1) Shri. Lakhmashi Raja Patel & 2) Shri. Ramesh Karmashi Patel (as a vendors) land bearing 1) Survey No. 69, Hissa No. 17 Part A, 2) Survey No. 69, Hissa No. 17 Part B, & 3) Survey No. 51, Hissa No. 5, situated at Village JOVELI, Tal.-Ambernath, Dist.- Thane.

Construction Permission dated 31/12/2021 granted by the Kulgaon Badlapur Municipal Council vide its order bearing No. **KBNP/NRV/B.P./ 10505/2021-2022**, Unique No. 168, for the land bearing Survey No. 69/16, 69/17 A, 69/17 B & 51/5 and the said authority is granted the construction permission for Wing A - Stilt + Sixth floors & Wing B, C, D, E, F - Stilt + Seventh floors.

The copy of the 7/12 Extract showing the name of the owners as the Owners of the said land is annexed hereto.

**AND WHEREAS** Promoter are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

**AND WHEREAS** the Promoter is in possession of the project land.

**AND WHEREAS** the Promoter has proposed to construct on the project land under their project named "TULSI GALAXY" (hereinafter referred to as "the said Complex") on the said land bearing Survey No. 69, Hissa No. 16, Admeasuring Area 0-26-0, Asst. 00Rs.-25Paise, 2) Survey No. 69, Hissa No. 17 (P) A, Admeasuring Area 0-20-0, Asst. 00Rs.-50Paise, 3) Survey No. 69, Hissa No. 17 (P) B, Admeasuring Area 0-20-0, Asst. 00Rs.-50Paise, 4) Survey No. 51, Hissa No. 5, Admeasuring Area 0-01-5, Asst. 00Rs.-05Paise, Situated at Village Joveli, Tal.-Ambernath, Dist:- Thane.

**AND WHEREAS** while sanctioning the said Plans, has land down certain terms, conditions, stipulations which are to be observed and performed by the Promoters while developing the said land and the said buildings, which shall have to be duly observed and performed.

Promoter/s

Der

Purchaser/s

AND WHEREAS Allotted/s is/are offered Flat bearing No. 105 on 1<sup>st</sup> Floor, E wing (hereinafter referred to as the "SAID FLAT") in the of complex Known As "TULSI GALAXY" (hereinafter referred to as the "SAID COMPLEX") which is to have Total carpet area of 46.90 Sq. Mtrs.

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

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority vide RERA no. P51700033355 Authenticated copy is attached in Annexure "F".

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

AND WHEREAS by virtue of the Sale Deed the Promoter has sole and exclusive right to sell the Flats (Apartments) in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Flats (Apartments) to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

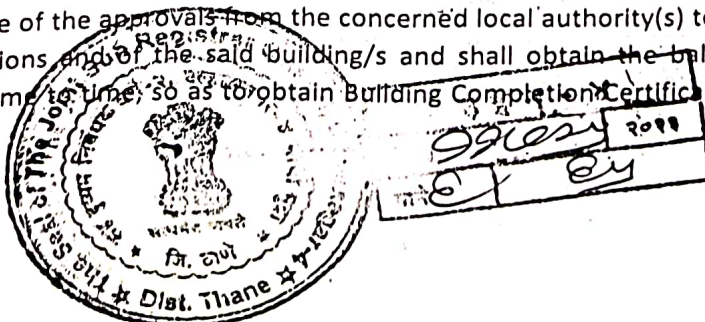
AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate of the Promoter, authenticated copies of extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flats (Apartments) are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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

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

AND WHEREAS the authenticated copies of the plans (Floor Plan) of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.



Promoter/s <i>Dev</i>	Purchaser/s <i>Nelkar. H.</i>
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