

Receipt (pavti)

72/7848	पावती	Original/Duplicate
Wednesday, May 24, 2023		नोंदणी क्र.: 39M
5:40 PM		Regn.: 39M

पावती क्र.: 8629 दिनांक: 24/05/2023

गावाचे नाव: गोळवली
दस्तऐवजाचा अनुक्रमांक: कलन3-7848-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: प्रियंका विजय मोराणकर उर्फ प्रियंका सुपण शिरुडे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1300.00
पृथांची संख्या: 65	

एकूण: रु. 31300.00

Joint Sub Registrar, Kalyan 3
सह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

बाजार मूल्य: रु. 2457800/-
मोबदला रु. 3824000/-
भरलेले मुद्रांक शुल्क: रु. 267700/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2305202349392 दिनांक: 24/05/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002497192202324E दिनांक: 24/05/2023
बँकेचे नाव व पत्ता:

Bhivade

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202305246805	24 May 2023,03:46:05 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	49/155-मोजे गोळीवली गावातील राज्य महामार्ग S.H.40 लगतच्या जमिनी				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#84		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
13200	52900	61100	66200	61100	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	43.219चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1.आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्भवान सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	39.29चौ. मीटर
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.56868/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((56868-13200) * (100 / 100)) + 13200 = Rs.56868/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 56868 * 43.219 = Rs.2457778.092/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + रगतच्या गळीचे मूल्य(खुली बाल्कनी) + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2457778.092 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2457778/- = २ चौवीस लाख सत्तावन्न हजार सात शें अठ्ठ्याहत्तर /-				

Home Print

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CHALLAN
MTR Form Number-6



GRN	MH002497192202324E	BARCODE		Date	24/05/2023-12:41:29	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	KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	PRIYANKA VIJAY MORANKAR ALIAS PRIYANKA			
Location	THANE			BHUSHAN SHIRUDE			
Year	2023-2024 One Time		Flat/Block No.	FLAT NO. 2006, 20TH FLOOR, KAPLESHWARA			
			Premises/Building	RESIDENCY, A WING			
Account Head Details	Amount In Rs.	Road/Street	DHRUHI BUILDING, GOLIVALI				
0030046401 Stamp Duty	267700.00	Area/Locality	DOMBIVALI EAST				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	4 2 1 2 0 1				
		Remarks (If Any)	SecondPartyName=MS KAPLESHWARA HOMES				
		LLP-CA=0-Marked	कलन-३ दस्त क्र. 6085 2023				
		Amount In	Two Lakh Ninety Seven Thousand Seven Hundred Rupee				
Total	2,97,700.00	Words	s Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.			
				3333 3333 341488 3333 777180			
Cheque/DD No.		Bank Date	RBI Date		Verified with RBI		
		24/05/2023	24/05/2023		10		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Bank				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8850869554

सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2305202349392	Date 23/05/2023
Received from KALYAN, Mobile number 8850869554, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 23/05/2023
Bank CIN 10004152023052314838	REF No. 314334950653
This is computer generated receipt, hence no signature is required.	

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कलन-३
दस्ता क्र. ७८४ २०२३
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AGREEMENT FOR SALE
FLAT NO.A 2006, TWENTIEH FLOOR,
A WING,NAMED DHRUHI
BLDG.KNOW AS "KAPLESHWARA RESIDENCY"
SURVEY NO. 84, PLOT/HISSA - 6C,
GOLAVALI, DOMBIVLI EAST -421201.

CARPET AREA IN SQ.MTS.	: 36.92 SQ.M.
BALCONY AREA IN SQ.MTS.	: 2.37 SQ.M
SALE PRICE	: RS. 38,24,000/-
STAMP DUTY	: Rs./
REGISTRATION FEE	: RS./-

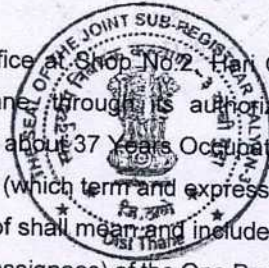
This Agreement for Sale is made at Golavali, Tal. Kalyan, on this 24th day of May in the year Two Thousand and Twenty Three

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Between

M/S KAPLESHWARA HOMES LLP

(PAN NO.AAWFK8420E), a Partnership firm having its office at Shop No.2 Hari Om Apt., Opp. Chopra Court, Ulhasnagar-421003, Dist.- Thane, through its authorized signatory/partner **MR. VICKY PRAKASH KUKREJA**, Aged about 37 Years Occupation -Business hereinafter referred to as "the Promoters or Firm" (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include its present partners, their heirs' executors, administrators, and assignees) of the One Part



And

1. **MS.PRIYANKA VIJAY MORANKAR ALIAS MRS.PRIYANKA BHUSHAN SHIRUDE**,(PAN NO.BWXPM6850N) aged about 32 years,
2. **MR.BHUSHAN NARAYAN SHIRUDE**,(PAN NO.DKFPS7697P) aged about 36 years,

Vicky

Bhushan

Shirude

Residing at,

B-Wing 201, Gokuldham Society, Ayodya Nagari Near Agrawal Hall, Manapada
Road Dombivli (E). 421201.

Herein after referred to as "the Purchaser's/Allottee (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs, successors, executors, administrators and assignees) of the Other Part.

1. RECITALS

- (i) WHEREAS the party of the One Part, the Promoters are lawfully seized and possessed of or otherwise well and sufficiently entitled to the non-agricultural lands situate in village Aajde Golavali, Tal. Kalyan, Dist. Thane, M.S., within the limits of Kalyan Dombivali Municipal Corporation bearing the following details

Sr.No.	SURVEY NO.	HISSA NO.	H- AR-Prati	AREA (sq.Meters.)
1.	84 [Old Survey No.119/6(p)]	6/C	0-66-12	6612

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(hereinafter called as "the said Property/Project land" for the sake of brevity).
दस्त क्र. 668 2023
(ii) WHEREAS the said properties hereinabove mentioned were ancestral properties and part of agricultural lands bearing Old Survey No.119/6(p) belonging to one Shri Vishnu Rajaram Patil and Shri Ashok Rajaram Patil. After the death of Mr. Ashok Rajaram Patil, the said land/properties were owned jointly by Shri Vishnu Rajaram Patil, Shri Nandu Ashok Patil, Shri Sanjay Ashok Patil, Shri Jitendra Ashok Patil, Kum. Pooornima Ashok Patil and Smt. Fashibai Ashok Patil and their names are mutated on the 7/12 extract of the Revenue records till date. The copy of 7/12 extract is annexed hereto as Annexure-A Out of the said entire larger property a small part measuring 84 meters bearing S.No.84/6D was sold to Mr. Puran Shripat Yadav And Mr. Sumer Shripat Yadav in the year 2007 which is part of this whole Larger land 84/6 (P) whose names are included in Revenue records vide mutation entry no.1621 & 1623. The copy of 7/12 extract is annexed hereto as Annexure-B

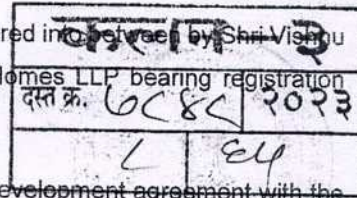
- (iii) WHEREAS the said property was cleared under the ULC Act from the office of the Collector, Thane dated 26/04/2007 bearing No. ULC/ULN/6(1)/SR-33.
- (iv) WHEREAS the said properties were converted to non-agricultural use vide Order of Conversion from Agriculture to non-agricultural use by the Tahsildar, Kalyan dated 13/04/2018 bearing No. REVENUE/T-2/LAND/RUPANTARAN/SR/119/18.is annexed hereto as Annexure-C

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- (v) WHEREAS the said Shri Vishnu Rajaram Patil and others had entered into an Agreement for Development with M/S Kunal Developers bearing registration serial No.5215/2007 dated 13/09/2007 for an area admeasuring 4430 sq.mtrs out of the said properties.
- (vi) WHEREAS the said Shri Vishnu Rajaram Patil and others also had entered into an Agreement for Development with M/S Radha Developers bearing registration serial 983/2011 dated 08/02/2011 for an area admeasuring 1320 sq.mtrs out of the said properties.
- (vii) WHEREAS the earlier developers being M/S Kunal Developers and M/S Radha Developers could not start the development of the said properties and hence approached the Owners Mr. Vishnu Rajaram Patil and others to cancel the development agreement, but after negotiations and discussions the said properties were decided to be given for development to another Developer and hence approached the Promoters herein to take the said properties for development on terms and conditions mutually agreeable to all parties concerned.
- (viii) AND WHEREAS The Promoters herein and the Owners and the previous developers entered into a Development agreement bearing registration No.24325/2021 dated 24/12/2021 along with Power of Attorney given by Shri Vishnu Rajaram Patil and ors to M/S Kapleshwara Homes LLP bearing registration No.24326/2021 dated 24/12/2021.
- (ix) WHEREAS a Supplementary Agreement was entered into between Shri Vishnu Rajaram Patil and others and M/S Kapleshwara Homes LLP bearing registration No.24327/2021 dated 24/12/2021
- (x) AND WHEREAS the Promoters also entered into Development agreement with the Owners Mr. Datta prasad Rajnikant Rane and others of the rooms in a chawl A named as Ganesh Krupa Chawl built by Owner Shri Vishnu Rajaram Patil and others vide Agreement bearing registration serialno. 24779/2021 and Power of Attorney bearing registration No. 24780/2021 dated 30/12/2021.
- (xi) WHEREAS the Promoters also entered into Development agreement with the Owners Mr.Sumer Shripat Yadav and others of the rooms in a chawl B named as Ganesh Krupa Chawl built by Owner Shri Vishnu Rajaram Patil and others vide Agreement bearing registration serial No.24777/2021 and 24778/2021 dated 30/12/2021.
- (xii) WHEREAS the Promoters also entered into a agreement with other owner of part of land along with Power of Attorney with part land holder/owner Mr.Puran Shripat



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Yadav and others bearing registration No.24782/2021 and 24785/2021 dated 30/12/2021. The Promoters also entered into a supplementary agreement and Power of Attorney with Mr. Puran Shripat Yadav and others bearing registration No.5448/2023 and 5449/2023 dated 08/03/2023

(xiii) Whereas Shri. Vishnu Rajaram Patil, one of the executants of Power of Attorney and Development Deed with the Promoter during the process of approval of building plan expired on 15/10/2022 and the Power of Attorney and Development deed registered with the Sub-Registrar of Assurances were executed for consideration which had elements of Commercial transaction and as such cannot be allowed to be frustrated on account of death of one of the Executants and the Promoter have better rights/entitlement of Possession and all the benefits arising out of the said transaction shall be transferred to the Legal heirs and successors of the deceased validity brought on record.

(xiv) AND WHEREAS the Promoters are now entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

(xv) AND WHEREAS the Promoters are in possession of the said property/project land pursuant to Registered Deeds of Development Agreement, the Firm is entitled to the Larger Property. The Firm proposes to develop the said Larger Property in a

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phase wise manner. Currently, the Firm is developing a mixed use development comprising of 3 Buildings or more on the said Property, being a portion of said Larger Property as may be permitted by Kalyan Dombivali Municipal Corporation.

(xvi) AND WHEREAS the Promoters have proposed to construct on the project land a complex of 3 Buildings or more consisting of Ground/Stilt with Loft/Mezzanine+ 4Porch + 5th to 30 Habitable floors as may be permitted by Kalyan Dombivali Municipal Corporation.

(xvii) AND WHEREAS the Promoters has received the revised sanction letter from the Town Planning Authority being Kalyan Dombivali Municipal Corporation vide letter No. KDMC/TPD/BP/27VILLAGE/2018-19/29/329 dated 08/12/2022. A copy of the said Permission/Commencement Certificate is annexed hereto and marked as Annexure-D

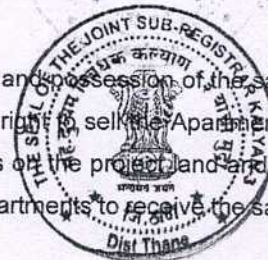
(xviii) AND WHEREAS By letter EC Identification no.EC22B038MH176284 dated 28/09/2022, the Ministry of Environment, Forest and Climate Change, Government of India issued its environmental clearance for construction of the said Buildings on the said Larger Property, subject to the terms and conditions stated there in a copy of the said Environmental Clearance is annexed hereto and marked as Annexure-E

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- (xix) AND WHEREAS the Promoters has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai at serial No. P51700049543; authenticated copy is attached in **Annexure- F**
- (xx) AND WHEREAS the Promoter has now appointed Architect namely Mr. Anil R. Nirgude in the name and style of Vitan Consultants having its office at B-101, 1st Floor Bindu Tower, Opp Lourdes School, Santoshi Mata Road, Kalyan (w). for professional consultancy of Architectural and allied services in respect of preparation of Architectural Design, Specifications and for time to time Inspection, Supervision, Check and Control during the Progressive Stage of Construction in accordance to approved Building Plan by Kalyan Dombivli Municipal Corporation conforming to the Rules and Regulations of Building bye laws till completion and occupancy certificate is granted by Corporation ;
- (xxi) AND WHEREAS the Promoter has appointed the RCC Structural Engineer namely Mr. Vikas Gokhale & Mr. Umesh Joshi in the name and style of "Associated Structural Engineers LLP" having its office at 607, Opal Square, opp Railadevi Lake, S.G. Barve Road, Wagle Estate, Thane 400604., for Professional Consultancy for Structural Engineering and allied services in respect of Structural Stability Design and Development as per the Standards of National Building Code and for time to time Inspection, Supervision, Check and Control during Progressive Stage of Construction and final Structural Stability Certificate at the time of completion of project with ultimate Stability Certificate.
- (xxii) AND WHEREAS the Promoter has appointed Labour contractor in the name and style of Vibrant Construction through its Authorised Partner Shri. Bhavik Amrutlal Patel having Office no.7, 1st Floor, Kasarvadavli, Ghodbunder Road, Thane(w).400615., for the purpose of RCC Construction and Bricks Masonary work and Plastering of the said project subject to an agreement with him.
- (xxiii) AND WHEREAS by virtue of the rights of Development and possession of the said project land the Promoters have the sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoters on the project land and to enter into Agreement/s with the Purchaser(s)/s of the Apartments to receive the sale consideration in respect thereof;
- (xxiv) AND WHEREAS the Purchaser is offered an Apartment bearing number 2006 On Twentieth floor, (herein after referred to as the said "Apartment") in the A wing named as DHRUHI of the Building (herein after referred to as the said "Building") being constructed on the project land, by the Promoters and more particularly described in the **First Schedule**

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(xxv) AND WHEREAS on demand from the Purchaser, the Promoters has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters' Architect M/s Vitan Consultant 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;

(xxvi) AND WHEREAS the authenticated copies of Certificate of Title issued by the Attorney at law or Advocates namely Gideon Associates having its office at B-208, Navre Plaza, Shiv Mandir Road, Ambarnath (E).421501.of the Promoters, authenticated copies of Agreement for Development, the nature of the title of the Promoters to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure-G**

(xxvii) AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the promoter and according to which the construction of the buildings and open spaces are proposed agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Annexure-H**

(xxviii) AND WHEREAS the Promoters have 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

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to the said Building Completion Certificate or Occupancy Certificate of the said Building

(xxix) AND WHEREAS the Promoter hereby declared that the said land measuring 6612 sq. mtr. The Promoter has further represented that there the complex of 3 buildings shall be classified into A, B and C Wing with names attributed to it. The Promoter further represents that there are commercial shops on the Ground floor with loft/Mezzanine and the Ground, First, Second, Third and Fourth floors are meant for Car Parking then 5th to 30th floor are Habitable floors and the 15th Floor interconnecting all 3 Buildings is kept reserved for amenities and recreational facilities as mentioned in the approved building plan The Promoter has further brought to the Notice and Knowledge of Purchasers that there is a provision of separate access to commercial premises. The Promoter has clarified that there is a provision of two staircases and three lifts in each of the building for residential premises and the refuge areas are provided in each of the said building as per provision of Law. The Promoter has brought to the notice and knowledge of Purchasers that there is a separate water supply facility for Commercial along with Residential units separate underground water tank & Over head water tank for each wing and further there is a common Sewage Treatment Plant & Drainage facility for



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all the building.

(xxx) AND WHEREAS the Promoters has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

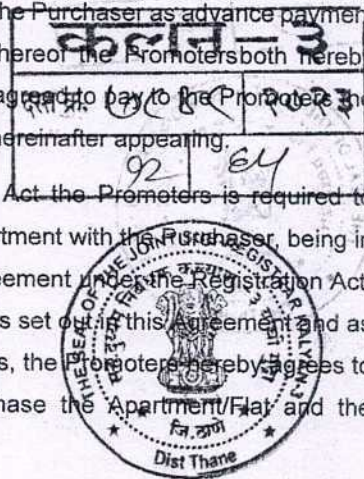
(xxxi) AND WHEREAS the Purchaser has applied to the Promoters for allotment of an **Flat No.2006**, on **20th floor** in wing **A** named **DHRUHI** of Building situated at being constructed on the said Project land known as **KAPLESHWARA RESIDENCY**. With nature of facilities and amenities more particularly described in **Second Schedule**

(xxxii) AND WHEREAS the carpet area of the said Flat is **36.92** sq.m with Balcony area of **2.37** Sq.m. and "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 Apartment for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the apartment.

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

(xxxiv) AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoters a sum of **Rs.1,90,312/- (Rupees One Lakh Ninety Thousand Three Hundred Twelve Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

(xxxv) AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Purchaser hereby agrees to purchase the Apartment/Flat and the garage/covered parking(if applicable)



(2) **RULES FOR INTERPRETATION**

In this Agreement where the context admits:-

- (i) All reference in this Agreement to statutory provisions shall be construed as meaning and including reference to:-

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- a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force.
 - b) All statutory instruments or orders made pursuant to a statutory provision; and
 - c) Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- (ii) Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
 - (iii) Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
 - (iv) Reference to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
 - (v) Reference to days, months and years are to Gregorian days, months and calendar years respectively.
 - (vi) Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
 - (vii) The words "include" and "including" are to be construed without limitation.

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Any reference to the masculine, the feminine and the neutral shall include each other.

(ix) In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following day.



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

31. CONSTRUCTION AND DEVELOPMENT

- a) The Promoters shall construct the said 3 buildings consisting of Ground/ Stilt with Loft/Mezzanine + 4 podium + 5 to 30 upper Habitable floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoters shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the Apartment of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

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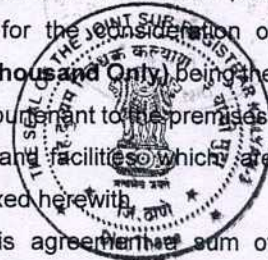
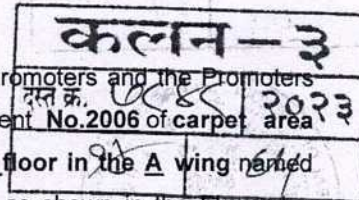
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authorities or due to change in law.

- b) The Firm shall be at liberty and is entitled to complete any portion/floor/wing/part of the Building and apply for and obtain part occupation certificate thereof. When offered, the Purchaser shall be obliged and undertakes to take Unit for possession (for Fit Outs) on the basis of such part occupation certificate which relates to the Unit. In such an event, the Firm shall, without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its contractors or otherwise the remaining work in respect of Building and/or the Property even if the same causes any nuisance and annoyance to the Purchaser.
- c) The Purchaser agrees that till such time that the conveyance of the said Project Land/Property in favour of the Ultimate Organizations/Society and/or the Federation is executed, the Firm shall retain with itself all the rights on the terrace of the said Building either by themselves or through their nominee(s) or assignees as the case may be (including the right to exclusively commercially exploit the same including but not limited to installing antennae of various telecom and other service providers) and the Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. Subject to the aforesaid, the Firm shall be at absolute liberty to allot/assign the said right to such person/s in the manner as they may deem fit and proper.

4] CONSIDERATION

- a) The Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser Flat/Apartment **No.2006** of carpet area **36.92 sq.m with Balcony area of 2.37 sq.m. on 20th floor in the A wing named DHRUHI** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked as **Annexures-I** and for the joint consideration of **Rs.38,24,000/- (Rupees Thirty Eight Lakh Twenty four Thousand Only)** being the proportionate price of the common areas and facilities appurtenant to the premises the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.
- b) The Purchaser has paid on or before execution of his agreement the sum of **Rs.1,90,312/- (Rupees One Lakh Ninety Thousand Three Hundred Twelve Only)** not exceeding 10% of the total consideration as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of **Rs.36,33,688/- (Rupees Thirty Six Lakh Thirty Three Thousand Six Hundred Eighty Eight Only)**
- c) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy



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certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Relevant Clause of this Agreement.

- d) The Purchaser hereby agrees to pay to the Promoter the said consideration price as per the schedule mentioned herein below. The Purchaser hereby agrees to pay to the Promoter the said consideration price in the following manner.

PAYMENT SCHEDULE

SR. NO.	DETAILS	AMOUNT
1.	On Booking 10%	3,82,400/-
2.	On Agreement 20%	7,64,800/-
3.	On Plinth 15%	5,73,600/-
4.	On Slabs Completion 25% as below:	9,56,000/-
	On Completion of 1 st Slab 2% : 76,480/-	
	On Completion of 3 rd Slab 2% : 76,480/-	
	On Completion of 5 th Slab 2% : 76,480/-	
	On Completion of 7 th Slab 2% : 76,480/-	
	On Completion of 9 th Slab 2% : 76,480/-	
	On Completion of 11 th Slab 2% : 76,480/-	
	On Completion of 13 th Slab 2% : 76,480/-	
	On Completion of 15 th Slab 2% : 76,480/-	
	On Completion of 17 th Slab 2% : 76,480/-	
	On Completion of 19 th Slab 2% : 76,480/-	
	On Completion of 21 st Slab 2% : 76,480/-	
	On Completion of 23 rd Slab 1% : 38,240/-	
	On Completion of 25 th Slab 1% : 38,240/-	
	On Completion of Top Slab 1% : 38,240/-	
	On Brick Work & Internal Plaster 2.5%	95,600/-
6.	On External Plaster & External Plumbing 2.5%	95,600/-
7.	Entrance Lobby, Electrical Fittings 2.5%	95,600/-
8.	On Staircase, Lift well & Floor Lobbies 2.5%	95,600/-
9.	On Flooring, Doors & windows 2.5%	95,600/-
10.	On Elevation, Terrace & Water Proofing 2.5%	95,600/-
11.	On Sanitary Fitting 2.5%	95,600/-
12.	Lift & Water Pump Fittings 2.5%	95,600/-
13.	On Compound Wall 2.5%	95,600/-
14.	On Paving 2.5%	95,600/-
15.	On Possession 5%	1,91,200/-
16.	Total 100%	38,24,000/-

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- e) The Total Price above excludes Taxes (consisting of tax paid or payable by the

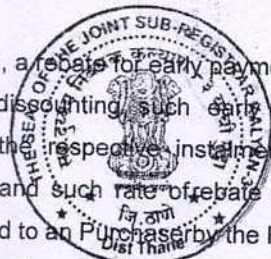
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Promoters by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Apartment/Flat.

- f) The Purchaser shall pay to the Promoter separately applicable requisite Stamp Duty, Surcharge, Registration Fees, GST and all other incidental fees at the time of registration of an agreement by Promoter in favour of the Allottee.
- g) The Purchaser hereby agrees to purchase/acquire from the Firm and the Firm hereby agrees to sell to the Purchaser, the Unit for the Total Consideration set out in Schedule hereto subject to the terms and conditions mentioned herein and/or the Approvals. The Total consideration is exclusive of any sums or amounts including contribution, cess, levies, fees, deposits, maintenance Charges/Common Area Maintenance (CAM), Property Taxes, Society and other charges of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the Unit or otherwise (present or future) and all such amounts shall be entirely borne and paid by the Purchaser on demand being raised by the Firm.
- h) The Firm has agreed to accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser:-
- (a) Shall make payment of the installments as stated hereto, without any delay or demur for any reason whatsoever and
 - (b) Shall observe all the covenants, obligations and restrictions stated in this Agreement and
 - (c) Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser under any circumstances and except in the manner is aforesaid, no express intimation or communication by the Purchaser, with regards to appropriation/ application of the payments made hereunder shall be valid and binding upon the Firm.
- i) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Purchaser by discounting such early payments @ NA% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Purchaser by the Promoters.
- j) The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- k) The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser, obtain from

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the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

5. PREMATURE DETERMINATION IN CASE OF DEFAULT OF PAYMENT

"Without prejudice to the right of promoter to charge interest in terms of sub clause 12, of this agreement on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing these defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the

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Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end

of such period, promoter shall be entitled to terminate this Agreement.



Provided, further that upon termination of this Agreement as mentioned in the Promoter shall refund to the Allottee (subject to the adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of fifteen days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter."

6] ESCALATION FREE CONSIDERATION

The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule /regulation

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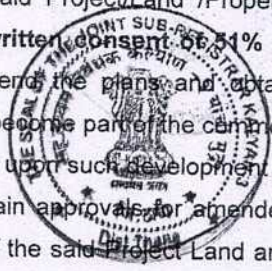
published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

7] DISCLOSURES AND TITLE

- (i) The Purchaser hereby declares and confirms that prior to the execution of this Agreement, (i) The Firm has made full and complete disclosure of the title to said Property. (ii) he has taken full, free and complete inspection of all the relevant documents and (iii) in relation to the Unit/Building/Property has satisfied himself of inter alia the following:-
- a) Nature of the Firm's right and title and encumbrances, if any.
 - b) The drawings, plans and specifications.
 - c) Nature and particulars of fixtures, fittings and amenities.
 - d) All particulars of designs and materials to be used in construction of the Unit and the Building.
 - e) The Approvals obtained and yet to be obtained.

- (ii) The Purchaser confirms that the Purchaser has after reading and understanding all the terms and conditions set out in this Agreement and the mutual rights and obligations of the Parties to the Agreement and Satisfying himself in all respects with regard to the title of the Firm in respect of the said Property, agreed to enter into and execute this Agreement. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser further confirms that the queries raised by him with regard to the Unit/Building/Project Land/ Property and the terms hereof have been satisfactorily responded to by the Firm. The Purchaser is aware that the Firm proposes to develop the lands adjacent to the said Project/Land /Property ("Adjacent Lands"). The Promoter subject to written consent of 51% of Total Purchasers in the said project shall amend the plans and obtain approvals for the same so that the Adjacent Lands become part of the common layout. The Purchaser is aware that the consequent upon such development of the Adjacent Lands, the Firm may submit and obtain approvals for amended plans such that the Adjacent Lands become part of the said Project Land and common layout and part of the said project approved by the relevant authorities..It is clarified that any change in the plans or lay out shall not result in reduction in the Carpet Area of the Unit agreed to be sold here under. The Purchaser confirms that the Purchaser has been suitably advised by his advisors and well wishers and that this Agreement is being executed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the

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Property/Project Land/Building/Unit and the implication of the terms and conditions contained in this Agreement.

8] FSI CONSUMPTION

The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land measuring 6612 square meters only and Promoters have planned to utilize Full Floor Space Index. The Promoters can avail further TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters has disclosed the Floor Space Index of as proposed to be utilized by them on the project land in the said Project and Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

9] DELIVERY DATE FOR POSSESSION OF UNIT

a) The Promoters shall give possession of the Apartment to the Purchaser on or before 31 December 2029. If the Promoters fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Apartment with interest at the same rate at State Bank of India highest Marginal Cost of Lending percent per annum herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date.

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10] EXTENSION/FORCE MAJUERE

a) The Promoters shall give possession of the Apartment to the Allottee on or before 31st day of December 2029. If the Promoters fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the **Clause 12** herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the

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Apartment is to be situated is delayed on account of :-

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

b).If however the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of time for delivery of the possession of the premises, provided that such force majeure condition are not of a nature which make it impossible for the contract to be implemented.

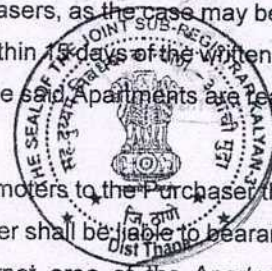
As per Rera Section 6 "Explanation. - for the purpose of this section, the expression "force majeure" shall mean a case of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project."

Rule 6 (a) "Upon the registration **P51700049543** number in form "C". The period for which registration shall be valid shall exclude such period where actual work could not be carried by the promoter as per the sanctioned plan due to specific stay or injunction orders relating to the real estate project from any Court of law, or Tribunal, competent authority, statutory authority, high power committee, etc."

11] PROCEDURE FOR TAKING POSSESSION

The Promoters, upon obtaining the occupancy certificate from the competent authority and upon obtaining the payment made by the Allottee/Purchaser as per the agreement shall offer in writing the possession of the Apartment Flat/Shop, to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers, as the case may be. The Purchaser shall take possession of the Apartment within 15 days of the written notice from the promoter to the Purchaser intimating that the said Apartments are ready for use and occupancy:

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Within 15 days after notice in writing is given by the Promoters to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Firm is formed and the said structure of the building/s or wings is transferred to it,

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the Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoters provisional monthly contribution towards the outgoings. The amounts so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited Firm as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Firm, as the case may be.

12] INTEREST

The Rate of Interest payable by either the Promoter or the Purchaser shall be at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent per annum in case of default from any side without prejudice to the rate of interest chargeable by Kalyan-Dombivali Municipal Corporation in case of property taxes or water charges for delayed payment @ 24% per annum as per their rules.

13] DEFAULT, TERMINATION AND LIQUIDATED DAMAGES

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a). The time for payment of each of the aforesaid installments of the purchase price shall be as per the contract in the event of the Purchaser /s making any default in payment of any of the installment of the purchase price, the Promoter will be entitled to terminate this agreement and in that event to refund to the Purchaser /s

money paid by the Purchaser /s as Purchaser price till then without any interest thereon and the same shall be refunded by the Promoter to the Purchaser /s only after the said premises is sold to another party by the Promoter and that too after the receipt of sale proceeds by the Promoter from such intending Purchaser /s of the said premises. It is provided further that the Promoter shall be entitled to deduct the administrative charges not exceeding 10 per cent of the Agreement value for the outgoing in respect of the said premises and the loss or damages, if any, sustained by the Promoter on account of default committed by Purchaser /s from the said amount to be refunded by the Promoter to the Purchaser /s under these presents.

b). The Promoter shall in respect of any amount unpaid by the Allottee/s under the terms and conditions of this Agreement have a first lien and charge on the said Flat agreed to be acquired by the Allottee.

c). The booking/allotment/agreement for the said Unit(s) shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the said Unit(s), save and except the right to receive fund of amounts.

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14] DEFECT LIABILITY

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

The Purchaser shall use the Apartment/Flat or any part thereof or permit the same to be used only for purpose of residence only

15] CAR PARKING

a) The Purchaser is aware that as a part of the Building and as a common amenity, the Promoter is constructing several car parking spaces to be used by the Purchasers of the units of the Building/s. At the request of the Purchaser, the Promoter hereby if allocates to the Purchasers car parking spaces. The exact location of the Car Parking spaces allocated to the Purchaser shall be finalized by the Firm at the time of handing over the possession of the Unit. The Purchaser is aware that the Promoter has in the like manner allocated and shall be allocating other car parking spaces to several Purchasers of the units in the Building/s and undertakes not to raise any objection in that regard and the rights of the Purchasers to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Allottees shall, upon formation of the Ultimate Organization and /or execution of Conveyance, as contemplated herein, cause such Ultimate Organization not to alter or change the allocation of car parking spaces in the manner allocated by the Promoter to the various Purchasers (including the Purchaser herein) of the units in the Building.

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b) He/she/they shall use the garage or parking space only for purpose of keeping or parking vehicle



16] REGISTRATION

(i) It shall be the responsibility of the Purchaser to immediately after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Firm the serial number under which the same is lodged so as to enable the representative of the Firm to attend the office of the Sub-Registrar of Assurances and admit execution there of. The Firm may extend assistance/ co-operation for

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the registration of this Agreement, at the cost and expense of the Purchaser. However, the Firm shall not be responsible or liable for any delay or default in such registration.

17] SOCIETY FORMATION/ULTIMATE ORGANIZATION

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

Time period for the formation of association of allottees by whatever name called, not being in compliance with the proviso of Section 11 (4)(e) of the Act read with Rule 9(1) of the Rules which proviso and Rule are as follows:

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Provided that in the absence of local laws, the association of allottees by whatever name called, shall be formed within a period of three months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the

Where a Co-operative Housing Societythe Promoter shall submit the application in that behalf to the Registrar for registration of a Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a company or any other legal entity, within three months from the date or which fifty-one per cent of the total number of allottees in such a building or a wing have booked their apartment.

Rule 9(1)(ii) "Where a Promoter then the Promoter shall submit an application to the Registrar for registration of the Co-operative Society or the company application to the Registrar for registration of

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the co-operative society or the company to form and register an Apex Body in form of Federation or Holding entity consisting of all such entities in the layout formed as per clause(i) of Sub-rule (1) of rule 9(1)(i) herein above. Such application shall be made within a period of three months from the date of the receipt of Occupation Certificate of the last of the building which was to be constructed in the layout.

18] CONVEYANCE OF LAND TO SOCIETY

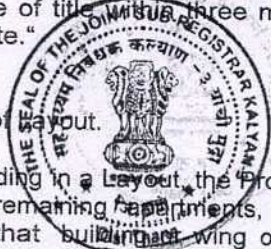
i). Unless it is otherwise agreed to by and between the parties hereto the Promoters shall, get registration of the Society as aforesaid cause to be transferred to the Society all the right, title and interest of the Owner and the Promoter in the allocated part of the said land together with the Building thereon by obtaining/ or executing the necessary Deed of Conveyance of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such Society as the case may be and such Deed of Conveyance shall be in keeping with the terms and provisions of this Agreement. The Promoter shall not be responsible and liable for any delay by the Allottee despite receipt of notice to execute the application for registration and /or membership and other papers and documents necessary for the formation and registration of the society and for becoming a member, including the bye-laws for the proposed Society

Time period for execution of registered conveyance deed with the association of allottees by whatever name called, not being as per the mandate of Section 17 of the Rera Act read with Rule 9 (2) of the Rules, the said mandate reads as follows:

Section 17 "Provided that in the absence of any local law conveyance deed in favour of the allottee or the association of the allottees by the competent authority, as the case may be, under this section shall be carried out by the promoter within three months from date of issue of occupancy certificate."

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Rule 9 (2) (ii) "Period for Conveyance of title, by Promoter, to legal entity of allottees in case of single building project. The Promoter shall (subject to his right to dispose of the remaining apartments, if any) execute the conveyance of title within three months from the date of issue of occupancy certificate."



Rule 9 (2) (iii) "Period for conveyance of title, by Promoter, to organization of allottees in case of layout. (a) in the case of a building or a wing of a building in a layout, the Promoter shall (subject to his right to dispose of the remaining apartments, if any) execute the conveyance of the structure of that building or that wing of that building (excluding basements and podiums) within one month from the date of issue of occupancy certificate.

(b) In the case of a layout, the Promoter shall execute the conveyance of the entire undivided or inseparable land underneath all buildings Jointly or otherwise within three months from the date of issue of occupancy certificate to the last of the building or wing in the layout."

19] FACILITY MANAGEMENT FIRM OR AGENCY

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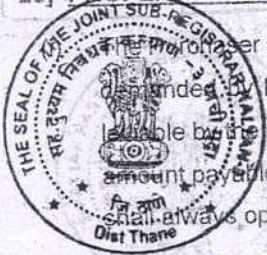
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- (i) The Promoter shall maintain the Building from the date of Occupancy Certificate through his own resources or source required for maintenance purpose for the period of 24 (Twenty four) months. Or else the Promoter may chose to appoint Facility Management Agency.
- (ii) The Purchaser is aware that the Buildings including the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/Project Land/Property shall be managed by a Facility Management Firm ("FMC") appointed by the Firm for a period upto 24 (Twenty four) months commencing from the Date of Offer of Possession (for Fit Outs) and thereafter, which may be decided by the Ultimate Organization/Federation. The Purchaser along with other purchasers of the units shall be entitled to avail of the services to be provided or arranged by or through the FMC at a cost or charges that may be fixed by the FMC. All common costs, charges and expenses that may be claimed by the FMC shall be to the account of and jointly borne by the purchasers of units in the Building. These common costs shall be shared by all such purchasers on pro-rata basis as determined by the Firm and/or FMC, which determination shall be binding on the Purchaser.
- (iii) The Purchaser agrees and undertakes to cause the Ultimate Organization/Federation to be bound by the rules and regulations that may be framed by the FMC from time to time. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization/Federation or ratify the appointment of the FMC as aforesaid.
- (iv) The Purchaser is aware that the Firm is not in the business of or providing services proposed to be provided by the Service Providers/FMC or through the Service Providers/FMC. The Firm does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Firm is not and shall not be responsible or liable in connection with any defect or the performance/non-performance or otherwise of these services provided by the respective Service Providers/FMC.

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20] PROPERTY TAXES



The Purchaser shall liable to pay Property Taxes from the date of Possession as determined by Kalyan-Dombivali Municipal Corporation and the penalty if any leviable by the Corporation @ 24 % p.a. and the Promoter may opt to adjust the amount payable before the date of possession to the Purchaser. The Purchaser shall always opt to pay Property Taxes directly to the Municipal Corporation.

OR

- (ii) The Property Taxes, as may be determined from time to time, shall be borne and paid by the Purchaser, separately from any of other consideration/levy/charge /Maintenance charges, etc. The said amount shall be paid by the Purchaser on/before 30th April of each financial year, based on the estimate provided by the FMC, which shall provide the said estimate on/before 15th April of the said financial year. The Purchaser shall be liable to pay interest at 24% p.a.,

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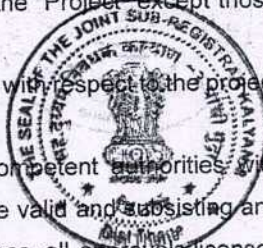
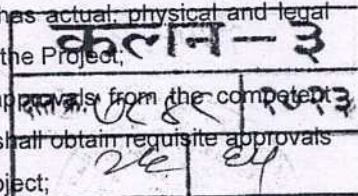
quarterly compounded, for any delayed payment. The actual amount paid for the property tax shall be reconciled and paid back/balance paid in the month of March of the said financial year. For the purposes of this Agreement, the financial year is assumed to be from April to March.

- (iii) The Property Tax shall be collected on the basis of applicability from the date of possession. The actual amount of Property Tax payable shall be as per the demand(s) raised by the concerned authorities and at upon receipt of such demand, the Firm shall pay the amount collected from all the purchasers of the said wing/Building directly to the authorities and provide the receipt for the same to the Ultimate Organization. If there is any shortfall between the amount deposited with the Firm by the Purchasers towards 'Property Tax' and the demand raised by the authorities ("Shortfall Amount"), the Firm shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Firm within 7 (Seven) days of such intimation. The Firm shall not be responsible for any penalty/delay/ action on account of such Shortfall amount and the same shall entirely be to the account of the Purchasers. In case there is any surplus amount collected visa-versa the demand raised by the authorities, the same shall be handed over to the Ultimate Organization at time of handover of the affairs of the Ultimate Organization to the Purchasers.

21] REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

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

- i. The Promoters has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoters 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



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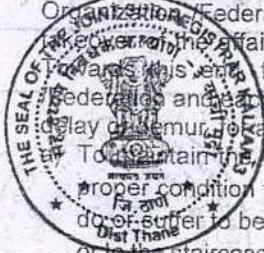
areas;

- vi. The Promoters has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment/Flat which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment/Flat to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoters 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;
- 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 Promoters in respect of the project land and/or the Project except those disclosed in the

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The Purchaser for himself with intention to bring all persons into whosoever hands the Unit may come, doth hereby covenants and undertakes to cause the Ultimate Organization/Federation to ensure that the Building is kept in good condition after take over of the affairs of the Building by the said Ultimate Organization/Federation. Towards this end, the following actions shall be taken by the Ultimate Organization/Federation and each purchaser agrees to ensure that the following are taken without delay or demur, for any reason whatsoever:

- a) To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession (for Fit Outs) and shall not do or suffer to be done anything in or to the Building in which the Unit is situated, or to the staircase or any passages in which Unit may be situated against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the Building in which the Unit is situated and the Unit itself or any part thereof.
- b) The Building name shall not be changed at any time by the Purchaser of the Ultimate Organization without the prior written consent of the Firm.
- c) Ensure and cause the Ultimate Organization not to deface or disorganize or disturb the sign board and display advertisement of the Firm and shall maintain in proper condition and protect its stability as may be necessary for effective display and illumination of the advertisement or sign board of the promoter on any Unit. In the



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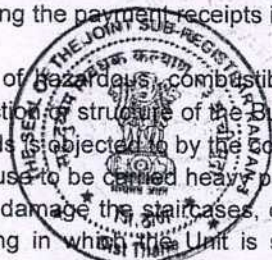
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event the Purchaser or Ultimate Organization causes any damage to the said Advertisement, the Purchaser and the Ultimate Organization shall be liable to pay the amount equal to the damages to the Promoter and shall restore the Advertisement existing prior to the date of damage otherwise the Promoter may launch a prosecution.

- d) Ensure and cause the Ultimate Organization that after formation of society or association of persons not to charge maintenance on unsold Units in the custody of the Promoter and Promoter shall not be liable to pay any maintenance charges for unsold flats or shops as the case may be.
- e) The Purchaser shall only upon obtaining and after receipt of the occupation certificate, use the Unit or any part thereof or permit the same to be used for purpose of residence and not for commercial use or as a guest house by whatsoever name and shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle/s.
- f) The Purchaser, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Firm with such permission, approvals which would enable the Firm to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The purchaser understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 as amended from time to time. The Firm accepts no responsibility/liability in this regard. The Purchaser shall keep the Firm fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same in writing to the Firm immediately and comply with necessary formalities if any under the applicable laws. The Firm shall not be responsible towards the third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/ allotment of the said Unit applied for herein in any way and the Firm shall be issuing the payment receipts in favour of the Purchaser only.
- g) Not to store in the Unit any goods which are of hazardous, combustible or of dangerous nature so as to damage the construction or structure of the Building in which the Unit is situated or storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Unit is situated, including entrances of the Building in which the Unit is situated and in case any damage is caused to the Building in which the Unit is situated or the Unit on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the Breach.
- h) To carry at his own cost, all internal repairs and maintain the Unit in the same condition, state and order in which it was delivered by the Firm to the Purchaser and shall not do or suffer to be done anything in or to the Building in which the Unit is situated which may be given as per the rules, regulations and bye - laws of the

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concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and /or other public authority.

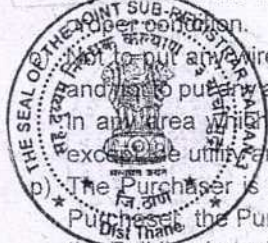
- i) Not to carry out any additions or alterations in the Unit and/or Building which affect the structure, façade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Firm) and the Firm shall not be responsible, if additions and alterations are done in the Unit and/or the Building by the Purchaser (or any agent thereto), in violation of building regulations and shall be liable to prosecution
- j) Not to make any changes to the common area/lobby and structural changes in the Building. The Purchaser shall not relocate brick walls onto any location which does not have a beam to support the brick wall. The Purchaser shall not change the location of the plumbing or electrical lines (except internal extensions). Further, the Purchaser shall not change the location of the wet/waterproofed areas. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Firm as amended from time to time.
- k) Not to demolish or cause to be demolished the Unit or any part thereof, not at any time make or cause to be made any structural addition or alteration of whatever nature in or to the Unit or any part thereof, not any alteration in the elevation and outside color scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains pipes, in the Unit and appurtenances thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the building in which the Unit is situated and shall not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Unit without the prior written permission of the Firm and/or the Ultimate Organization.
- l) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the portion of the said Property and the Building in which the Unit

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is reinstated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.

m) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Unit in the compound or any portion of the said Property and/or the Said Building in which the Unit is situated.

n) Ensure and cause the Ultimate Organization that the Building is painted once every 5 years from the Date of Offer of Possession (for Fit Outs) and kept in good and



o) Not to put any wire, pipe, grill, plant, outside the Unit and not to dry any clothes and not to put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external façade of the building, save and except the utility area (if applicable as marked in the sale plan).

p) The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Firm shall provide photographic updates of the construction progress (quarterly or half-yearly basis). Further, the Purchaser shall also be given the opportunity for inspecting the Unit prior to taking possession (for Fit Outs)

q) Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other Units or terraces and the same are retained by the Firm as restricted amenities. The Purchaser is aware that certain parts of the building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking

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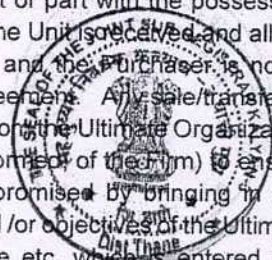
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this into consideration and the Purchaser waives his right to raise any dispute in this regard.

- r) The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Firm has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct him in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Firm and/or the development. Any Purchaser which indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- s) To pay to the Firm within 7(seven) days of demand by the Firm its share of security deposit demanded by concerned local authority of government or giving water, electricity or any other service connection to the Building in which the Unit is situated. To pay to the Firm within 7 (seven) days of demand by the Firm, his share of HVAC and Diesel consumptions charges in the Unit which will be calculated on a pro-rata basis.
- t) The Purchaser is aware that brickwork, plaster, flooring and painting, whether internal or external, may be initiated and demanded by the Firm at any stage during the construction cycle. The Purchaser undertakes to make payment of the same as and when demanded.
- u) To clear and pay increase in local taxes, development charges, water charges, insurance and such other taxes, fees, 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 Unit by the Purchaser viz, user for any purposes other than for residential or otherwise.
- v) The Purchaser acknowledges that as on the Date of Offer of Possession (for Fit Outs), works in the Unit shall be complete and the Unit shall have regular water and electricity supply, as well as lift access. There may be certain works which may be ongoing in the Building/Project Land/Property at such time but in due care shall be taken to ensure that the fit outs of the Unit are not affected in any manner by such works. It is clarified that the Offer of Possession (for Fit Outs) entitles the Purchaser to carry on interior and other related works in the Unit but does not entitle the said Unit to be occupied till such time that the occupation certificate is received in relation to the said Unit.
- w) The Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the till such time that the occupation certificate of the Unit is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer of the Unit after this time shall require written approval from the Ultimate Organization (and till such time that the Ultimate Organization is formed of the Firm) to ensure that the inherent nature of the society is not compromised by bringing in any member who does not subscribe to the guidelines and /or objectives of the Ultimate Organization. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization (and till such time that the Ultimate Organization is formed, of the Firm) shall not be valid and not binding on the Firm.
- x) The Purchaser shall observe and perform all the rules and regulations or bye-laws (including operating standards) which the Ultimate Organization/Federation of the Project Land/said Property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for the protection and

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maintenance of the Building and the Unit therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Ultimate Organization regarding the occupation and use of the Unit in the Building in accordance with the terms of this Agreement.

- y) The Purchaser agrees and acknowledges that the sample unit constructed by the Firm and all furniture's items, electronic goods, amenities etc. provided thereon are only the purpose of show casing the Unit and the Firm is not liable/required to provide any furniture items, electronic goods, amenities etc. as displayed in the sample Unit, other than as expressly agreed by the Firm under this Agreement.
- z) Until a Deed of Conveyance in favour of the Ultimate Organization/Federation is executed and the entire project is declared by the Firm as completed, the Purchaser shall permit the Firm and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit , Building and Buildings or any part thereof to view and examine the state and condition thereof.

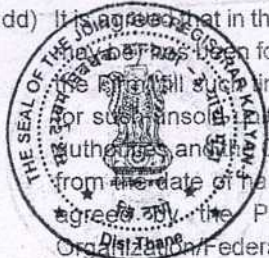
aa) In the event the electric meter of the Unit has not been installed by the Date of Offer of Possession (for Fit Outs), the Firm shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electric distribution Firm in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum to the Firm for providing this supply, which shall be made known to the Purchaser prior to the handover of the Unit for fit outs.

bb) Notwithstanding anything contained herein, the Purchaser is aware that the Booking Amount duly paid by the Purchaser at that time of application for allotment of the said Unit, is a guarantee/security for the due performance of his contractual obligations under this Agreement and the Firm is entitled to forfeit the full or part of the said the Booking Amount in terms of this Agreement and the Purchaser has

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no objection to the same and it waives his right to raise any objection with respect to the same. The Purchaser is aware that for buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded by the Firm, and the Purchaser has no objection to the same and it waives his right to raise any objection with respect to the same.

dd) It is agreed that in the event that the Ultimate Organization/Federation (as the case may be) has been formed but there is/are unit/s in the Building that are not sold by the Firm, till such time that such unsold unit/s is/are sold/leased, the property tax or such unsold unit/s shall be payable by the Firm as charged by the competent authorities and the CAM charges shall be payable by the Firm for such unsold units from the date of handover of the Ultimate Organization by the Firm. It is hereby agreed by the Purchaser (and the Purchaser shall cause the Ultimate Organization/Federation to agree and ratify) that the Firm shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection of any nature whatsoever in this regard from the Ultimate Organization/Federation and such Purchaser of such unsold unit/s shall be and shall deemed to be a member of the Ultimate Organization/ Federation. The Purchaser hereby agrees that it shall forthwith admit such unit purchasers of the Firm as their purchasers and/or shareholders and shall forthwith issue share certificates and other necessary documents in their favour, without raising any dispute or objection to



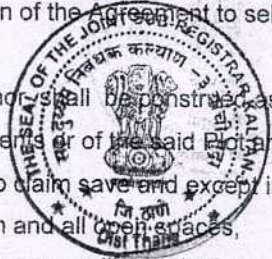
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- the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the common areas, amenities and facilities at par with any other member of the Ultimate Organization/Federation.
- ee) The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization/ Federation, the Firm shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization/ Federation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.
- ff) The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained to the highest standards with regular cleaning and maintenance. Refurnishing /major overhaul to be done every 5 years, starting from Date of Offer for Possession (for Fit Outs)
- gg) The Purchaser shall not make or permit to be made any alterations/additions to the façade of the Building/wing and/or the structural elements of the Building/wing.
- hh) In order to have adequate funds to meet these obligations, the Purchaser undertakes to pay and the Ultimate Organization/Federation shall collect a sum equivalent to minimum 10% of the monthly maintenance charges (excluding any government levies) as 'sinking fund' from each purchaser/member and the same shall be kept in a separate account which shall be used for undertaking major capital and/or renovation expenses related to the Building and its key common areas.
- ii) The Purchaser undertakes to observe all other stipulations and rules which are provided herein order to enable the Building to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.
- jj) Upon and after handover of the management to the Ultimate Organization, the Ultimate Organization (and its members) will be responsible for all fulfillment of all obligations and responsibilities in relation to approvals/ permissions as may be required by the concerned authorities from time to time.
- kk) The Purchaser agrees not to do or omit to do any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Project/Building or Kapleshwara Group or its representatives. In the event the Purchaser does or omits to do any such act, deed or thing then the Firm shall, without prejudice to any other rights or remedies available in law, be entitled to the termination of the Agreement to sell.

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Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Apartment 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 Firm or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

23] PROJECT LOAN (IF ANY)

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THIS CLAUSE SHALL BE APPLICABLE ONLY WHEN THE SO SITUATION ARISES AND PRESENTLY THERE IS NO SUCH SITUATION. PRESENTLY THE FIRM HAS NOT AVAILED ANY PROJECT LOAN

THE PROMOTERS if avails Project Loan / Finance from any Bank or Financial Institution, against the security of the land for construction of the Buildings on the Project Land. After the Promoters executes this Agreement, he/she/they shall obtain "No Objection Certificate" from the said Bank and all the payments by the Purchaser shall be made in the name of "_____ " in A/c No. ___ of M/s. KAPLESHWARA HOMES LLP. The Promoters further undertakes that they have not mortgaged the said Project Land / Apartment/Flat with any other Bank or Financial Institution and the said Apartment/Flat is otherwise free from any other encumbrances.

24] SECURITIZATION OF THE TOTAL CONSIDERATION

THIS CLAUSE SHALL BE APPLICABLE ONLY WHEN THE SITUATION SO ARISES AND PRESENTLY THERE IS NO SUCH SITUATION

The Purchaser hereby accords/grants his irrevocable consent to the Firm to securitize the Total Consideration and/or part thereof and the amounts receivable by the Firm hereunder and to assign to the banks/financial institutions the right to directly receive from the Purchaser the Total Consideration/or part thereof. The Purchaser upon receipt of any such intimation in writing by the Firm agrees and undertakes, to pay without any delay, demur, deduction or objection to such bank/financial institutions,

any action that such banks/financial institutions may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the

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330	Unit. 04

25] BINDING EFFECT:



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

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compensation whatsoever

26] ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

27] RIGHT TO AMEND

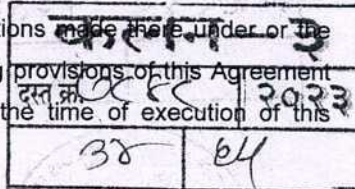
This Agreement may only be amended through written consent of the Parties.

28] PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

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

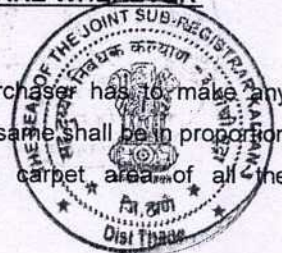
29] SEVERABILITY:

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



30] METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

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



31] FURTHER ASSURANCES:

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

[Handwritten signatures and initials]

perfect any right to be created or transferred hereunder or pursuant to any such transaction

32] PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters's Office, or at some other place, which may be mutually agreed between the Promoters and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub- Registrar. Hence this Agreement shall be deemed to have been executed at .The Purchaser and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

33] SERVICES OF NOTICE

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

Name of Purchaser:

1. MS.PRIYANKA VIJAY MORANKAR ALIAS MRS.PRIYANKA BHUSHAN

SHIRUDE- क.प.न. - 3
2. MR.BHUSHAN NARAYAN SHIRUDE.
दस्तावेज क्र. 33/22
34/1/21

2. MR.BHUSHAN NARAYAN SHIRUDE.

Purchaser's Address: B/Wing 201, Gokuldham Society, Ayodya Nagari Near Agrawal Hall, Manapada Road, Dombivli (E). 421201.

Notified Email ID: bhushanshirude17@gmail.com

M/s.Promoters name: Kapleshwara Homes LLP

Promoters Address: Kapleshwara Residency, Survey no.84/6C, Kalyan Shil Road, Nr Regency Apartment, Golavali, Dombivli(E).421201.

Notified Email ID: sales.kapleshwara@gmail.com

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

34] JOINT PURCHASERS:

That in case there are Joint Purchasers all communications shall be sent by the Promoters to the Purchaser whose name appears first and at the address given by

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him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

35] STAMP DUTY AND REGISTRATION:

The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

36] DISPUTE RESOLUTION: -

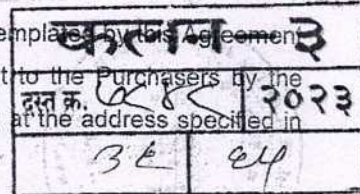
Any dispute between parties shall be settled amicably In case of failure to settled the dispute amicably, which shall be referred to the ___ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

37] GOVERNING LAW:

That the rights and obligations of the parties under 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 Taluka & District courts will have the jurisdiction for this Agreement.

38] MISCELLANEOUS

- (i) Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Unit of the said Property and Building or any part thereof. The Purchaser shall have no claim with regards to all the open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to the other Units, recreation spaces etc. save and except in respect of the Unit hereby agreed to be sold to him as set out herein.
- (ii) All Notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by the Registered Post A.D./Under Certification of Posting at the address specified in Third Schedule hereto.



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

FIRST SCHEDULE

Flat bearing no. 2006 on 20th Floor in A wing in building by name DISCO to be constructed on on the said land bearing Survey No. 84/6C admeasuring 6612 sq.mtrs and 84/6D admeasuring 84 sq.mtrs. (part of this Larger land 84/6 (p), at village Golavali, Dombivli East. Tal.Kalyan, Dist.Thane, M.S., within the limits of Kalyan Dombivali Municipal Corporation, Dist. Thane along with all the rights of development.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

The entire landed property is bounded as under: -

- EAST : Survey no.87
WEST : 12 M D.P.Road (Survey no.84,Hissa no.4)
NORTH : 24 M D.P.Road (Survey no.84,Hissa no.9)
SOUTH : Survey no.84,Hissa no.5

SECOND SCHEDULE

(AMENITIES & FACILITIES TO BE PROVIDED)

FLOORING

- 2x2 Vitrified Tiles

KITCHEN

- Granite platform with stainless steel sink
- Designer tile dado above the platform upto Beam Level
- Provision for water purifier plumbing

WINDOWS & DOORS

- Powder coated sliding windows
- Granite/Marble window frames
- Operative laminated main door with fittings
- Both side laminated internal doors with lock system

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दस्त क्र. 30	रोड क्र. 30

- Anti-slip flooring and designer dado tiles
- High quality bath & sanitary fittings
- Concealed plumbing
- Provision for geyser



- Concealed Copper wiring
- TV & Telephone points in Living room
- Modular electrical switches
- Provision for Inverter wiring

WALLS

- Gypsum finished internal walls
- Plastic paint in whole flat

EXTERNAL AMENITIES

GENERAL FEATURES

- Well designed entrance lobby
- Branded Elevators with power backup
- Earthquake resistant RCC structure

W

Bhive

Prudh

SECURITY AMENITIES

- Modern security & firefighting systems
- Power back-up for Elevators & Key Utility areas
- Intercom system for every flat
- Closed circuit CCTV camera system at Entrance Lobby

LEISURE AMENITIES

- Gymnasium
- Indoor Games room
- Children's Play Area

IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY)
withinnamed **THE PROMOTERS**)
M/S. KAPLESHWARA HOMES LLP
through its Partner
MR.VICKY PRAKASH KUKREJA)

V.K.K.



AND

SIGNED, SEALED AND DELIVERED)
By the withinnamed **PURCHASERS**)
MS.PRIYANKA VIJAY MORANKAR ALIAS MRS PRIYANKA BHUSHAN SHIRUDE



P.Bhushan Shirude



MR.BHUSHAN NARAYAN SHIRUDE



Bhushan Shirude



IN THE PRESENCE OF WITNESSES

1. NAME : *Shobha N. Shirude*
ADDRESS : *Dombivali C.E.*

S.N.Shirude

2. NAME : *Narayan P. Shirude*
ADDRESS : *Dombivali C.E.*

N.P. Shirude

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दस्ता क्र. <i>608</i>	२०२३
<i>35</i>	<i>64</i>





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- गोळवली (552983)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूसाधन क्रमांक व उपविभाग : 84/6/क

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र आकार पो.ख. फं.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक	ह.आर.चौ.मी. 353	विष्णू साजाराम पाटील	(1359)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	जिरायत 0.51.96	नंदू अशोक पाटील	(1359)	इतर अधिकार
बागायत	एकुण 0.51.96	संजय अशोक पाटील	(1359)	इतर
ला.पो. क्षेत्र	एकुण 0.51.96	जितेंद्र अशोक पाटील	(1359)	मै श्री राधा डेव्हलपर्स फर्म तर्फे
		पौर्णिमा अशोक पाटील	(1359)	भागीदार श्री विनोद रावजी पटेल यांचा विकास करार क्षेत्र 1320.00 चौ.मी. (1776)
		फशीबाई अशोक पाटील	(1359)	इतर
		सामाईक क्षेत्र	0.51.96 1.11 0.14.16	मै कुपाल डेव्हलपर्स प्रोप्रा फर्म तर्फे भागीदार श्री नरसी एन. वेलानी यांचा विकास करार क्षेत्र 4430.00 चौ.मी. (1777)
ब) पाट.खराब क्षेत्र (लागवड अयोग्य)	वर्ग (अ) 0.14.16			प्रलंबित फेरफार : 2310
वर्ग (ब) -	एकुण 0.14.16			शेवटचा फेरफार क्रमांक : 1981 व दिनांक : 05/01/2017
एकुण पो.ख.	एकुण 0.66.12			
क्षेत्र (अ+ब)				
आकारणी [1.1]				
जडी किंवा विशेष आकारणी				
जुन फेरफार क्र.	(627) (1090) (1359) (1519) (1620) (1621) (1623) (1624) (1981)			सोपा आणि सुधधना दिने :

गाव नमुना बारा (पिकांसाठी नोंदवह्या)

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

गाव :- गोळवली (552983)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूसाधन क्रमांक व उपविभाग : 84/6/क

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित		
			मिश्र पिकाखालील क्षेत्र		निभळ पिकाखालील क्षेत्र																							लागवडीसाठी उपलब्ध असलेली जमीन	
			घटक पिक व प्रत्येकाखालील क्षेत्र																										
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	(१७)	(१८)	(१९)	(२०)	(२१)	(२२)	(२३)	(२४)	(२५)	(२६)	(२७)	(२८)	(२९)	(३०)
2019-20	खरीप					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी	ह.आर. चौ.मी					गवत										

<https://mahaferfar.enlightcloud.com/DDM/PgHtml712>

नामाना/कुभार 20-May-22
तलाठी राजा दाबडी
ता. कल्याण, जि. ठाणे

Bhivale Binde



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७)

गाव :- गाळवली (552983)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपावेभाग : 84/6/ड

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी. 471		पुरण शंभुपत यादव सुमर शंभुपत यादव -----सामाईक क्षेत्र-----	0.0084	0.01		(1621) (1623)	कुळाचे नाव व खंड इतर अधिकार प्रतीवित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2009 व दिनांक : 18/03/2017.
अ) लागवड योग्य क्षेत्र जगायत 0.00.84 बागायत							
एकूण सा.मी. क्षेत्र 0.00.84							
ब) घोट-खराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) वर्ग (ब)							
एकूण पो.ख. 0.00.00							
एकूण क्षेत्र 0.00.84							
अ-ब)							
आकाराणी 0.01							
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र. (627) (1090) (1359) (1519) (1620) (1621) (1623) (2009)							सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९)

गाव :- गाळवली (552983)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपावेभाग : 84/6/ड

पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा			
मिश्र पिकांखालील क्षेत्र					निर्भळ पिकांखालील क्षेत्र										
वर्ष	दिनांक	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
2019-20	खरीप		ह.आर. चौ.मी.			ह.आर. चौ.मी.			गवत			0.0084			

टीप : *४ - मिश्र पिकांखालील क्षेत्राचे जल सिंचित *६ - अजल सिंचित



"या प्रस्तावित प्रतीसाठी फी रुपय २५/- रुपय मिळाले."
दिनांक 01/09/2021 ज. ठाणे
सांकातिक क्रमांक 27210012421330004792021125

(नाव :- राजेश्वरी प्रकाश कुंभार)
तलाठी साक्षात - दावडी तुक अंबरनाथा :- कल्याण जि :- ठाणे
राजेश्वरी कुंभार
तलाठी साक्षात दावडी
ता. कल्याण, जि. ठाणे

Bahicude

Bahicude



महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, कल्याण

पत्ता-दिवाणी न्यायालया समोर, स्टेशनजवळ, कल्याण(प.)

दुरध्वनीक्र.०२५१-२३१५१२४ फॅक्सक्र.०२५१-२३१५१२४

Email Id - tahkalyan@gmail.com

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरण कर/एसआर/१११२

दिनांक २१/१२/२०१८

प्रति,

मे. कुणाल डेव्हलपर्स तर्फे नरसी घेलाणी,

मे. राधा डेव्हलपर्स तर्फे भागीदार

श्री. विनोद पटेल.(जमीनमालक यांचे कु.मु.धा.),

व विष्णू राजाराम पाटील व इतर

विषय:- रुपांतरितकर (CONVERSION TAX) भरून घेणेबाबत.

मौजे गोळवली, ता. कल्याण.

स.नं.	एकुणक्षेत्र (स.नं.प्रमाणे चौ.मी.)	रुपांतरित कर भरणा करावयाचे क्षेत्र (चौ.मी.)
८४/६क	६६१२.००	६६१२.००
एकुण	६६१२.००	६६१२.००

कलम - ३

- संदर्भ :- १. महसूल व वन विभाग, मुंबई ४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७
२. मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसूल/का/१/टे-१/२/रु.कर/अ.आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७
३. आपण या कार्यालयात रुपांतरित कर भरण्याची कल्पना 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, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र आदेशिक व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द करिताना जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नव्याने किंवा अधिमूल्य, 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 करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्या अनुषंगाने 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 विषयांकीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्रानुसार व कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपण सादर केलेले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. त्यामुळे सदर जागेची वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी

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महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर फक्त रहिवास अनुज्ञेय क्षेत्रासाठी भरून घेतलेला आहे. भविष्यात अंतिम प्लॅन मंजूर केलेनंतर सदर जागेचा वापर रहिवास व्यतिरिक्त इतर कोणत्याही प्रयोजनासाठी झाल्यास अशा वेळी नवीन प्रयोजनानुसार देय येणारा रुपांतरित कर व अकृषिक कर भरणा करण्यात येईल. सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नांव	स.नं.	क्षेत्र (चौ.मी.)	गावचा दर	रुपांतरित कराची रक्कम
१.	गोळवली	८४/६क	६६१२.००	०.३६०	
रुपांतरित कर रहिवास - ६६१२.०० X ०.३६० = २३८०.३२ X ५ =					११९०१.६
अकृषिक आकारणी - ६६१२.०० X ०.३६० =					२३८०.३२/-
एकुण					१४२८१.९२

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

सही
तहसिलदार कल्याण

प्रत :- अपर तहसिलदार अकृषिक, कल्याण.

२/- विषयांकीत जमीन मिळकतीबाबत शासन अधिसूचनेनुसार रुपांतरित कराची रक्कम भरून घेण्यात येत आहे. तरी तलाठी स्थळपाहणी अहवालानुसार अनधिकृत बांधकाम आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ अन्वये दंडनिय कारवाई करण्यात यावी.

प्रत :- नगररचनाकार, कल्याण डोंबिवली महानगरपालिका, कल्याण यांचेकडे माहितीसाठी.

प्रत:- तलाठी सजा दावडी

२/- प्रकरणी भरणे केलेले चलन शासनजमा झालेची खात्री करून विषयांकीत जमीन मिळकतीच्या बाबत तसेच सदर जागेची स्थळपाहणी करावी व परवानगी पूर्वी बांधकाम झाल्याचे आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ नुसार दंडनिय कारवाई करणेकामी अहवाल अपर तहसिलदार (अकृषिक), कल्याण यांचे कार्यालयाकडे तात्काळ प्रस्तावित करावा.

वरील प्रमाणे नोंद घेण्यापूर्वी सदर जागेबाबत खालील प्रमाणे तपासणी करावी.

- जमिनीचे मुसंदादन झालेले नसावे.
- जमिनीबाबत मुसंदादन प्रस्तावित नसावे.
- जमिनीबाबत कोणत्याही मंजूर फेरफार अंमल घेणेस प्रलंबित नसावा.
- जमिनीबाबत मंजूर केस, संक्षिप्त चौकशी, कु.का.दावा तसेच इतर कायद्याचे अनुषंगाने कोणताही दावा प्रलंबित नसावा.
- जमिनीबाबत जमीन नसावी.
- जमिन सुपलसी कोयदान्वये शासन जमा झालेली नसावी. तसेच युएलसी कायदान्वये कोणताही नोंद घेणे प्रलंबित नसावी.
- जमिनीबाबत कोणत्याही न्यायालयाने स्थागिती आदेश दिलेले नसावे.
- जमिनीबाबत कुळ कायदा, सिलिंग कायदा जमिनीबाबतचा कायदा व इतर कोणत्याही कायदान्वये शासनाचा अधिकार निर्माण झाला असेल अथवा होणार असेल तर प्रस्तुत जमिनीबाबत सदरची नोंद घेणे पूर्वी सक्षम अधिकारी यांची परवानगी घेतली असल्याची खात्री करावी.
- जमिनीस पूर्वी व आता कुळ नसावे.
- जमिन देवस्थान इनाम नसावी. याबाबत सर्व जुने ७/१२ उतारे व सर्व फेरफार तपासण्यात यावेत.



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"ANNEXURE D"

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
Mr. Nandu Ashok Patil & Others
P.O.A. - M/s. Kapleshwara Homes LLP through
Mr. Vicky Prakash Kukreja.
Architect - Mr. Anil Nirgude, Kalyan (W)
Structural Engineer - Mr. Vikas Gokhale, Thane.

Sir,

With reference to your application dated 29/12/2021 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 Survey No. 84 (New), 119 (Old), Hissa No. 6C, Mauje Golivali situated at Dombivali (E) 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.

दस्तावेज क्र. २
दस्तावेज क्र. २०२२



Office No. KDMC/TPD/BP/27 Village #2018/19/25/329.
Office Stamp
Date : 08/12/2022.

Yours faithfully,

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



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ENVIRONMENTAL
CLEARANCE

PARIVESH
(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Partner
KAPLESHWARA HOMES LLP
Navjeevan Tower, 606 OT Section, Opposite Jaslok School,
Ulhasnagar, Thane 421003 -421003

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/279069/2022 dated 20 Jun 2022. The particulars of the environmental
clearance granted to the project are as below:

- | | |
|---|--|
| 1. EC Identification No. | EC22B038MH176284 |
| 2. File No. | SIA/MH/MIS/279069/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential Cum Commercial
project at Plot Bearing S.No.84
(NEW)(119 OLD) H.NO. 6C at village
Golivali, Dombivli (E) Tal. Kalyan, Dist-
Thane Project By M/s. Kapleshwara
Homes LLP. |
| 7. Name of Company/Organization | KAPLESHWARA HOMES LLP |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

10. Name of Project	परिवेश - 3
11. Name of Company/Organization	K & K
12. Location of Project	13033
13. TOR Date	28/09/2022

The project details along with terms and conditions are appended herewith from page
1 onwards.



(e-signed)
Manisha Patankar Mhaikar
Member Secretary
SEIAA - (Maharashtra)

Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.

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" Annexure F "



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700049543

Project: **KAPLESHWARA RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: **119/6C (old), 84/6C (New)** at
Dawadi, Kalyan, Thane, 421201;

1. **Kapleshwara Homes Ltp** having its registered office / principal place of business at Tehsil: **Ulhasnagar**, District:
Thane, Pin: 421003.

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

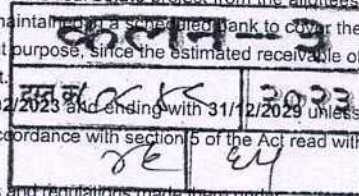
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 schedule 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 **15/02/2023** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasan Premchand Prabhu
(Secretary, MahaRERA)
Date:15-02-2023 16:22:17

Dated: **15/02/2023**
Place: **Mumbai**

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

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[Handwritten signature: Prinde]

Gideon Associates

Ajay Nandgavkar

B.Sc., LL.B., M.Div.

ADVOCATE HIGH COURT, MUMBAI
MAH/1357/1994
Mob.: 9322766377
Email : adv.ajaynandgavkar@gmail.com

(Attorneys at law)



Hemlata H. Patil

B.Com., LL.B.

ADVOCATE HIGH COURT, MUMBAI
MAH/3922/1999
Mob.: 9822241116
Email : adv.hemlatapatil@gmail.com

B 208, Navre Plaza, Shiv Mandir Road, Ambernath (E), Dist. Thane - 421 501.

Ref.

Date : 17-12-2022

To
MahaRERA
Thane District
Maharashtra

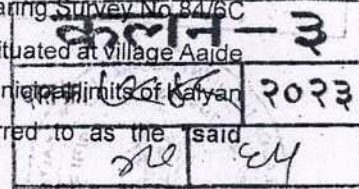
LEGAL TITLE REPORT

(Sub: Title clearance certificate with respect to plot of land bearing S.no.84/6C (old S.No.119/6p) admeasuring 6612 sq.mtrs. and situated at village Aajde Golavali, Tal.Kalyan, Dist.Thane, M.S.)

I have investigated the title of the landed property described hereinunder on the request of M/S Kapleshwara Homes LLP, through its partner Mr. Vicky Kukreja and from information and following documents i.e. :-

(1) Description of the property.

All that piece and parcel of land being N.A. land bearing Survey No 84/6C (old S.No.119/6p) admeasuring 6612 sq.mtrs. and situated at village Aajde Golavali, Tal.Kalyan, Dist.Thane, M.S, within the municipal limits of Kalyan Dombivli Municipal Corporation (hereinafter referred to as the said property").



(2) The documents referred to for the said plot.

a) The 7/12 extract of Survey No.84/6C, Tal.Kalyan for the year 2022.



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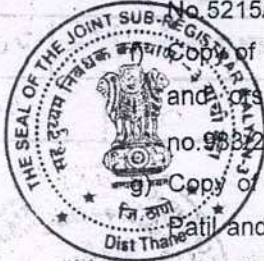
b) Copy of the Order under ULC from office of the Collector, Thane dated 26/04/2007 bearing No.ULC/ULN/6(1)/SR-33.

c) Copy of the Order of Conversion from Agriculture to non-agricultural use of the said property by the Tahsildar, Kalyan dated 13/04/2018 bearing No.REVENUE/T-2/LAND/RUPANTARAN/SR/119/18.

d) Copy of Building Plans sanction and commencement Certificate bearing No. KDMC/TPD/BP/27VILLAGE/2018-19/29/329 dated 08/10/2022

कलन-३	
दस्त क्र. ULC	08/10/2022
8	

e) Copy of Development Agreement between Shri Vishnu Rajaram Patil and ors and M/S Kunal Developers bearing registration serial No.5215/2007 dated 13/09/2007.



f) Copy of Development Agreement between Shri Vishnu Rajaram Patil and ors and M/S Shri Radha Developers bearing registration no.9832/2011 dated 08/02/2011.

g) Copy of the Development Agreement between Shri Vishnu Rajaram Patil and ors and M/S Kapleshwara Homes LLP bearing registration No.24325/2021 dated 24/12/2021.

h) Copy of supplement Agreement between by Shri Vishnu Rajaram Patil and ors and M/S Kapleshwara Homes LLP bearing registration No.24327/2021 dated 24/12/2021.

i) Copy of the Power of Attorney given by Shri Vishnu Rajaram Patil and ors to M/S Kapleshwara Homes LLP bearing registration No.24327/2021 dated 24/12/2021.



- j) Copy of Development Agreement and Power of Attorney between Mr. Sumer Shripat Yadav and ors and M/S Kapleshwara Homes LLP bearing registration No.24777/2021 and 24778/2021 dated 30/12/2021.
- k) Copy of Development Agreement and Power of Attorney between Mr. Datta prasad Rajnikant Rane and ors and M/S Kapleshwara Homes LLP bearing registration No.24779/2021 and 24780/2021 dated 30/12/2021.
- l) Copy of Development Agreement and Power of Attorney between Mr. Puran Shripat Yadav and anr and M/S Kapleshwara Homes LLP bearing registration No.24782/2021 and 24785/2021 dated 30/12/2021.
- m) Search report for 30 years from 1992 till January 2022

(3) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said I hereby opine that the above mentioned said properties at Aajde Golavali, Tal.Kalyan, Dist. Thane stands in the name of legal heirs of late Shri Vishnu Rajaram Patil and 6 others for property No.84/6C and they have a good, clear and marketable title, without any encumbrances subject to all the documents of development mentioned above.

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(4) Owners of the land bearing Survey No.84/6C are legal heirs of late Shri Vishnu Rajaram Patil (being Smt. Kanta Vishnu Patil, Shri Pravin Vishnu Patil, Shri Pradip Vishnu Patil, Smt. Pratima Devanand Bhandari and Shri Prashant Vishnu Patil), Shri Nandu Ashok Patil, Shri Sanjay Ashok Patil, Shri Jitendra Ashok Patil, Kum. Poornima Ashok Patil and Smt. Fashibai Ashok Patil.



Fashibai

(5) The said property has now been given for development to M/S Kapleshwara Homes LLP and they have the possession of the same for development as per the details of documents hereinabove referred.

(6) The report reflecting the flow of the title of Developer M/S Kapleshwara Homes LLP on the said land/property is enclosed herewith as annexure *A*.

Encl : Annexure.



Advocate.



(Stamp)

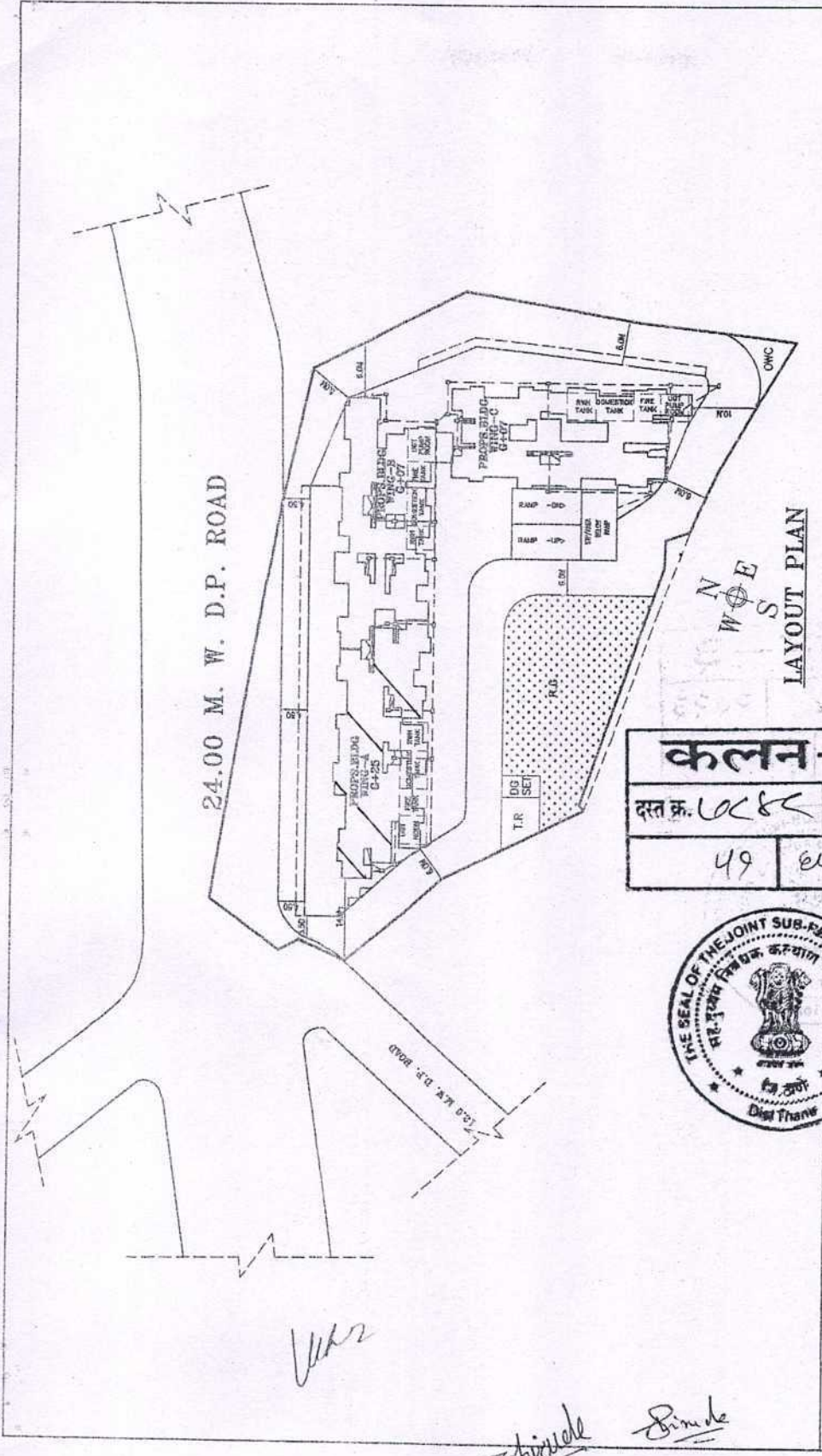
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दस्ता क्र.	२०२३
ADVOCATE, INMARGA HIGH COURT	
MAH/1362/1994	
B-208, Navare Plaza, Shri Mandir Road,	
AMBARNATH (E) 401504	



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" Annexure H "



ARCHITECT: ANIL R. NIRGUDE.
VITAN CONSULTANTS
 ARCHITECTS & ENGINEERS
 B-101 Bindu Tower, 1st Floor, Opp Lourdes English School, Santoshi Mata Rd. Kalyan (W)

PROPOSED BUILDING PLAN ON PLOT BEARING
 S. NO. 84 (NEW) (119 OLD) H.NO. 6C
 VILLAGE COLIVALI TAL. KALYAN DIST.-THANE

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५९	६७

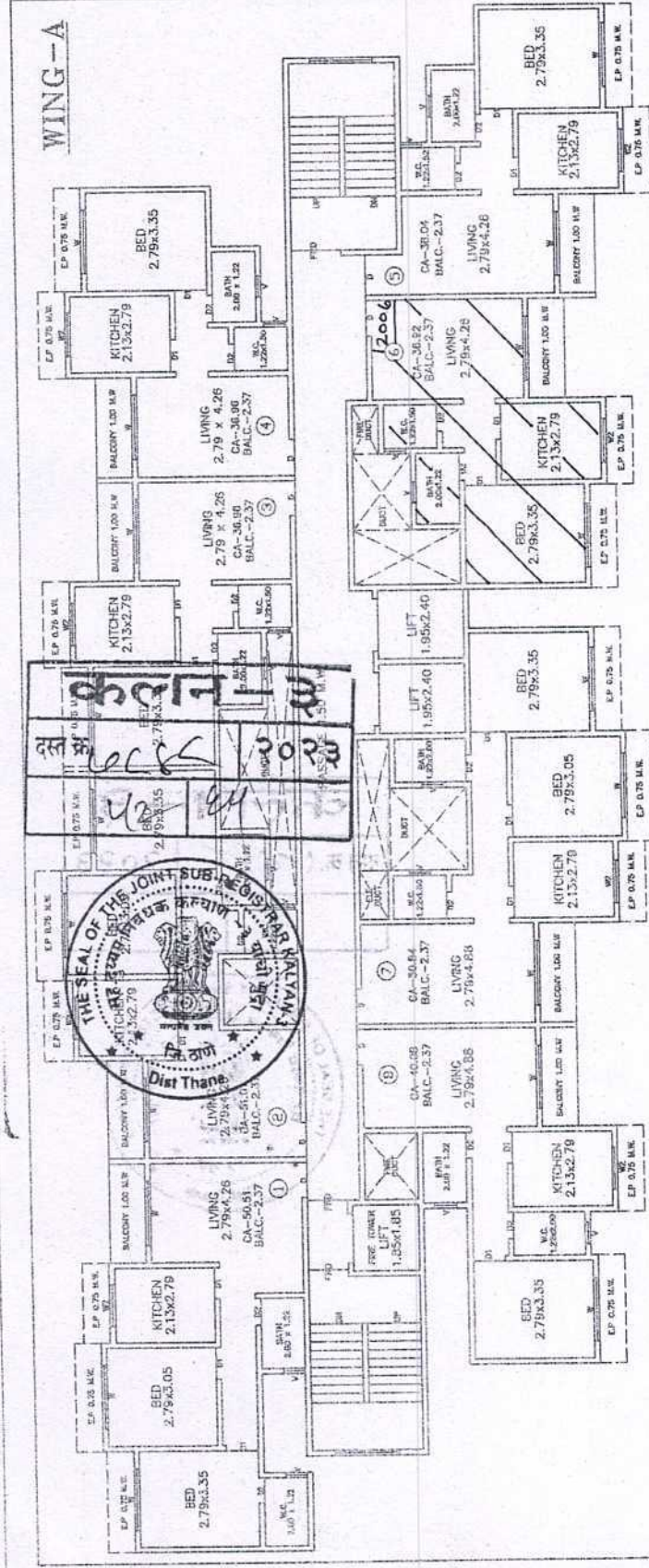


SANCTION NO. 157/2023-22/5/149
 K.M.C./N.D. 157/2023-22/5/149
 DATED: -11/04/2023

DEVELOPERS :
KAPLESHWARA HOMES LLP

Vkr

Forwards *Binode*



WING-A



TYPICAL FLOOR PLAN

(FOR INFORMATION OF THE BUYER/CONTRACTOR ONLY)

FLAT NO : 2006 - A wing

FLOOR : 20th

PURCHASER SIGN: *[Signature]*

RERA CARPET: 36.92 SQM BALCONY AREA: 2.37 SQM

DEVELOPER SIGN: *[Signature]*

ARCHITECT: ANIL R. NIRGUDE.

VITAN CONSULTANTS
ARCHITECTS & ENGINEERS

B-101 Bindu Tower, 1st Floor, Opp Lourdes English School, Santoshi Mata Rd. Kalyan (W)

PROPOSED BUILDING PLAN ON PLOT BEARING ON: S.NO.84(NEW) (119 OLD) H.NO.6C AT VILLAGE GOLIVALI TAL. KALYAN DIST--THANE

SANCTION NO. KDMC/TPD/BP/KD/2021-22/51/149 DATED: -24/06/2022

DEVELOPERS : **KAPLESHWARA HOMES LLP**

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घोषणापत्र

मी श्री. नीरज शर्मा वय ४० वर्षे, राहणार भाग्यश्री को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, सदरनिका क्रमांक. २०५, कात्रप, बदलापूर पुर्व याद्वारे घोषित करतो कि, दुय्यम निबंधक कल्याण- यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मेसर्स कल्पेश्वरा होम्स एल. एल. पी. भागीदारी संस्थेतर्फे भागीदार श्री. विक्की प्रकाश कुकरेजा यांनी दिनांक २४/०३/२०२३ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार हे मयत झालेले नाही किंवा अन्य कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.

सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सहमत आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलामि ८६ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

तारीख: २४/०५/२०२३

ठिकाण : डोंबिवली

सदरनाम - ३	
दिनांक २४/०५/२०२३	२०२३
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श्री. नीरज शर्मा

कलन-३	
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प्राप्तकर्ता का नाम: **पावती**
 पंजीकृत कार्यालय का नाम: **पावती**
 पंजीकृत कार्यालय का पता: **पावती, महाराष्ट्र**
 पंजीकृत कार्यालय का पता: **पावती, महाराष्ट्र**
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 पंजीकृत कार्यालय का पता: **पावती, महाराष्ट्र**

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CHSLAN
 DTR Form Number 4

CRN	APR1907MA02218	RANGE	पंजीकृत कार्यालय का नाम	Date	2023/02/23 10:57:19	Form ID	400
Empire	REGISTRATION OF DOCUMENTS	Document	पंजीकृत कार्यालय का नाम	Page No.	1	Page Count	1
Type of Payment	Stamp Duty	Tax ID (PAN/CI Any)	पंजीकृत कार्यालय का नाम	Doc No. of Applicant		Doc Date	
Doc No.	NAH 10/2023	Doc Date	पंजीकृत कार्यालय का नाम	Doc Type		Doc Status	
Doc Date	2023-02-23	Doc Time	पंजीकृत कार्यालय का नाम	Doc Status		Doc Status	

Account Head Details

Account No.	00000000000000000000	Account Name	REGISTRATION OF DOCUMENTS
Branch	00000000000000000000	Branch Name	REGISTRATION OF DOCUMENTS
Account Type	00000000000000000000	Account Type	REGISTRATION OF DOCUMENTS

Payment Details

Payment Mode	CASH	Payment Date	2023/02/23 10:57:19
Payment Amount	₹. 440.00	Payment Amount	₹. 440.00

Stamp Duty Details

Stamp Duty	₹. 440.00	Stamp Duty	₹. 440.00
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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

Form No. 201/2023/00021

Date: 2023/02/23

Received from KALYAN, State number 8850999854, an amount of Rs. 440/- towards Document Handling Charges for the Document to be registered (BARUT) in the Sub Registrar Office JALGAON, District 4 of the District Thane.

Payment Details

Bank Name	SBIC	Date	27/02/2023
Bank CNR	8850999854	REP No.	2011704787

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

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कलन - ४
 दस्त क्र. १०४७/२०२३
 २/२३



SPECIAL POWER OF ATTORNEY
 FOR ADMITTING EXECUTION
 DATE: 24/02/2023

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MR. VIKY PRAKASH KURREJA Age 36 years, Occupation Director, Indian inhabitant partner of M/S. KAPLESHWARA HOMES LLP, having its office at Sirsey m. 84, HSSO 6C, Kalyan Shil Road, Colaba, Mumbai, IL-421201, do hereby SEND



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WHEREAS

A) I am a Partner of M/S.KAPLESHWARA HOMES LLP, having its office at, Survey, no.84, Hissa 6C, Kalyan Shil Road, Colvaull, Dombivli (S)421201, the M/S.KAPLESHWARA HOMES LLP is constructing the building known as "KAPLESHWARA RESIDENCY", upon the plot and parcel of land bearing piece and parcel of Non-Agriculture Plot of land bearing Survey no.84, Hissa-6C, area admeasuring 6512 SQ.M. lying and situated at, Kalyan Shil, Colvaull, Dombivli (S)421201, within the limits of Kalyan Dombivli Municipal Corporation as also within the limits of the Sub-Registrar of Assurance Kalyan-Dombivli and has to sell various flats in the said building to the various customers

B) On account of my pre-occupation it is not possible for me to register the said agreement/s in favour of the various purchasers of flats

NOW THEREOF THESE PRESENTS WITNESS AND I MR.VICKY PRAKASH KUKREJA, the partner of M/S,KAPLESHWARA HOMES LLP do hereby appoint Mr.Neeraj Madhurechan Sharma Aged about 40 years, Indian Inhabitant Occupation-Servant having address at 205, Bhagyashri CHS, Katrap, Badliapur (East),421503, to be my agent and true and lawful attorney for me in my name and on my behalf to do and execute or cause to be done and executed following acts, deeds matters and things individually, jointly or severally that is to say:-

- 1) To lodge before the Sub - Registrar of Assurances, an Agreement for sale, Sale Deed, Rectification Deed, Cancellation Deed, Lease Deed, Assignment Deed, Supplementary Agreement, Amenities Agreement in the sale building or any other documents executed by me for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction or cancellation, lease assignments of surrender or other instruments and assurance which may be executed and signed by me .
- 2) THIS Power of Attorney is given for the limited purpose of registration of documents executed by me and sign or execute any document in so far as it relates to lodging
- 3) THIS Power of Attorney is revocable and can be revoked at any time without giving notice to the attorney.



कलन - ३
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जम्मात दिनांक : 12/04/2022



रोगापे स्वामिक माल :

विवरण	क्र.मा	मूल्य	अधिकार
शुद्ध मूल्य	(1359)	कुल, उद्ध व इतर अधिकार	
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माघ मनुष्या याद (दिवाली नोंदवही)

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http://mahafar.antlightcloud.com/DDM/TgIsm712

जम्मात दिनांक 20-May-22

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3) THIS Power of Attorney is revocable and can be revoked at any time without giving notice to the attorney.

IN WITNESS WHEREOF I HAVE HERETO SET AND SUBSCRIBE OUR RESPECTIVE HANDS AND SIGNATURE ON THIS 24TH DAY OF MARCH 2023.

SIGNED AND DELIVERED by the Withinnamed the "EXECUTANT" MR.VICKY PRAKASH KUKREJA the partner of M/S.KAPLESHWARA HOMES LLP

In the presence of AND

SIGNED AND ACCEPTED BY MR.NEERAJ M.SHARMA

In the presence of

- 1) Neeraj Madhurechan Sharma
- 2) B. Bhaskar Rajkumar Kadam.



कलन - ४
दस्त क्र. १७०७७ / २०२३
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पृष्ठ क्र. २

विवरण

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 ००/२२

KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
 Mr. Nandu Ashok Patil & Others
 P.O.A. - M/s. Kapteinwara Homes LLP through
 Mr. Vicky Prakash Kukreja,
 Architect - Mr. Anil Nirgude, Kalyan (W)
 Structural Engineer - Mr. Vikas Gokhale, Thane.

Sir,

With reference to your application dated 28/4/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1956 read with Section 253 of Maharashtra Municipal Corporations Act, 1948 to carry out development work / Building on Survey No. 84 (New), 119 (Old), Hissa No. 8C, Mauja Golivail situated at Dombivli (E) the Commencement Certificate / Building Permit is granted under Section 46 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the setback 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/8P/27 Village | 2018-19 | 23 | 325
 Office Stamp
 Date: 08/12/2022.



Yours faithfully,
 Assistant Director of Town Planning
 Kalyan Dombivli Municipal Corporation,



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 दि.क्र. ८०८८ / २०२३
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३	निकाशिका, कल्याण	२०२३.०८.१२
४	निकाशिका, कल्याण	२०२३.०८.१२
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१६/१२

CHALLAN
MTR Form No. 2

TAX	REGISTRATION	ARTICLE	8	DATE	16/12/2023	FORM NO.	403
Department	Project Deemed to be Residential	Payment Mode	Bank				
Type of Payment	Registration Fee	Amount	₹ 600.00				
Office Name	THE JOINT SUB-REGISTRAR, DIST. THANE	Location	THANE				
Year	2023						

Sl. No.	Particulars	Amount
1	Registration Fee	₹ 600.00
Total		
₹ 600.00		

Signature Not Verified

Sl. No.	Particulars	Amount
1	Registration Fee	₹ 600.00
Total		
₹ 600.00		



Handwritten signature or initials.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFK8420E

नाम / Name
KAPIL BHAWANA HOMERUJIA

पिता का नाम / Father's Name
MADHUSUDAN SHARMA

जन्म की तारीख / Date of Birth
08/14/1982

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AWPPS7142G

नाम / Name
NEERAJ MADHUSUDAN SHARMA

पिता का नाम / Father's Name
MADHUSUDAN SHARMA

जन्म की तारीख / Date of Birth
22/1/1982

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHUSHAN NARAYAN SHIRUDE
NARAYAN UKHA SHIRUDE

17/06/1987

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DKFPS7697P

नाम / Name
SHIRUDE NARAYAN UKHA

पिता का नाम / Father's Name
UKHA GANGARAM SHIRUDE

जन्म की तारीख / Date of Birth
05/05/1982

हस्ताक्षर / Signature

Shirude

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRIYANKA VIJAY MORANKAR

VIJAY SONU MORANKAR

26/12/1990

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BWXPM6850N

नाम / Name
PRIYANKA VIJAY MORANKAR

पिता का नाम / Father's Name
VIJAY SONU MORANKAR

जन्म की तारीख / Date of Birth
26/12/1990

हस्ताक्षर / Signature

Morankar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JNPPS0315K

नाम / Name
SHIRUDE NARAYAN UKHA

पिता का नाम / Father's Name
UKHA GANGARAM SHIRUDE

जन्म की तारीख / Date of Birth
05/05/1982

हस्ताक्षर / Signature

N. U. Shirude

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JKHPS1371E

नाम / Name
SHOBHA NARAYAN SHIRUDE

पिता का नाम / Father's Name
SAKHARAM GANPAT WANI

जन्म की तारीख / Date of Birth
22/06/1965

हस्ताक्षर / Signature

कलन-३

दस्तावेज संख्या: 6080

दिनांक: 20/08/2023

69 64



कलन - ३	
दस्त क्र. UC ४५	२०२३
५२	६५





CHALLAN
MTR Form Number-6



GRN	MH002497192202324E	BARCODE			Date	24/05/2023-12:41:29	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	THANE			Full Name	PRIYANKA VIJAY MORANKAR ALIAS PRIYANKA BHUSHAN SHIRUDE			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. 2006, 20TH FLOOR, KAPLESHWARA RESIDENCY, A WING			
				Premises/Building	DHRUHI BUILDING, GOLIVALI			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	267700.00	DHRUHI BUILDING, GOLIVALI	DOMBIVALI EAST		4 2 1 2 0 1	
0030063301 Registration Fee	30000.00					
Total		Amount In Words		Two Lakh Ninety Seven Thousand Seven Hundred Rupee s Only		
Payment Details		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	6910883102305241999428097130		
Cheque/DD No.		Bank Date	RBI Date	24/05/2023-12:42:10 Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK Dist Thane			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			



SecondPartyName=MS	कालेश्वर - ३	HCMES
LLP-CA=0-Marketva=0	दस्ता क्र. ७०८८/२०२३	
	६३	७५

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.
Mobile No. : 8850869554

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-72-7848	0001336450202324	24/05/2023-17:26:11	IGR126	30000.00

कलन-३	
दस्ता क्र.	२०२३



72/7848

बुधवार, 24 मे 2023 5:40 म.नं.

दस्त गोषवारा भाग-1

कलन3

दस्त क्रमांक: 7848/2023

दस्त क्रमांक: कलन3 /7848/2023

बाजार मूल्य: रु. 24,57,800/-

मोबदला: रु. 38,24,000/-

भरलेले मुद्रांक शुल्क: रु.2,67,700/-

दु. नि. सह. दु. नि. कलन3 यांचे कार्यालयात

पावती:8629

पावती दिनांक: 24/05/2023

अ. क्र. 7848 वर दि.24-05-2023

सादरकरणाराचे नाव: प्रियंका विजय मोराणकर उर्फ प्रियंका भुषण शिरडे --

रोजी 5:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

Bhivude

दस्त हजर करणाऱ्याची सही:

एकुण: 31300.00

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 24 / 05 / 2023 05 : 23 : 23 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 24 / 05 / 2023 05 : 24 : 05 PM ची वेळ: (फी)

- धातजा घत्रे -

सदर दस्तऐवज नोंदणी कायदा १९०८ व म.नों.का. नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबींसाठी झालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्याशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रके यांचे उल्लंघन होत नाही

Bhivude

लिहून घेणार सही

ghis

लिहून देणार सही

Bhivude



दस्त गोपबारा भाग-2

कलन3

दस्त क्रमांक:7848/2023

24/05/2023 5 40:42 PM

दस्त क्रमांक :कलन3/7848/2023

दस्ताचा प्रकार :-कारारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स कल्पेश्वरा होम्स एल पी भागीदारी संस्थेतर्फे भागीदार विष्णू प्रकाश कुकरेजा यांचे कु मु म्हणुन नीरज शर्मा - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हरी ओम अपार्टमेंट, ब्लॉक नं: शॉप क्रमांक. 2, रोड नं: चोप्रा कोर्ट, उल्हासनगर, महाराष्ट्र, पॅन नंबर:AAWFK8420E	लिहून घेणार वय :-40 स्वाक्षरी:- 		
2	नाव:प्रियंका विजय मोरानकर उर्फ प्रियंका भुषण शिरुडे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी विंग, 201, गोकुळधाम सोसायटी, अयोध्या नगरी, अग्रवाल हॉल जवळ, मानपाडा रोड, डोंबिवली पुर्व, महाराष्ट्र, ठाणे. पॅन नंबर:BWXP6850N	लिहून घेणार वय :-32 स्वाक्षरी:- 		
3	नाव:भुषण नारायण शिरुडे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी विंग, 201, गोकुळधाम सोसायटी, अयोध्या नगरी, अग्रवाल हॉल जवळ, मानपाडा रोड, डोंबिवली पुर्व, महाराष्ट्र, ठाणे. पॅन नंबर:DKFPS7697P	लिहून घेणार वय :-36 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तयारकीत कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 05 / 2023 05 : 25 : 27 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शोभा शिरुडे -- वय:58 पत्ता:डोंबिवली पू पिन कोड:421201	 स्वाक्षरी:- 	
2	नाव:नारायण शिरुडे - वय:61 पत्ता:डोंबिवली पू पिन कोड:421201	 स्वाक्षरी:- 	

शिक्का क्र.4 ची वेळ:24 / 05 / 2023 05 : 25 : 58 PM

शिक्का क्र.5 ची वेळ:24 / 05 / 2023 05 : 26 : 09 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 3

प्रमाणित करण्यात येते की सदर दस्त
क्र. ७८४८ मध्ये एय..... पाने आहेत
पुस्तक क्रमांक 9 वर नोंदले
दिनांक 28/5/2023

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRIYANKA VIJAY MORANKAR ALIAS PRIYANKA BHUSHAN SHIRUDE	eChallan	2305202349392	MH002497192202324E	267700.00	SD	0001336450202324	24/05/2023
2		DHC		2305202349392	1300	RF	2305202349392D	24/05/2023
3	PRIYANKA VIJAY MORANKAR ALIAS PRIYANKA BHUSHAN SHIRUDE	eChallan		MH002497192202324E	30000	RF	0001336450202324	24/05/2023

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



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

24/05/2023

दस्त क्रमांक : 7848/2023

नोंदणी :

Regn:63m

गावाचे नाव : गोळवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3824000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2457800
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्रमांक. 49/155 सदनिका दर 52,900/- प्रति चौ. मिटर मौजे गोळवली येथील जुना सर्वे क्रमांक.119/6 पैकी नवीन सर्वे क्रमांक.84/6/सी यावरील कप्लेश्वरा रेसिडेन्सी प्रोजेक्ट मधील धुही इमारतीमधील सदनिका क्रमांक.2006,विसावा मजला,ए विंग,क्षेत्र 36.92 चौ. मीटर कारपेट,2.37 चौ मीटर कारपेट बाल्कनी((Survey Number : 84 ; HISSA NUMBER : 6/C ;))
(5) क्षेत्रफळ	1) 36.92 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:-मेसर्स कप्लेश्वरा होम्स एल एल पी भागीदारी संस्थेतर्फे भागीदार विक्री प्रकाश कुकरेजा यांचे कु मु म्हणुन नीरज शर्मा - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हरी ओम अपार्टमेंट, ब्लॉक नं: शां प क्रमांक. 2, रोड नं: चोप्रा कोर्ट, उल्हासनगर, महाराष्ट्र, पिन कोड:-421003 पॅन नं:-AAWFK8420E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रियंका विजय मोराणकर उर्फ प्रियंका भुषण शिरुडे - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी विंग, 201, गोकुळधाम सोसायटी, अयोध्या नगरी, अग्रवाल हॉल जवळ, मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BWXP6850N 2): नाव:-भुषण नारायण शिरुडे - - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी विंग, 201, गोकुळधाम सोसायटी, अयोध्या नगरी, अग्रवाल हॉल जवळ, मानपाडा रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-DKFPS7697P
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7848/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	267700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

