

Receipt (pavti)

339/11880

पावती

Original/Duplicate

Monday, October 09, 2023

नोंदणी क्र. 39म

10:30 AM

Regn 39M

पावती क्र 14073 दिनांक 09/10/2023

गावऱ्ने नाव उवरोली

दस्तावेजाचा अनुक्रमांक. उहून3-11860-2023

दस्तावेजाचा प्रकार - करारनामा

सादर करणाऱ्याचे नाव. एकनाथ भिकाजी पालकर - -

नोंदणी फी

₹ 24100 00

दस्त हाताळणी फी

₹. 1360.00

पृष्ठाची मळग 68

एकूण

₹. 25460 00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे
10 50 AM ह्या वेळेस मिळेल.


Sub Registrar Ujhasnagar 3

वाजार मुल्य ₹.1213500/-

मोवदना ₹ 2401471/-

भगलेले मुद्राक शुल्क - ₹. 168200/-

सह दुय्यम विभागाध्यक्ष-३
उज्यासनागर का. ३

1) देयकाचा प्रकार- DHC रकम. ₹ 1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक. 1023056511247 दिनांक 09/10/2023

बँकेचे नाव व पत्ता.

2) देयकाचा प्रकार eSBTR/SimpleReceipt रकम ₹ 24100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक MH009151990202324R दिनांक 09/10/2023

बँकेचे नाव व पत्ता. IDBI

नोंदणी फी माफी अनल्यास तपशिल -

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

EBPKar

पृष्ठी क्र. 2

दस्तावेज क्र. 3/2023

दस्तावेज क्र. 11880/2023

पिन कोड -

Regn 53m

उपरोक्त काव

(1) पदावधि

(2) पदावधि 2401471

(3) आरंभ दिनांक 1213500

(4) पदावधि 18/5, 18/6, 20

(1) पदावधि का आरंभ दिनांक 18/5, 18/6, 20 और 4-1/4 पदावधि का आरंभ दिनांक 27 03 और 4-1/4 पदावधि का आरंभ दिनांक 18/5, 18/6, 20

(5) पदावधि 1 231

(6) पदावधि का आरंभ दिनांक 34

(7) पदावधि का आरंभ दिनांक 34

(8) पदावधि का आरंभ दिनांक 34

(9) पदावधि का आरंभ दिनांक 34

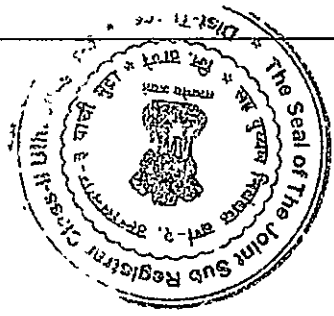
(10) पदावधि का आरंभ दिनांक 34

(11) पदावधि का आरंभ दिनांक 34

(12) पदावधि का आरंभ दिनांक 34

(13) पदावधि का आरंभ दिनांक 34

(14) पदावधि का आरंभ दिनांक 34



(1) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules 1996

Handwritten signature and text

Payment Details

sr.	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	EKNATH BHIKAJI PALKAR eSBTR/Simple Receipt	69103332023100750987	MH009151990202324R	168200.00	SD	0004832519232324	03/10/2023
2	DHC		1023056511247	1360	RF	1023056511247D	03/10/2023
3	EKNATH BHIKAJI PALKAR eSBTR/SimpleReceipt		MH009151990202324R	24100	RF	0004832519232324	03/10/2023

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



CHALLAN
MTR Form Number-6

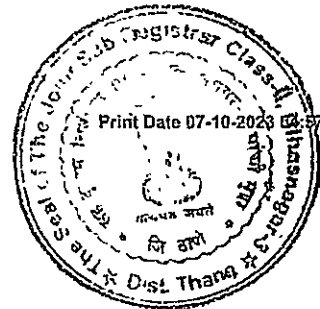


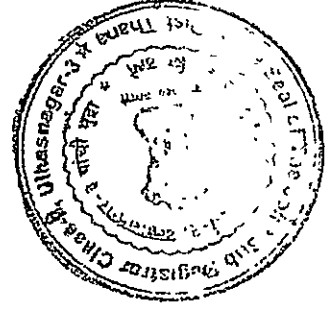
GRN	MH009151990202324R	BARCODE	[Barcode]				Date	07/10/2023-16.37.19	Form ID	B25
Department				Inspector General Of Registrallon						
Type of Payment				Bank Portal - Simple Receipt						
Office Name				ULH3_ULHASNAGAR 3 JT SUB REGISTRAR		Full Name		EKNATH BHIKAJI PALKAR		
Location				THANE		Flat/Block No.		E 2112,21 FLOOR,BALAJI ESTATE 2		
Year				2023-2024 One Time		Premises/Building		✓		
Account Head Details				Amount In Rs.		Road/Street		UMBROLI		
0030046401 Stamp Duty(Bank Portal)				✓ 168200 00		Area/Locality		THANE,S NO 20		
0030063301 Registration Fee				✓ 24100 00		Town/City/District				
						PIN		4 2 1 2 0 4		
						Remarks (If Any)				
						Prop mvblty=Immovable-Prop Amt=2401471 00-Prop area=291 00-Prop area UOM=Sq Feet-oth Prop ID=PAN-ACHFS1365F-oth Prop Name=SAI BALAJI BUILDCON-				
						Amount In		One Lakh Ninety Two Thousand Three Hundred Rupees		
Total				1,92,300 00		Words		Only		
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref No.		69103332023100750987 732694205		
Cheque/DD No				Bank Date		RBI Date		07/10/2023-16:37 19 Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No 919326186035
सदर चलान केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तावेजाठी लागू आहे. नोंदणी व करावयाच्या दस्तावेजाठी सदर चलान लागू नाही.

उत्तर - 3
पत्रांक. 99220/2023
2/42





3
99769
2023
357-3

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1023056511247
Date	05/10/2023
Received from MS SAI BALAJI BUILDCON, Mobile number 9000000000, an amount of Rs 1360/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Uhasnagar 3 of the District Thane Gm.	
Payment Details	
Bank Name	SBIN
Bank CIN	10004152023100510452
REF No.	CHN8611678
Date	05/10/2023
This is computer generated receipt, hence no signature is required.	

Data of Bank Receipt for GRN MH009151990202324R

Bank - IDBI BANK

Bank/Branch
 Pmt Txn id 732694205 Simple Receipt
 Pmt DtTime 07/07/2023 16 37 19 Print DtTime
 ChallanIdNo 09103332023100750987 GRAS GRN MH009151990202324R
 District 1201 / TIHANE GRN Date : 07/10/2023 16 37.19
 Office Name IGR130 / ULH3_ULHASNAGAR 3 JT SUB REGISTRAR

StDuty Schm 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt Rs. 1 08,200.00/- (Rs One Lakh Sixty Eight Thousand Two Hundred Rupees Only)

RgnFee Schm 0030063301-70 / Registration Fee
 RgnFee Amt Rs. 24 100.00/- (Rs Twenty Four Thousand One Hundred Rupees Only)

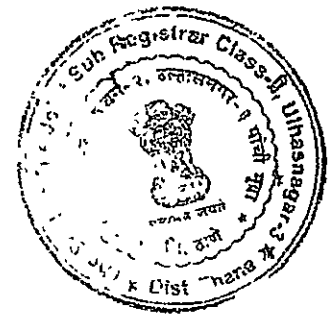
Article B-25
 Prop Mvblty Immovable Consideration 24,01,471 00/-
 Prop Descr E 2112,21 FLOOR,BALAJI ESTATE 2 , UMBROLI
 TIHANE S NO 20
 421204
 Duty Payer : PAN-BQGPP6877D EKNATH BHIKAJI PALKAR
 Other Party : PAN-ACHFS1365F SAI BALAJI BUILDCON

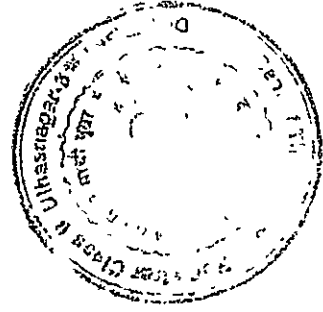
Bank Scrial No -
 Bank Scrial Date -
 RBI Credit Date -
 Mobile Number 919326186035
 192300.00
 DEFA
 CHD

Only for verification Not to be printed and used

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(S)-339-11880	0004802519202324	09/10/2023-10 30 25	IGR130	24100.00
2	(S)-339-11880	0004802519202324	09/10/2023-10 30 25	IGR130	168200 00
Total Defacement Amount					1,92,300.00

उहल - ३
 १९९२२० २०२३
 ०५२





304-3
2023 09 10 16 23
4 4

Receipt of Document Handling Charges	
PRN	1023056511247
Receipt Date	09/10/2023
Received from MS SAI BALAJI BUILDCON, Mobile number 9000000000, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered on Document No. 11880 dated 09/10/2023 at the Sub Registrar office Joint S.R. Uhasnagar 3 of the District Thane Gm.	
DFACED ₹ 1360 DFACED	
Payment Details	
Bank Name	SBIN
Bank CIN	10004152023100510452
REF No.	CHN8611678
Deface No	1023056511247D
Deface Date	09/10/2023
Payment Date	05/10/2023
This is computer generated receipt, hence no signature is required.	

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Ambernath, District Thane, on this 09 day of Oct 2023.

BY AND BETWEEN

M/S. SAI BALAJI BUILDCON, a Partnership Firm duly established and registered under the provisions of Indian Partnership Act, 1932, PAN -ACHFS1365F, having its principal place business at 402, Ratan Galaxy, J. N. Road, Near Mehul Cinema, Mulund West, Mumbai - 400080, represented by its authorized Partner MR. AMIT SHANTILAL RANGANI, Adult, Indian Inhabitant, hereinafter called and referred to as "PROMOTERS" (which expression shall unless it be repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, be deemed to mean and include all its existing partners, incoming partners, surviving partners, their respective heirs, executors, administrators, successors-in-title, nominees and assigns) OF THE ONEPART;

AND

- (1) Mr. Eknath Bhikaji Palkar, Age- 40 Years, Indian Inhabitant, PAN - BQGPP6877D,
(2) Mrs. Sayali Eknath Palkar, Age- 32 Years, Indian Inhabitant, PAN - GKAPP0476F, having address at, 393, Ghadashivadi Padavan Lanja, Ratnagiri, Veravli Khurd, Lanja Ratnagiri, Maharashtra-416701, hereinafter called and referred to as the "PURCHASER/S" (which expression unless excluded by or repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, shall mean and include his/her/their respective heirs, executors, administrators, successors and assigns) OF THE OTHER PART.

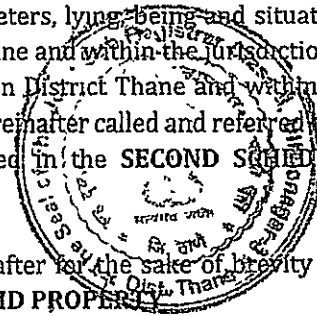
WHEREAS:

A. DESCRIPTION OF PROPERTIES:

- A1. Mr. Balu Lahu Choudhary and Mr. Jaywant K. Thombre are the owners of and are well and sufficiently entitled to and are absolutely seized and possessed of or otherwise of all that pieces and parcels of land bearing Survey No.18/5, admeasuring 330 square meters, Survey No. 18/6, admeasuring 880 square meters, and Survey No. 20, admeasuring 5410 square meters, totally admeasuring 6620 square meters, lying, being and situate at Revenue Village Umbroli, Taluka Ambernath, District Thane and within the jurisdiction of the Sub-Registration District Ambernath and Registration District Thane and within the local limits of Kalyan Dombivli Municipal Corporation, hereinafter called and referred to as the "SAID LAND - A" and more particularly described in the **FIRST SCHEDULE** hereunder written.

386-3
44

- A2. Nirabai Dharma Patil and others are the owners of and are well and sufficiently entitled to and are absolutely seized and possessed of or otherwise of all that piece and parcel of land bearing Survey No.41-1/4, admeasuring 3400 square meters, lying, being and situate at Revenue Village Umbroli, Taluka Ambernath, District Thane and within the jurisdiction of the Sub-Registration District Ambernath and Registration District Thane and within the local limits of Kalyan Dombivli Municipal Corporation, hereinafter called and referred to as the "SAID LAND - B" and more particularly described in the **SECOND SCHEDULE** hereunder written.



- A3 The "Said Land - A" and the "Said Land - B" are hereinafter for the sake of brevity and convenience collectively called and referred to as the "SAID PROPERTY".

B. BRIEF HISTORY OF RIGHTS OF PROMOTERS:

- B1. Mr. Balu Lahu Choudhary and Mr. Jaywant K. Thombre are the owners of and are seized and possessed of the Said Land - A more particularly described in the First Schedule

BB

BBPalkar *SBPalkar*

hereunder written. Mr. Balu Lahu Choudhary and Mr. Jaywant K. Thombre have acquired ownership rights and title in respect of the Said Land - A by and through Deeds of Conveyance duly executed and registered with the erstwhile land owners, and that the said Mr. Balu Lahu Chaudhari and Mr. Jaywant K. Thombre have thereby become the absolute owners of the Said Land - A and accordingly their names have been entered in the 7/12 extracts and Revenue Records pertaining to the Said Land - A.

B2. Nirabal Dharma Patil and others have inherited the Said Land - B through heirship from their predecessors-in-title and accordingly their names have been entered in the 7/12 extract and Revenue records pertaining to the Said Land - B.

B3 By and under a Development Agreement dated 19th Sep 2013 executed by and between Mr. Balu Lahu Choudhary, therein referred to as the Vendor and M/s. Sai Balaji Buildcon, through its partner Shri. Sanjay Ramnarayan Singh, therein referred to as the Developers, the said Vendor granted and assigned development rights with respect to the portion of the Said Land - A alongwith other lands described in the said agreement unto and in favour of the Developers therein for the consideration and upon the terms and subject to the conditions contained therein. The said Development Agreement dated 19th Sep 2013 are duly registered before the Office of Sub Registrar of Assurances Ullhasnagar - 3 at serial no. UHN3-5627-2013, dated 19th Sep 2013 and that the same is legal, valid, subsisting and enforceable under law.

B4 By virtue of Irrevocable Power of Attorney dated 19th Sep 2013 executed by Mr. Balu Lahu Choudhary, therein referred to as the Owners and M/s. Sai Balaji Buildcon, through its partner Shri. Sanjay Ramnarayan Singh, therein referred to as the Developers being the Promoters herein, the said owners granted and assigned full power and absolute authority in respect to the development of the Said Land - A unto and in favour of the Developers therein upon the terms and conditions contained therein. The said Irrevocable Power of Attorney dated 19th Sep 2013 is duly registered before the Office of Sub Registrar of Assurances Ullhasnagar - 3 at serial no. UHN3-5626-2013 dated 19/09/2013 and that the same is legal, valid, subsisting and enforceable under law.

B5 By and under a Development Agreement dated 19th Sep 2013 executed by and between Mr. Jaywant K. Thombre, therein referred to as the Vendor and M/s. Sai Balaji Buildcon, through its partner Shri. Sanjay Ramnarayan Singh, therein referred to as the Developers, the said Vendor granted and assigned development rights with respect to the portion of the Said Land - A alongwith other lands described in the said agreement unto and in favour of the Developers therein for the consideration and upon the terms and subject to the conditions contained therein. The said Development Agreement dated 19th Sep 2013 are duly registered before the Office of Sub Registrar of Assurances Ullhasnagar - 3 at serial no. UHN3-5625-2013, dated 19th Sep 2013 and that the same is legal, valid, subsisting and enforceable under law.

B6 By virtue of Irrevocable Power of Attorney dated 19th Sep 2013 executed by Mr. Jaywant K. Thombre, therein referred to as the Owners and M/s. Sai Balaji Buildcon, through its partner Shri. Sanjay Ramnarayan Singh, therein referred to as the Developers being the Promoters herein, the said owners granted and assigned full power and absolute authority in respect to the development of the Said Land - A unto and in favour of the Developers therein upon the terms and conditions contained therein. The said Irrevocable Power of Attorney dated 19th Sep 2013 is duly registered before the Office of Sub Registrar of Assurances Ullhasnagar - 3 at serial no. UHN3-5663-2013 dated 19/09/2013 and that the same is legal, valid, subsisting and enforceable under law.

SEPR/KCR
SEPR/KCR

B7 By virtue of Sale Deed 30th June 2016, executed by Nirabai Dharma Patil and others, therein referred to as the Owners and M/s. Sai Balaji Buildcon, through its partner Shri. Sanjay Ramnarayan Singh, therein referred to as the Purchasers being the Promoters herein, the said owners sold, transferred, granted, assigned, conveyed and assured upon the Purchasers therein the Said Land - B for the total consideration and upon the terms and subject to the conditions contained therein. The said Sale Deed dated 30th June 2016 duly registered before the Office of Sub Registrar of Assurances Ulhasnagar - 3 at serial no. UHN3-6794-2016 and that the same is legal, valid, subsisting and enforceable under law.

B8 By virtue of Irrevocable Power of Attorney dated 30th June 2016 executed by Nirabai Dharma Patil and others, therein referred to as the Owners and M/s. Sai Balaji Buildcon, through its partner Shri. Sanjay Ramnarayan Singh, therein referred to as the Developers being the Promoters herein, the said owners granted and assigned full power and absolute authority in respect to the development of the Said Land - B unto and in favour of the Developers therein upon the terms and conditions contained therein. The said Irrevocable Power of Attorney dated 30th June 2016 is duly registered before the Office of Sub Registrar of Assurances Ulhasnagar - 3 at serial no. UHN3-6795-2016 dated 30/06/2016 and that the same is legal, valid, subsisting and enforceable under law.

C. APPROVALS AND PERMISSIONS:

C1 The Promoters herein applied for obtaining Building Construction permission and approval on the Building Plans and Drawings prepared by the Promoters' Architect and Structural Engineers and in accordance with the provisions of Section 44 and 45 of the Maharashtra Regional Town Planning Act, 1966 the Kalyan Dombivli Municipal Corporation has granted Development Permission/Commencement certificate bearing no. KDMC/NRV/BP/27VILLAGES/2019-20/16/304 dated 11th Oct 2021 and thereby sanctioned permission for construction of Building No. 1 consisting of Ground Floor (Office), Building No. 2, Wing "A to D" consisting of Stilt + 1st Floor to 15th Floors and Wing "E" consisting of Stilt + 1st floor to 6th floor (For MHADA).

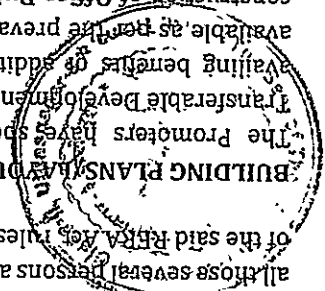
C2 The Promoters herein applied for obtaining revised Construction permission from the Municipal Corporation and vide Revised Construction Permission dated 28th April 2022 bearing no. KDMC/TPD/BP/27Village/2019-20/16/61 dated 28th April 2022 permission is accorded for construction of Building No. 2 having "A" wing consisting of Stilt + 1st floor to 21st floor (residential), "D" Wing consisting of Stilt + 1st floor to 21st floor (residential), "E" Wing consisting of Stilt + 1st floor to 4th floor (MHADA) and 5th floor to 18th floor (residential), and also revised permission for construction of Building No. 2 having "B" Wing consisting of Stilt + 1st floor to 11th floor and "C" Wing consisting of Stilt + 1st Floor to 11th Floor with respect to the proposed new building to be constructed on the Said Property.

C3 The Promoters herein applied for obtaining revised Construction permission from the Municipal Corporation and vide Revised Construction Permission dated 9th May 2023 bearing no. KDMC/TPD/BP/27Village/2019-20/16/62 dated 9th May 2023 permission is accorded for construction of Building No. 2 having "A" wing consisting of Stilt + 1st floor to 21st floor (residential), "D" Wing consisting of Stilt + 1st floor to 21st floor (residential), "E" Wing consisting of Stilt + 1st floor to 4th floor (MHADA) and 5th floor to 24th floor (residential), and also revised permission for construction of Building No. 2 having "B" Wing consisting of Stilt + 1st floor to 11th floor and "C" Wing consisting of Stilt + 1st Floor to 11th Floor with respect to the proposed new building to be constructed on the Said Property.

A

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The Promoters have specifically made it clear that Promoters shall be uploading Transferable Development Rights (TDR) to the maximum permissible extent and shall be availing benefits of additional FSI, Staircase FSI, Premium FSI and all other benefits available as per the prevailing Development Control Rules thereby obtain permission of construction of Office Building 1 (Office at Ground Floor), Building No. 2 having "A" wing consisting of Stilt + 1st floor to 21st floor (residential), "D" wing consisting of



BUILDING PLANS/LAYOUT PLANS:

The Promoters, in terms of the above Development Agreement, Power of Attorney, sanctions and approvals are entitled to develop the Said Project on the Said Property and carry out the construction of the said buildings in the scheme of construction in the manner as may be considered expedient by the Promoters on the above Said property by amalgamating the said property with adjacent pieces and parcels of land seeking, revisions, extensions, modifications from time to time as per the provisions of law and to dispose of the residential flats/ commercial units constructed in the buildings on ownership basis and to enter into agreements with the prospective Purchasers/Allottees and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / units to convey the said property together with the building constructed thereon in favour of the co-operative housing society or Federation or Association or Apex Body of all those several persons acquiring the respective flats / shops / units as per the provisions of the said RERA, Rules, rules and regulations made thereunder.

D. PROJECT:
 Pursuant to the rights and authorities obtained by Promoters under relevant Development Agreement, Sale Deed and Irrevocable Power of Attorney, Promoters are entitled to develop the Said Property, by constructing thereon a building being Office Building 1 (Office at Ground Floor), Building No. 2 having "A" wing consisting of Stilt + 1st floor (residential), "D" wing consisting of Stilt + 1st floor to 21st floor (residential), "E" wing consisting of Stilt + 1st floor to 4th floor (MHADA) and 5th floor (residential), and also revised permission for construction of Building No. 2 having "B" wing consisting of Stilt + 1st floor to 21st floor and "C" wing consisting of Stilt + 1st floor to 11th floor consisting of Shops/Offices/flats/apartments, tenements, dwelling units and premises of all kinds, for residential and/or commercial and/or any other authorized user, together with provision of parking spaces and other necessary amenities and services thereon, to be known as "BALAJI ESTATE PHASE 2" and referred to as the "SAID PROJECT". The Promoters have been developing the said Project for the purpose of selling, transferring and conveying the same to the prospective purchasers, allottees and other transferees and also entitled to sign and execute necessary agreements, deeds, documents and writings with the purchasers/transferees/allottees of the said residential/commercial units / apartments.

C4 The Kalyan Dombivli Municipal Corporation has approved plans, drawings, designs, specifications, elevations, sections and details of the said new buildings and while approving and sanctioning the same the said Planning Authority has laid down certain terms, conditions, stipulations, obligations and restrictions which are to be strictly observed, performed and complied by the Promoters. Upon due observance, performance and compliance of the terms and conditions laid down by the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities, the Completion and Occupation Certificates shall be granted by the said Planning Authority. The Promoters have specifically reserved right to carry out necessary amendments and changes in the building plans. The Promoters have commenced construction work of the said new buildings in accordance with the said plans, designs, specifications and permissions and as per the rules and regulations laid down by the Kalyan Dombivli Municipal Corporation.

Stilt + 1st floor to 21st floor (residential), "E" Wing consisting of Stilt + 1st floor to 4th floor (MHADA) and 5th floor to 24th floor (residential), and also revised permission for construction of Building No. 2 having "B" Wing consisting of Stilt + 1st floor to 21st floor and "C" Wing consisting of Stilt + 1st Floor to 11th Floor. The Promoters have further made it clear that layout plans and building plans may be changed due to any directions/conditions imposed by the Municipal Corporation and/or concerned local authority/ies at any stage of the proposed development. The Purchasers hereby agree that, it shall not be necessary on the part of Promoters to seek consent of Purchaser/s for the purpose of making any changes, alterations or modifications in order to comply with such directions, conditions and changes. The building plans/ layout plan of the said residential Project as may be amended or revised and approved from time to time shall supersede the presently sanctioned building plans.

F. ARCHITECT AND STRUCTURAL CONSULTANT:

The Promoters have entered into a standard agreement with its Certified Architect, viz. M/s. Sthapatya Nirman, through Architect Mr. Shirish Nachane (hereinafter referred to as "The Architect"), who is registered with the Council of Architects, and the Promoters have also appointed a Structural Engineer M/s. J W Consultants (hereinafter referred to as "The RCC Consultant") for the preparation of the structural designs and drawings of the said new building.

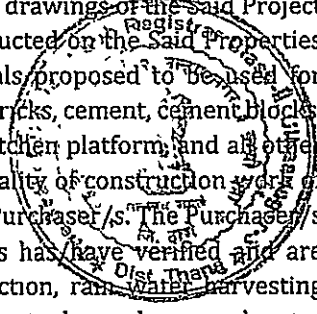
G. PREMISES DETAILS:

G1 The Purchaser/s has/have applied to the Promoters for allotment of Residential Flat / Shop / Commercial Office Premises bearing No:2112 on the 21st floor, admeasuring 291 Square Feet of carpet area i.e. 27.03 Square Meters (as defined under RERA) in the "E" Wing (BHoomi) of building Known as "BALAJI ESTATE PHASE 2" and as shown in the floor plan thereof hereto annexed along with 0 parking space in the Stilt (here in after called and referred to as the "SAID FLAT / SAID SHOP")and more particularly described in **THIRD SCHEDULE** hereunder written(*Present Car Parking Space, if purchased / allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters*)

G2 The Promoters have agreed to allot, sell and transfer the Said Flat / Said Shop for the lump sum Consideration of Rs.24,01,471/- (**Rupees Twenty Four Lakh One Thousand Four Hundred and Seventy One Only**) subject to charges as mentioned in the payment schedule. Relying upon the aforesaid application, Promoters have agreed to allot, sell and transfer to Purchaser/s, the Said Flat / Said Shop at consideration and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing appearing

24,01,471/-	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-
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G3 Upon request of the Purchaser/s, the Promoters have given inspection of the construction site of the Said Project and that the Purchaser/s represent, declare and assure that the Purchaser/s is/are fully satisfied with the plans, designs and drawings of the Said Project building known as "BALAJI ESTATE PHASE 2" to be constructed on the Said Properties and are also satisfied with the quality of building materials/proposed to be used for construction work of the Said Flat / Said Shop such as sand, bricks, cement, cement blocks, steel, floor tiles, bathroom fittings, doors, window panels, kitchen platform, and all other fittings, fixtures and furniture and are also satisfied with quality of construction work of the Said Project and that the same have been verified by the Purchaser/s. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have verified and are satisfied with the electric connection, water supply connection, rain water harvesting system, Solar system, Firefighting system, lift, overhead water tanks, underground water tanks, and all external amenities and facilities including safety norms proposed to be provided by the Promoters for the Said Project. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have agreed to purchase the Said Flat / Said Shop only



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upon satisfaction as to quality of construction work, amenities, facilities and safety systems as agreed to be provided herein by the Promoters and not through any visible representations or advertisements pertaining to the Said Project proposed to be constructed on the Said Property and that the Purchaser/s has/have acknowledged the same.

G4 The Promoters have clearly brought to the notice and knowledge of the Purchaser/s that all common facilities and amenities of the present construction scheme proposed to be constructed on the Said Property will be used, utilized, availed and shared by the Allottees / Purchasers / Occupants of all the buildings proposed to be constructed on the Said Property and that the Purchaser/s herein along with the other Allottees/Purchasers shall not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other Allottees/Purchasers and the Purchaser/s herein has/have granted his/her/their express, unconditional and irrevocable consent for the same and agree and assure that the Purchaser/s shall abide by the present covenant.

G5 The Promoters are entitled to develop the Said Project being "BALAJI ESTATE PHASE 2" on Said Property and carry out the construction of the Said Project at their own costs, charges and expenses and to dispose of the residential flats / Commercial units constructed in the Said Project on ownership basis and to enter into agreements with the prospective Purchasers/Allottees and to receive the sale price in respect thereof and upon such disposal of the flats / Shops to form and register a Co-operative Housing Society or corporate body or association or condominium as the case may be within such period and in such manner as stipulated under the said RERA Act and shall further execute and register and/or cause to be executed and registered a Deed of Conveyance of the structure of the Said Project building in favour of such co-operative housing society or association or corporate body, and shall further form and register an Apex Body or Federation or Holding Company as the case may be and shall further execute a Deed of Conveyance of the Basement and Still constructed structure of the Said Project and the Said Property in favour of such Apex Body or Federation or Holding Company of the said entire undivided and inseparable land underneath the said buildings proposed to be constructed on the Said Property within such period and in such manner stipulated, provided and prescribed under the provisions of Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules 2017.

H. INSPECTION OF DOCUMENTS BY PURCHASER/S:

The Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of all the revenue records, sanctioned plans, development permissions and documents of title relating to the Said Property described in the First Schedule hereunder written, which entitles Promoters to allot, sell and transfer the Said Flat / Said Shop constructed on the basis of plans, drawings, designs, permissions and specifications of the said new buildings prepared by the Architect and of such other documents as are specified under the Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder. The Purchaser/s are satisfied with the title documents furnished by the Promoters. The Purchaser/s has/have apprised himself/herself/herselves of the applicable laws, notifications and rules applicable to Said Property and the Said Project and understand/s all limitations and obligations in respect of it and there will be no further investigation or objection by Purchaser/s in this regard.

The Promoters have annexed to this presents the authenticated copies of the following documents pertaining to the Said Project:

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- (a) Certificate of Title issued by advocate of the Promoters M/s. Ray Legal;
- (b) 7/12 Extract of the Said Property;
- (c) Index II of Development Agreement & Sale Deed;
- (d) Index II of Irrevocable Power of Attorney;
- (e) Building Construction Permission;
- (f) Revised Building Construction Permission;
- (g) Sanctioned Building Plan;
- (h) Floor Plan exhibiting the Said Flat/Said Shop.

I. AUTHORITY TO SIGN:

The Purchaser/s has/have represented and warranted to Promoters that Purchaser/s has/have the power, competence and authority to enter into and perform this Agreement and has clearly understood his/her/their rights, duties, responsibilities and obligations under this Agreement. The Parties have agreed to the terms and conditions of this Agreement as set forth hereinafter.

J. REGISTRATION OF PROJECT:

MAHARERA has granted registration certificate in respect of Said Project bearing registration no. P51700031992.

J. GOVERNING ACT:

The present transaction is governed under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Rules (MAHARERA) thereunder accordingly parties hereto are required to execute the present Agreement for Sale and register the same under the provisions of Registration Act, 1908.

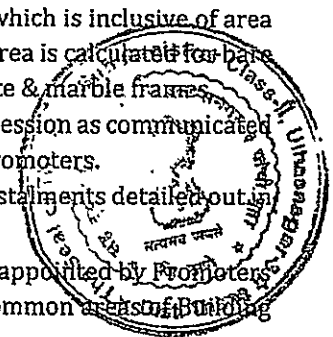
NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTENDING TO BE LEGALLY BOUND AND AGREE AS UNDER:

ARTICLE 1

INTERPRETATION AND DEFINITIONS

- 1.1 'Agreement' shall mean this Agreement for Sale, which is executed by and between Promoters and Purchaser/s.
- 1.2 All Annexures, Schedules and documents referred in this Agreement and recitals referred herein above shall form an integral part of this Agreement and the interpretation of this Agreement shall be read and construed in its entirety.
- 1.3 'Carpet Area' shall mean the carpet area as defined under RERA which is inclusive of area covered by internal walls of the concerned premises. The carpet area is calculated for bare shell unit excluding finishes, skirting, ledge walls, wall tiles, granite & marble frames.
- 1.4 'Date of Possession' shall mean 31-12-2026 being the date of possession as communicated to Purchaser/s in the offer letter for possession to be issued by Promoters.
- 1.5 'Instalments' shall mean the consideration to be paid as per the instalments detailed out in the Present Agreement.
- 1.6 'Maintenance Agency' shall mean the agency and/or individual/s appointed by Promoters for carrying out the day to day maintenance and upkeep of the common areas of Building and Project.
- 1.7 'Singular' shall mean and include plural and masculine gender shall mean and include female gender wherever applicable.

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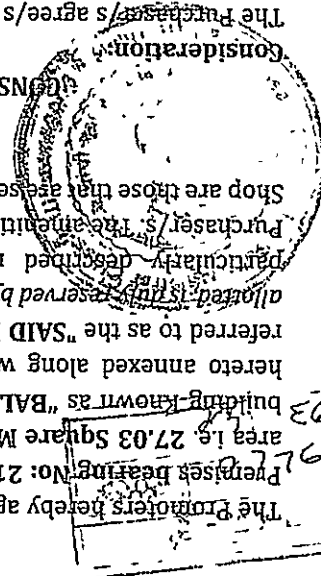
Sr. No	Payment Schedule	Percentage
1	Earnest Money	1%
2	On Booking (within 15 days of Applications)	5%
3	On Execution of Agreement (within 30 days from the date of Application)	4%
4	On Commencement of Work (within 45 days from the date of Application)	20%
5	On Completion of Plinth	15%
6	On Completion of 1st Slab	2%
7	On Completion of 3rd Slab	2%
8	On Completion of 5th Slab	2%
9	On Completion of 7th Slab	2%
10	On Completion of 9th Slab	2%
11	On Completion of 11th Slab	4%
12	On Completion of 13th Slab	4%
13	On Completion of 15th Slab	4%
14	On Completion of 17th Slab	4%
15	On Completion of 19th Slab	4%
16	On Completion of 21st Slab	4%
17	On Completion of 23rd Slab	4%
18	On Completion of 24th Slab	4%
19	On Completion of 25th Slab	4%
20	On Completion of Brickwork, Internal Plastering, Flooring, Doors, windows, sanitary fitting, staircase, lift walls, lobbies	1%
21	On Completion of External Plumbing, Plastering, Elevation, Terrace water proofing	1%
22	On Completion of Lifts, water pumps, electrical fittings, Electro, Mechanical & Environmental Requirements	2%
23	On Possession	5%
	Grand Total	100%

PAYMENT SCHEDULE

The Purchaser/s agree/s to pay to the Promoters for the purchase of the Said Flat / Said Shop an amount of Rs.24,01,471/- (Rupees Twenty Four Lakh One Thousand Four Hundred and Seventy One Only) (hereinafter referred to as the 'Consideration') along with payables, as per the payment schedule mentioned in the present Agreement.

ARTICLE 3
CONSIDERATION AND PAYMENT TERMS

The Promoters hereby agree to allot, sell, assign and transfer the Residential Flat / Shop area i.e. 27.03 Square Meters (as defined under RERA) in the "E" Wing (BHOOMI) of building known as "BALAJI ESTATE PHASE 2" and as shown in the floor plan thereof hereto annexed along with 0 parking space in the Basement (hereinafter called and referred to as the "SAID FLAT / SAID SHOP") (Present Car Parking Space, if purchased / allotted is reserved by Car Parking Allotment Letter issued by the Promoters) and more particular described in THIRD SCHEDULE hereunder written in favour of the Purchaser/s. The amenities to be provided by Promoters in respect of the Said Flat / Said Shop are those that are set out in List of Amenities annexed to this Agreement.

ARTICLE 2
SALE

3.1

The Purchaser/s shall be required to pay applicable Goods and Service Tax (GST) along with relevant instalments. The amount of GST shall vary from time to time as per the future revisions in the rates and rules.

Consideration as mentioned hereinabove is exclusive of any taxes, which may be liveable by any appropriate authorities and would include (but not limited to), taxes like GST and any other tax, both present and future, as may be applicable from time to time, shall be separately charged and recovered from Purchaser/s. The Purchaser/s shall be responsible for deduction of TDS, if any applicable, for every instalment paid and payable to the Promoters as per the applicable rules and shall also be responsible for submission of TDS Certificate issued by the competent authority within a period of fifteen days from the payment of every concerned instalment.

3.2 Amount received:

The Purchaser/s has/have paid sum of Rs.2,40,148/- (Rupees Two Lakh Forty Thousand One Hundred and Forty Eight Only) for purchase of the Said Flat / Said Shop to Promoters, the receipt whereof, Promoters do hereby acknowledge. The Purchaser/s agree/s to pay the balance consideration of Rs.21,61,323/- (Rupees Twenty One Lakh Sixty One Thousand Three Hundred and Twenty Three Only) as per the Payment Schedule mentioned hereinbefore

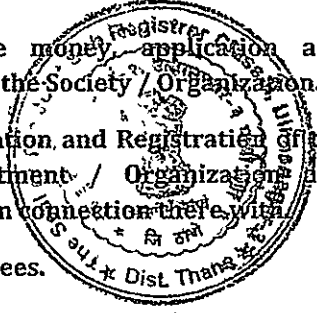
Sr. No.	Date	Transaction Details	In Favour Of	Amount
1	20-08-2023	G-pay	Sai Balaji Buildcon	25,000/-
2	23-08-2023	G-pay	Sai Balaji Buildcon	29,000/-
3	16-09-2023	Chq(000106)	Sai Balaji Buildcon	1,20,074/-
4	03-10-2023	Chq(000107)	Sai Balaji Buildcon	66,074/-
			Total	2,40,148/-

3.3 Advance Maintenance, Development Charges etc.:

The Development Charges for the development of the Project which is to be paid to the Municipal Corporation, Government, Local Authority and service providers shall be collectively referred as Development Charges and the same will be reimbursed by the Purchaser/s to the Promoters on the basis of the rate charged by the concerned authorities and departments and in case of any increase in these charges in future due to any reason whatsoever, the same shall be paid by Purchaser/s as and when demanded by the Promoters and the payment shall be made by Purchaser/s on or before the date mentioned in the intimation/demand letter issued by the Promoters. In case of decrease in the charges in future due to any reason, the same shall be refunded to Purchaser/s without any interest.

The Purchaser/s, simultaneously with the execution hereof, but in any event before taking possession of the Said Flat, shall pay the following amounts to the Promoters:

- (i) Rs. 600/- towards share money, application and entrance fee of the Society / Organization.
- (ii) Rs.25000/- towards Formation and Registration of the Society / Apartment / Organization and Legal Charges in connection therewith.
- (iii) Rs. 10,000/- towards Legal Fees.



The Promoters shall utilize the amount so collected hereinabove for the purposes of meeting all deposits, costs, out of pocket costs, charges and expenses in connection with above stated activities. The Promoters shall be entitled to appropriate the amounts collected under one head for meeting expenses under another head. The Purchaser/s shall not be entitled to raise any objection or grievance in respect of the same.

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3.4 The Purchaser/s, simultaneously with the execution hereof but in any event before taking possession of the Said Flat / Said Shop, shall pay such amounts to the Promoters as may be decided by the Promoters towards electric meter installation and security Deposit/charges for the meter payable to MSEB and erection of transformer, cable laying etc., towards proportionate share of Development Charges and including premium payable to Local Authority, towards Water Connection Charges and Deposit, GST and other taxes and charges levied by Government and Local Authorities & proportionate Building Insurance Premium to be paid.

The Purchaser/s shall tender the amount of difference in the event of there being any increase in the general charges as on the date of handing over the possession of the Said Flat / Said Shop. If, however, at any time the amounts paid or deposited by the Purchaser/s shall be found short or deficit, the Purchaser/s shall on demand by the Promoters deposit with them a further reasonable amount as may be demanded by them after adjusting any excess from other heads.

The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units, Shops, and other premises in the Said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Property with the new building constructed thereon to the Said Co-operative Society/ Condominium/ Organization/ Corporate Body to be formed by the Purchaser/s of premises in the building/s in the Said Project excluding the constructed area and the part area of the Said Property to be transferred and conveyed in favour of the Kalyan Dombivli Municipal Corporation, the Promoters shall render a consolidated account to Said Co-operative Society/ Condominium/ Organization/ Corporate Body and settlement of accounts with them shall discharge the Promoters of their responsibility to refund excess, if any, out of such collections to the individual Purchaser/s of flats / shops / other premises entitled for such refund, and the Purchaser/s/Allottees of residential flats / Shops shall make up and adjust their respective accounts amongst themselves as members of Said Co-operative Society/ Condominium/ Organization/ Corporate Body.

The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Promoters shall engage a Maintenance Agency to maintain the Said Project building and the common amenities and facilities in the Said Project. The Promoters shall levy and collect and the Purchaser/s shall

charges calculated @ Rs.4/- per square feet in respect of the Said Flat / Said Shop and as may be levied by the Promoters. The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units, Shops, and other premises in the Said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Property with the new building constructed thereon to the Said Co-operative Society/ Condominium/ Organization/ Corporate Body to be formed by the Purchaser/s of the residential flats, Shops in the building/s in the Said Project, the Promoters shall render a consolidated account to Said Co-operative Society/ Condominium/ Organization/ Corporate Body and pay over to them the excess, if any, of such collections or recover from them the deficit, if any therein. Rendering of such consolidated account to Said Co-operative Society/

3.4.1
The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Promoters shall engage a Maintenance Agency to maintain the Said Project building and the common amenities and facilities in the Said Project. The Promoters shall levy and collect and the Purchaser/s shall

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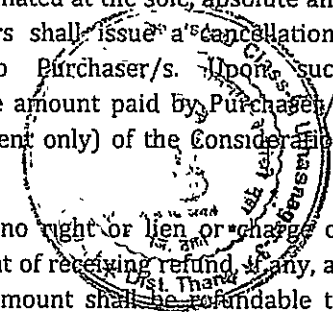
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Condominium/Organization/Corporate Body and settlement of account with them shall discharge the Promoters of their responsibility, to refund excess, if any, out of such collections.

3.5 Failure/Delay in Payment

- (a) Time is the essence of the terms and conditions mentioned herein and with respect to Purchaser/s obligations to pay the Consideration as provided in the Payment Schedule along with other payments such as, applicable stamp duty, registration fee and other charges on or before the due date or as and when demanded by Promoters, as the case may be and also to perform, observe and comply all the other terms, conditions and obligations of Purchaser/s under this Agreement. The Purchaser/s hereby also covenant/s to observe and perform all the terms and conditions of the booking and/or allotment and/or this Agreement, to keep Promoters and its agents and representatives, estates and effects indemnified and harmless against the said payments and observance and performance of the said terms and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance, or non-performance of the terms and conditions mentioned herein and/or the Agreement by Purchaser/s.
- (b) Payment of instalments, and all other administrative dues shall have to be made within due dates as would be mentioned in the letter(s) issued by the Promoters from time to time requesting for such payments. Payment within time would be deemed to be essence of the terms of these presents. Part payments will not be accepted after the due dates. The Promoters may, at their sole option and discretion, waive in writing the breach by the Purchaser/s not making payments as per the schedule of payments mentioned herein, but on condition that the Purchaser/s are liable to pay interest at 18% per annum or at such rate prescribed by Real Estate Regulatory Authority from time to time on the amount due which shall be calculated from the date on which the amount was due till the date of payment (both days inclusive).
- (c) Upon non-receipt of the instalment within due date, Promoters may issue a notice to Purchaser/s to pay the amounts due within 15 (fifteen) days of due date after which the Promoters may issue cancellation/termination letter. The Purchaser/s shall be liable to pay the due amounts with interest accrued thereon as prescribed under Clause 3.5 (b) herein. However, it is agreed between the parties that the Promoters shall adjust the amounts due from Purchaser/s first towards the interest due, if any, applicable taxes and then towards the Consideration.
- (d) However, if the instalments/payments are not received within 15 (fifteen) days from the due date or in the event of breach of any of the terms and conditions of this Agreement by Purchaser/s, the Promoters shall issue pre-cancellation letter and the Purchaser/s shall be called upon to pay the requisite amounts within fifteen (15) days failing which the allotment and the Agreement shall be cancelled and terminated at the sole, absolute and unfettered discretion of the Promoters. The Promoters shall issue a cancellation/termination letter without any further notice to Purchaser/s. Upon such cancellation/termination, the Promoters shall refund the amount paid by Purchaser/s without interest subject to forfeiture of 10% (Ten per cent only) of the Consideration towards cancellation charges
- (e) Upon such cancellation, Purchaser/s shall be left with no right or lien or charge of whatsoever nature on the Said Flat / Said Shop except that of receiving refund, if any, as per the terms of the present agreement. The balance amount shall be refundable to Purchaser/s without any interest, within 60 days of such cancellation. The dispatch of said cheque by registered post/speed-post to the last available address with the Promoters as appearing in the recitals mentioned hereinabove shall be full and final discharge of all the obligations on the part of the Promoters or its employees and Purchaser/s will not raise any objection or claim on the Promoters in this regard. The Promoters may at their sole

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discretion condone the breach committed by Purchaser/s and may revoke cancellation of the allotment provided that the Said Flat / Said Shop has not been re-allotted to other person till such time and Purchaser/s agree/s to pay the unearned profits (difference between the booking price and prevailing consideration) in proportion to total amount outstanding on the date of restoration and subject to such additional conditions/undertakings as may be decided by the Promoters. The Promoters may at its sole discretion waive the breach by Purchaser/s for not paying the instalments as per the Payment Schedule but such waiver shall not mean any waiver in the interest amount and Purchaser/s have to pay the full amount of interest due thereon

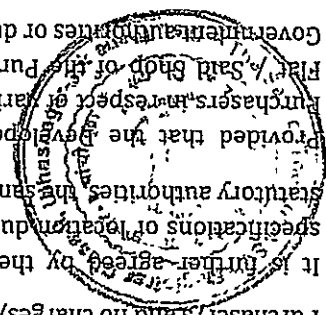
(f) Upon the cancellation of the booking, the Promoters shall be at a liberty to sell/assign or otherwise dispose of the Said Flat / Said Shop to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as the Promoters may in its sole, absolute and unfettered discretion think fit and proper and Purchaser/s shall not be entitled to raise any objection or dispute in this regard.

(g) The Purchaser/s agree/s and undertake/s to execute a Deed, Document, or Writing including the Cancellation Deed to cancel the Agreement, the balance amount, if any shall be paid to Purchaser/s only upon the cancellation of the Agreement and/or receipt of the Cancellation Deed, Documents, writings as aforesaid and upon sale of the Said Flat / Said Shop to any prospective Purchaser/s. In the event of cancellation of Agreement as aforesaid, the Promoters shall be entitled to file declaration with respect to termination and cancellation of the Agreement, before the Office of Sub Registrar of Assurances.

3.6 Time is the Essence:
 The timely payment of instalments is the essence of this Agreement. Part payments will not be accepted after the due dates. It shall be incumbent on Purchaser/s to comply with the terms of payment and the other terms and conditions of the present Agreement. If there is any delay or default in making payment of the instalments on time by Purchaser/s, then Purchaser/s shall, subject to the consequences as mentioned in Clause No. 3.5 of the present Agreement, at the sole discretion of Promoters, is/are liable to pay interest on the amount due as per the interest rate mentioned in clause No. 3.5 (b) from the date on which the amount falls due to the date of payment, both days inclusive. No payment will be accepted after due date without the payment of the applicable interest. All the payments made by Purchaser/s, shall be first adjusted towards the applicable taxes then towards the interest due, then towards other dues if any and then towards consideration along with taxes applicable.

3.7 Alteration in the Layout Plans and Design:
 Purchaser/s agree/s and confirm/s that if in the event of increase/decrease in the RERA Carpet Area up to 3% of the Said Flat / Said Shop, then the same shall be acceptable to Purchaser/s and no charges/refund as the case may be will be made.

(b) It is further agreed by the Parties that, in the event there is any change in plans, specifications or regulations due to change of plans, permission, consent etc. is required by statutory authorities, the same shall be binding on the Purchaser(s).
 Provided that the Developers shall have to obtain prior consent in writing of the Purchaser/s, in respect of variations or modifications which may adversely affect the Said Flat / Said Shop of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.



3.8 Mode of Payment:
 All Demand Drafts/Pay Order/Cheques are to be made in favour of "M/s. Sai Balaji Buildcon - Balaji Estate Phase 2" payable at A/c no. 0183102000028680 of IDBI Bank, CBD Belapur Branch. If any of the cheques submitted by Purchaser/s to Promoters are dishonoured for any reasons, then the Promoters shall intimate Purchaser/s of the

dishonor of the cheque and Purchaser/s would be required to tender a Demand Draft of the same amount to the Promoters within ten (10) days from the date of dispatch of such intimation by the Promoters and the same shall be accepted subject to 'Dishonour Charges' of Rs. 2,000/- (Rupees Two Thousand only) excluding service tax for each dishonour. Taxes shall be paid extra, if applicable. In the event the said Demand Draft is not tendered within the stipulated time mentioned herein, then the Agreement and Allotment would be deemed to have been cancelled at the sole discretion of the Promoters.

3.9 Payment of Costs:

- a) All costs, charges and expenses payable on or in respect of this Agreement and on all other expenses incurred in execution of instruments and deeds in pursuant to this Agreement, including stamp duty and registration charges and pro-rata cost and expenses including stamp duty and registration of Deed of Conveyance/Deed of Structural Conveyance/ Assignment/ Transfer in favour of the Said Society shall be borne by Purchaser/s. However, it shall be the obligation and responsibility of the Promoters to execute and register a Deed of Conveyance/ Deed of Structural Conveyance/ Assignment/ Transfer in favour of the Said Society at the cost and expenses of Purchaser/s, which shall be executed within the time as specified by the Promoters.
- b) Further, if there is any additional levy, which becomes due after the date of the Agreement, rate or charge of any kind attributable to the said Property/ the Said Flat / Said Shop as a consequence of Government, Statutory or any other order of the Local Government, Authority, the same if applicable, shall also be paid by Purchaser/s, on the pro rata basis.
- c) All statutory charges, GST and other charges and levies as demanded or imposed by the Authorities shall be payable proportionately by Purchaser/s from the date of booking/ application as per demand raised by the Promoters.

3.10 The Purchaser/s agree and confirm that the Promoters have provided for limited Car Parking Spaces in the Basement in the Said Project as per the Development Control Rules of the Kalyan Dombivli Municipal Corporation and that the said Car Parking Spaces have been / shall be allotted and sold on "First come first serve basis". The Purchaser/s has/have granted his/her/their unconditional and irrevocable consent for the same. All the Purchasers and occupants in the Said Project shall be required to park their vehicles only at the parking space designated for their respective Flat/Shop/other premises. The Promoters shall be entitled to issue allotment letters and formulate rules for earmarking and use of car parks. The occupants of concerned Flat/Shop/other Premises shall only use the car parking spaces for the authorized purpose and such car parking shall not be enclosed or gated without prior written permission from the Promoters and the KDMC.

3.11 The Total consideration is escalation-free, save and except increases which the Purchaser/s hereby agree/s to pay, 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 from time to time. The Promoters undertake and agree that while raising a demand on the Purchaser/s for increase in the development charges, cost/charges imposed by the competent authorities, the Promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

3.12 Minor alterations:

The said Project has been sanctioned as Residential and Commercial purpose. The Promoters shall have right to change floor plan of any floor by taking consent of Purchasers of Flats/Shops/other premises on the relevant floors only and other Purchasers shall not have any objection for change of floor plan of other floors and such change shall be minor alteration.

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ARTICLE 4
POSSESSION

4.1 Possession Time and Compensation:

(a) The site of the Said Project may not have few of the infrastructural facilities in place as on the date of booking or at handing over of possession as the same is to be provided by the Government / government nominated agency. Since this is beyond the control and scope of the Promoters, therefore, Purchaser/s shall not claim any compensation for delay/non-provision of infrastructure facilities and /or consequent delay in handing over the possession of the Said Flat / Said Shop in the Said Project.

(b) The Promoters shall endeavour to give possession of the Said Flat / Said Shop to Purchaser/s on or before 31st December 2026 and subject to force majeure circumstances and reasons beyond the control of the Promoters.

(c) The Promoters on obtaining the Occupancy Certificate by the competent authorities shall hand over the Said Flat / Said Shop to Purchaser/s for occupation and use and subject to Purchaser/s having complied with all the terms and conditions of this Agreement.

(d) If there is delay in handing over possession of the Said Flat / Said Shop on the date mentioned herein, subject to Clause 4.1(a), then, the Promoters shall be entitled to reasonable extension of time for giving possession. Thereafter Purchaser shall be entitled to either:

i) Terminate the present Agreement and receive refund of consideration paid by the Purchaser/s to the Promoters excluding stamp duty, registration charges, GST and other taxes and charges within period of 6 months from the date of cancellation. Or

ii) Claim for the compensation @ highest cost of marginal lending rate plus 2% per annum for the amounts paid towards the Said Flat/ Said Shop for the delay exceeding the agreed moratorium period. The adjustment of compensation shall be done at the time of delivery of possession of the Said Flat / Said Shop and not earlier.

However, the compensation shall not be paid if the completion of the said Project in which the Said Flat / Said Shop is to be situated is delayed on account of force majeure circumstances mentioned herein.

(e) In the event of Purchaser/s' failure to take over and / or occupy and use the Said Flat / Said Shop allotted within the timeline as mentioned in the intimation in writing by the Promoters, then the same shall lie at his/ her/ their risk and cost and Purchaser/s shall be liable to pay the maintenance charges after fifteen (15) days of intimation by the Promoters to take possession of the Said Flat / Said Shop. The said maintenance charges shall be applicable irrespective of physical possession being taken over or not by the Purchaser/s. It is clarified that the Promoters shall send its intimation regarding the handing over of the possession to Purchaser/s by e-mail on the official e-mail ID of the Purchaser/s or at his address as mentioned in the recitals hereinabove unless modified/altered by way of intimation to the Promoters regarding the change of address duly sent by registered A.D. letter and / or personal receipt of letter at the office of the Promoters mentioned herein. The Purchaser/s shall not be entitled for compensation if he/she/they has/have defaulted or breached any of the terms and conditions of these presents.

4.2

The Purchaser/s agree/s that the Agreement and possession of the Said Flat / Said Shop is subject to Force Majeure Conditions, which means any event or combination of events or circumstances beyond the control of a party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and / or alternative measures, be prevented, or caused to be prevented, and which adversely affects Promoters' ability to perform obligations under this Agreement, which shall include but not limited to: (a) Disasters, epidemics, pandemics,

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- (b) Explosions or accidents, air crashes and acts of terrorism;
- (c) Non-availability of cement, steel or other construction material, labour, ban on mining, strikes of manufacturers, suppliers, transporters resulting in virtual stoppage of construction and development activities;
- (d) War and hostilities of war, riot, bandh or civil commotion, sabotage, plagues blockades, embargoes, insurrection, Governmental directions and intervention of defence Authorities or any other agencies of government, prolonged failure of energy;
- (e) Any legislation, order or rule or regulation made or issued by the Governmental Authority or Court, Tribunal and/quasi-judicial authority/body; if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals, occupation certificate, completion certificate/s for the Said Flat/ Said Shop / Said Project or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a competent court or; for any reason whatsoever;
- (f) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement;
- (g) In case of Force Majeure event, the Promoters shall be entitled to a proportionate extension for delivery of possession of the Said Flat / Said Shop, depending upon the contingency/prevaling circumstances at that time. The Promoters as a result of such a contingency arising thereto reserves its right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the Promoters so warrants the Promoters may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever may be claimed by Purchaser/s for the period of suspension of scheme.

4.3 Conditions Precedent for Delivery of Possession:

- (a) The Purchaser/s shall before be taking possession of the Said Flat/ Said Shop clear all the dues of the Promoters towards the Said Flat / Said Shop.
- (b) The Purchaser/s hereby agree/s that they shall be responsible and liable to pay GST and other taxes as may be applicable on transfer and assignment of the Said Flat / Said Shop by the Promoters to Purchaser/s. The Purchaser/s ~~would also be liable to pay interest/penalty/loss incurred to the Promoters on account of Purchaser/s failure and/or delay to pay GST and/or such other levies, statutory charges, taxes etc. within 07 (seven) days of being called upon by the Promoters.~~

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- (c) The Purchaser/s further agree/s that they shall be liable to pay any taxes, levies, statutory charges imposed by appropriate authorities applicable to transfer and assignment of the Said Flat / Said Shop with retrospective effect, and if any recovery proceedings in consequence thereof are initiated
- (d) Maintenance charges, deposits, electrical meter deposits/ connection charges, water and sewer connection charges, documentation/legal charges and any other charges/deposits as may be applicable, shall be separately charged either by the Promoters or Maintenance Agency appointed by it and the same shall be paid by Purchaser/s within the time/term as may be requested by the Promoters or Maintenance Agency from time to time
- (e) Monies towards the taxes may be refunded as per the scheme applicable to the Promoters on the date of refund. The Purchaser/s do/does hereby agree to comply with all the laws of the land at all times, as may be applicable from time to time in respect of the Said Flat / Said Shop. The Purchaser/s shall be liable to pay the maintenance charges, taxes, statutory levies as applicable to the Said Flat/ Said Shop from the date of possession.
- (f) Before receiving possession of the Said Flat / Said Shop, the Purchaser/s shall execute all writings and documents as may be reasonably required by the Promoters including

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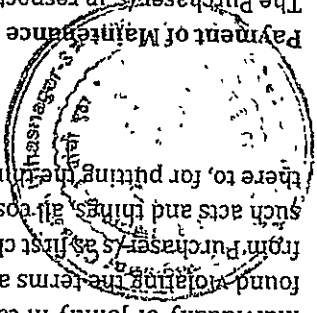
The date of the said Project being completed and/or during the process of completion of

6.1 (a)

Payment of Maintenance Charges:

ARTICLE 6
MAINTENANCE

The Purchaser/s, in respect of the Said Flat / Said Shop, shall be liable to bear and pay from the date of the said Project being completed and/or during the process of completion of such acts and things, all costs incurred in connection therewith or in any way relating to, for putting the things correctly and in order.



The allotment, sale and transfer of the Said Flat / Said Shop shall be used for the purpose for which it has been allotted and no obnoxious/unauthorized/illegal use will be carried out by the Purchaser/s and/or occupant/s in the Said Flat / Said Shop / the said Project. The Promoters have full authority to enter the Said Flat / Said Shop after giving 24 hours' notice to ascertain and to take action individually or jointly in case the Purchaser/s or his/her/their nominee/occupant is/are found violating the terms and conditions laid down by Planning Authority, and to recover from Purchaser/s as first charge upon the Said Flat / Said Shop, the cost of doing all or any such acts and things, all costs incurred in connection therewith or in any way relating to, for putting the things correctly and in order.

6.1 (c)

The Purchaser/s shall observe all the rules, regulations and bye-laws applicable to the allotment of the Said Flat / Said Shop and agree/s that it will be used only as per the regulations and designs concerning to the said Project as approved by Planning Authority. The Said Flat / Said Shop along with the said Project shall be subject to the provisions of Real Estate Regulatory Authority or any statutory enactment or modifications thereof and Purchaser/s agree/s and confirm/s that the Purchaser/s shall comply with the statutory obligations created there under and any such other enactment applicable governing the allotment, sale and transfer of the Said Flat / Said Shop.

5.2 (a)

Compliance of Rules, Regulations and By-laws:

The allotment, sale and transfer of the Said Flat / Said Shop is entirely at the discretion of the Promoters and the Promoters reserves their right to cancel the allotment and unilaterally terminate this Agreement in the event of the breach of the terms and conditions of this Agreement by Purchaser/s.

5.1

Right of Promoters:

ARTICLE 5
ALLOTMENT

If at the time of handing over the Said Flat / Said Shop to the Purchaser/s or within period of 5 years from obtaining Occupancy Certificate, if any defect (arising out of deviation from the sanctioned plan, use of substandard material, structural defect or defect arising out of workmanship issues) in the Said Flat/ Said Shop and/or the said Project is found to have existed and the same is communicated by the Purchaser/s to the Promoters, then wherever possible, such defects shall be rectified by the Promoters at their own costs, charges and expenses. The term Defect shall include only the defects specifically attributable to the defect in construction process or variance from the sanctioned plan by the Promoters. The Promoters shall not be responsible for any alteration /changes/modification carried out by Purchaser/s or any other person in the Said Flat / Said Shop and/or the said Project in the event of such unauthorized alteration resulting in defect to other premises in the said Project, the Purchaser/s shall be responsible for rectifying such defect entirely at their own costs, charges and expenses. The Defect/s arising out of natural calamities, fire, war, or any other force majeure circumstances, normal wear and tear, careless use of premises and amenities therein, absence from regular maintenance, unauthorized use and/or alterations of premises shall not be treated as defect/s in premises.

4.4

Defect Liability:

Declarations, Applications, Indemnities, Possession receipt, Electric Meters transfer forms and other documents necessary or expedient for formation and registration of the of the Said Society or Condominium of Apartment.

construction work, his/her/their share of the outgoings, maintenance charges, property taxes, non-agricultural taxes, rates, taxes, cess, assessments, insurance premium, Parking maintenance charges, costs of painting the said Project, costs, charges and expenses of cleaning and lighting the passages, landings, staircases and common areas, open spaces and other parts of the said Project, operation and maintenance and repairs of lifts, Car-lifts, water pumps, lights, costs of water power and utility charges, equipment's and other services, salaries of all staff including manager, chowkidars, sweepers, liftmen, cost of management and maintenance of common areas, amenities and facilities of the said Project and such other expenses as are necessary or incidental for maintenance and upkeep of the said Project and other charges and levies of like nature, payable in respect of the Said Flat / Said Shop, the said Project, amenities, common areas and the Said Property, to all government, semi-government local and public and/or private bodies and authorities, including the Municipal Corporation, the Collector and the Promoters.

- (b) The Purchaser/s shall pay, as and when demanded, the maintenance charges including security deposit for providing, maintaining and up-keeping the Said Project and other deposits and charges for the various services therein, as may be determined by the Promoters or the Maintenance Agency appointed for this purpose, as the case may be. The appointment of the Maintenance Agency will be at the sole discretion of the Promoters and Purchaser/s shall abide by the decision of the Promoters and effect the payment in accordance with this Agreement.

6.2 Maintenance:

- (a) The Purchaser/s hereby give their irrevocable consent to become member of the co-operative Housing Society or the Condominium or the Association or the Corporate Body in accordance with the applicable Acts, Rules and bye laws and execute necessary documents as and when required. The Purchaser/s undertake/s to join the Said Organization and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Promoters in its sole discretion for this purpose. The Purchaser/s, till completion and handover of the Said Project, authorizes the Promoters to enter into a Maintenance Agreement with a Maintenance Agency or any other nominee/ agency/ association (s) or other body as may be appointed/ nominated by the Promoters from time to time at its sole discretion for the maintenance and upkeep of the said Project/the Said Flat / Said Shop and the Purchaser/s undertake/s to pay the maintenance charges as raised by the Maintenance Agency from the date of the Certificate for Occupation and use granted by the competent authority on pro-rata basis irrespective of whether the Purchaser/s is in occupation of the Said Flat / Said Shop or not and work is still going on in adjacent tower/buildings and infrastructure facilities are not fully completed.

- (b) In order to secure due performance by the Purchaser/s in prompt payment of the maintenance charges and other charges/deposits raised by the Maintenance Agency, the Purchaser/s agrees to deposit, as per the schedule of payment/this Agreement and to always keep deposited with the Promoters or the Maintenance Agency nominated by the Promoters, advance maintenance charges @ Rs.4/- per square feet in respect of the Said Flat / Said Shop for 24 months till the formation of the organization for the said Project.

6.3 Right of entry in the Said Flat/ Said Shop:

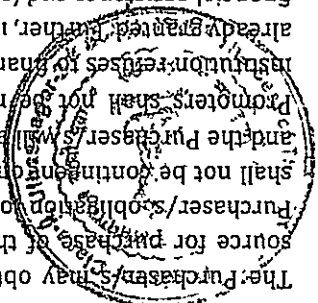
After the possession, the Purchaser/s shall permit the Promoters and its surveyors agents with or without workmen and others at all reasonable times to enter into and upon the Said Flat / Said Shop or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the Said Project and for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Said Project and also for the purpose of laying, maintaining, repairing and restoring drainage

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Sub-letting

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The Purchaser/s may obtain finance from any financial institution/bank or any other source for purchase of the Said Flat/ Said Shop at their costs and responsibility. The Purchaser/s obligation to purchase the Said Flat / Said Shop pursuant to this Agreement shall not be contingent on Purchaser/s' ability or competencies to obtain such financing and the Purchaser/s will always abide and fulfill the terms of the present Agreement. The Promoters shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Said Flat/ Said Shop on any ground or revokes the loan already granted. Further, if any bank/financial institution refuses/makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Purchaser/s



Loans etc. 7.2 by Purchaser/s alone.

That the Purchaser/s shall comply with all the legal requirements as required for the purchase of immovable property, as and when applicable. The Purchaser/s has specifically agreed with the Promoters that the allotment of the Said Flat / Said Shop shall be subject to strict compliance of code of conduct and house rules that may be determined by the Promoters for occupation and use of the Said Flat / Said Shop and such other conditions as per the applicable laws. The Purchaser/s shall abide by all the laws of the land, local laws, rules, notifications etc., at all times, as may be applicable to the transfer of the Said Flat/ Said Shop and shall be solely responsible for the consequences of non-compliance of the rules and laws of the land, penalty imposed in case of the breach of the same, shall be borne

Compliance of Laws: 7.1

**ARTICLE 7
RIGHTS AND OBLIGATIONS OF PURCHASER/S**

Sub-Letting of the Said Flat/ Said Shop: 6.7
The Purchaser/s shall obtain prior permission of the Promoters in case of leasing or licensing the Said Flat/ Said Shop and shall also sign an undertaking to pay the maintenance and any such other charges to be paid pursuant to the terms and conditions of these presents. The Purchaser/s shall submit the copy of the leave and licence/lease agreement along with the police verification of the Licensee/Tenant to the Promoters immediately on sub-letting of the Said Flat / Said Shop. After formation of Said Society, the Purchaser/s shall be required to obtain prior permission from the Said Society for Sub-letting the Said Flat/ Said Shop and that the sub-letting shall be in such manner as may be allowed by the said Society/Organization.

Maintenance Accounts: 6.6
The Promoters/Maintenance Agency shall maintain a consolidated account of the entire amount so collected by it and expenses incurred for the maintenance of Said Flat / Said Shop and the said Project. The Maintenance Agency shall provide consolidated account of maintenance to the Said Society and shall simultaneously transfer excess collection or claim deficit, as the case may be.

Internal Maintenance: 6.5
The maintenance of Common Areas will be carried out by the Promoters/Maintenance Agency but those inside the Said Flat/ Said Shop will be carried out by Purchaser/s only.

Delay/Failure in payment of Maintenance charges: 6.4
The Purchaser/s agree/s that any delay in payment of maintenance charges beyond due date shall result in penalty at the rate of 18% per annum of the due maintenance amount.

and enters to prevent any further damage to the other Flats/Shops/Premises/ Project. and water pipes and electric wires and cables and for similar purposes. In case the Purchaser/s has/have failed to effect repairs despite dispatch of notice of one week contemplated above and the Promoters are constrained to effect repairs at its cost, in that event such cost shall be recovered from the Purchaser/s. However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Purchaser/s authorize/s the Promoters to break opens the doors/windows of the Said Flat / Said Shop

shall not make such refusal/delay an excuse for non-payment of any Instalments/dues to the Promoters within stipulated time as per the Payment Schedule.

7.3 Putting up Sign Board:

The Purchaser/s undertakes that he/she/they shall not put up any name or sign board, neon-light, publicity or advertisement material, hang clothes etc. at the external facade of the Building/s, inside the glass window or, anywhere on the exterior or Common Areas or at any places of display. The Purchaser/s shall be entitled to display his name plate only at the proper place, provided for the Said Flat / Said Shop.

7.4 Hazardous Chemicals / Material etc.:

The Purchaser/s shall not keep any hazardous, explosive, inflammable chemicals/material etc. within the Said Flat / Said Shop and/or anywhere in and around the Said Project, which may cause damage to the said Project. The Purchaser/s shall always keep the Promoters harmless and indemnified for any loss and damages in respect thereof.

7.5 Commitment:

The Purchaser/s agree/s that the Purchaser/s shall from time to time sign all applications, papers, documents, Maintenance Agreement, electricity agreement and all other relevant papers as required to signed, in pursuance to the transactions and do all the acts, deeds and things as the Promoters may require in the interest of Project and for safeguarding the interest of the Promoters and /or Purchaser/s in the Said Project. In case of Joint Purchaser/s, any document signed/accepted/ acknowledged by any one of the Purchaser/s shall be binding upon the other.

7.6 Inspection:

The Purchaser/s undertake/s to permit the Promoters or its authorised representative and/or the Maintenance Agency and their authorised representatives at all reasonable hours, to enter the Said Flat/ Said Shop for the purpose of inspection/maintenance while performing their duty.

7.7 Transfer:

- (a) The Purchaser/s shall not be entitled to transfer or assign the Said Flat/ Said Shop without prior written permission of the Promoters till the Co-operative Society / Organization is duly formed. Any such transfer shall be null and void and the Promoters shall under such circumstances, at their sole discretion entitled to terminate the present agreement. Transfer of booking may be permitted only by prior written confirmation/approval by the Promoters, on such terms and conditions and guidelines as it may deem fit by the Promoters, subject to clearing all the sums due and payable under the present agreement. However, the Purchaser/s agree/s and undertake/s to execute/register the deed, document, agreement or writing as may be requested by the Promoters to record the transfer as mentioned hereinabove.

- (b) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the Purchaser/s. The Purchaser/s shall indemnify and keep indemnified the Promoters against any action, loss, damage or claim arising against the Promoters for non-payment of such stamp duty and requisite charges.

- (c) The transfer shall be allowed only subject to clearing of all the sums that shall be due and payable to the Promoters on the date of submission of the request application. The Purchaser/s shall be solely responsible and liable for all legal, monetary, or any other consequences that may arise from such nominations/transfer.

7.8 Modification in Terms of this Agreement:

This Agreement shall supersede all previous writings, documents and arrangement between the Parties. The terms and conditions of this Agreement shall not be changed or modified, except by written amendments duly signed by the Parties.

7.9 Installation of Air Conditioners:

The Purchaser/s agree/s to fix or install air conditioners in the Said Flat/ Said Shop only at the places which have been specifically designated in the Said Flat/ Said Shop for the

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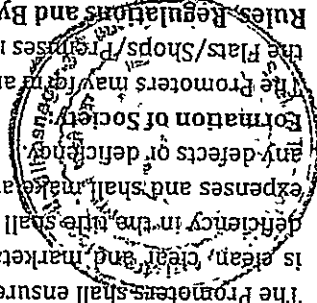
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The Said Society shall be entitled to frame such rules, regulations and by-laws for the effective maintenance/management of the infrastructure as the governing body and the same shall be binding and shall have full effect and full force against the Said Society to be

- 8.3 Rules, Regulations and By-Laws of Said Society:
- 8.2 The Promoters may register and register Co-Operative Housing Society of the Purchaser/s of the Flats/Shops/ Premises in the Said Project.
- 8.1 The Promoters shall ensure that the title of the Said Property and the Said Flat/ Said Shop is clean, clear and marketable and free from all encumbrances, and that any defect or deficiency in the title shall be resolved by the Promoters at their own costs, charges and expenses and shall make available the Said Flat/ Said Shop to the Purchaser/s free from any defects or deficiencies.



RIGHTS AND OBLIGATIONS OF PROMOTERS
ARTICLE 8

The Purchaser/s shall not create any mischief and shall not do any act or omission which could disturb the peace, serenity, tranquillity of the Said Flat/ Said Shop or of other

Occupants	
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- 7.15 Mischief: obligation go along with the Said Project for all intents and purposes.
- 7.14 Applicability of Provisions: It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligation arising hereunder in respect of the Said Project shall equally be applicable to and enforceable against any and all occupants, tenants, licensees and/ or subsequent purchasers/assignees/nominees of the Said Flat/ Said Shop as the said and/ or subsequent purchasers/assignees/nominees of the Said Flat/ Said Shop as the said maintenance by the Promoters or the Organization as the case may be.
- 7.13 Use of Service Slab: The Purchaser/s shall not use the Service Slab adjacent to the Said Flat / Said Shop as storage space and that the same shall be kept sufficiently open to facilitate necessary by the Purchaser/s alone.
- 7.12 Uses as Per Sanctioned Building Plans: It is clearly understood and agreed by the Purchaser/s that the Said Flat/ Said Shop shall not be used for any purpose other than for the purpose approved and sanctioned by the Municipal Corporation and/or Concerned Authorities and shall not be used in any manner that may cause nuisance or annoyance to the occupants of other flats/premises. The Purchaser/s hereby agree/s to indemnify the Promoters and/or their agents against any action, damages or loss caused on account of any misuse and the same shall be at risk and responsibility of the Purchaser/s and any consequences arising there from shall be borne by the Purchaser/s alone.
- 7.11 Installation of Window Grill: The Purchaser/s agree/s to install and fix Window Grills on all the windows of the Said Flat / Said Shop and also Railings and Shutters on the entrance doors of the Said Flat / Said Shop as per the designs specified by the Promoters only and not in any other design or manner. The Purchaser/s shall bear and incur the costs and expenses in respect of such Grills, Railings or Shutters.
- 7.10 Installation of Window Antenna: The Purchaser/s agree/s not to fix or install any window antenna on the roof or terrace or external facade of the said Project except by the prior sanction of Promoters/the Said Society and only at places earmarked by the Promoters.

Installation and shall not in any way disturb the external facade of the Said Flat/ Said Shop /Said Project.

formed of the Purchaser/s of building constructed on the Said Property including its members and others as aforesaid. Any contravention/violation of the said rules, regulations or bye-laws as framed by the Said Society by their members or others shall be liable to such action as stated in the said rules, regulations and bye-laws or as the Said Society may determine from time to time. The Said Society shall unconditionally accept and adopt such guidelines as framed by the Promoters. The Purchaser/hereby agree/s, confirm/s and undertake/s to pay such monthly charges as may be determined by the Said Society from time to time for the maintenance, upkeep, repairs and replacements and/or renovation of such infrastructure facilities as mentioned hereinabove. The Purchaser/s has/have entered into this Agreement after having understood the above arrangement and the Purchaser/s shall not be permitted to question or in any way dispute the said arrangement as stated hereinabove or with regard to the constitution and formation of the Said Society and the said arrangement shall be final and binding on the Purchaser/s. It is further agreed, accepted and confirmed by the Purchaser/s that until the Said Society is formed and constituted for the maintenance and management of the infrastructure as mentioned hereinabove and the Promoters shall manage and maintain the said infrastructure facilities as mentioned hereinabove in the manner they may deem fit and for that purpose the Promoters shall be entitled to lay down such terms and conditions as regards payment by the Purchaser/s of the Said Flat / Said Shop in the Said Project regarding monthly maintenance charges or otherwise to enable the said the Maintenance Agency to effectively maintain the said infrastructure facilities. In the event the Purchaser/s fail/s to abide by the terms and conditions as laid down by the Promoters, the same shall be deemed as a breach of the terms of this agreement and thereupon the Promoters shall have the right to avail of the remedies under the law and as per the terms of this Agreement, even though the Purchaser/s shall not have taken possession of the Said Flat/ Said Shop and the Purchaser/s shall not have paid the consideration amount and all other dues under the said Agreement.

8.4 Conveyance:

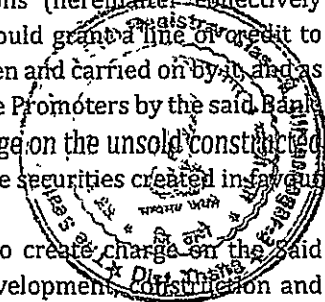
The ownership rights of Said Property more particularly described in the First Schedule hereunder written, along with the said Project shall be transferred and conveyed to the Said Society/ Organization registered for the said Project. Unless all the Purchaser/s of, residential, commercial and other premises etc. have paid all their dues including their contribution for Stamp Duty and Registration Charges payable on such Conveyance Deed or Transfer Deed as the case may be, to the Promoters, the Promoters with the confirmation of Municipal Corporation shall not be bound to execute or cause the Deed of Conveyance / Transfer to be executed in favour of the Purchasers/Allottees.

24/11/2013
 [Signature]

8.5 Raising of funds:

(a) The Promoters hereby declare/s and confirm/s that Promoters have prior to the execution hereof, specifically informed Purchaser(s) that the Promoters may enter into an arrangement with certain Banks and Financial Institutions (hereinafter collectively referred to "the said Banks"), under which the said Bank would grant a line of credit to Promoters to facilitate development of said project undertaken and carried on by it, and as security for repayment of loans which may be advanced to the Promoters by the said Bank the Promoters create or cause to be created mortgages/charge on the unsold constructed flats/shops/premises thereon in favour of Said Banks, and the securities created in favour of the said Banks may be substituted from time to time;

(b) The Promoters specifically reserve the right to offer and to create charge on the Said Project (except the Said Flat / Said Shop) for obtaining development, construction and other finance from credit/financial institution, bank or other person/body that has already or may hereafter advance credit, finance or loans to the Promoters and the Purchaser/shall give his/her/ their/its consent and permission to the Promoters for doing the same. The Purchaser/s shall, whenever required by the Promoters, give and grant to the Promoters,



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his/her/their/its specific, full, free and unqualified consent and permission for doing the

8.6 Telecomunication, DTH, cable and Internet Services etc:
It is agreed between the Parties that to ensure uniformity and minimal interference with structures, ducting, internal cabling etc. in the Said Project. It is agreed that the Promoters shall regulate the entry of telecom DTH, cable and Internet Services agency/services in the Said Project till formation of Said Society. After formation of Said Society for all buildings, such institution shall regulate the entry of telecom agency/services in the Project.

8.7 Others:
(a) In case during the course of construction and/or after the completion of the Project, further construction on any portion of vacant land or building or terrace becomes possible, the Promoters shall have the exclusive right to take up or complete such further construction. In such a situation, the proportionate share of contribution towards dues and liabilities of the Purchaser/s in Said Properties and/or in the Common Areas and facilities shall stand varied accordingly. The Purchaser/s has/have no objection and they have given their irrevocable and unconditional consent to such construction by the Promoters.

(b) In the event of paucity or non-availability of any material the Promoters may use alternative materials/article but of similar good quality. Decision of the Promoters on such changes shall be final.

(c) The Promoters shall be entitled to allot any portion of the Said Property or portion of common area or amenities to the utility supplier for the purpose of setting up electric transformer, communication or data antenna, or for any other utility services.

8.8 Part Occupancy Certificate:
The Promoters shall be at liberty and entitled to complete any part/portion/floor of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser/s of the Said Flat/Said Shop therein and the Purchaser/s herein shall not object to the same. In such event, however, if the Purchaser/s take/s possession of his/her/their premises in such part completed portion of the Said Project and the remaining work is carried on by the Promoters or their agent or contractors with the Purchaser/s occupying his/her/their Flat/Shop, the Purchaser/s shall not obstruct or object to the execution of such work, even if the same shall cause any nuisance or annoyance to him or other occupants of the Flats/Shops/Office Premises.

9. Alteration / Demolition / Destruction of Structure:
ARTICLE 9
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(a) The Purchaser/s undertake/s that he/she/they will not alter/demolish/destroy or cause to alter/demolish/destroy any structure of the Said Flat / Said Shop or any addition/s or alteration/s of any nature in the same or in any part thereof. The Purchaser/s shall not harm or cause to harm any damage to the peripheral walls, front, side and rear elevations of the Said Flat / Said Shop in any form. The Purchaser/s shall also not change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/hedging/grills without the prior permission of the Promoters. The Purchaser/s shall not partly / fully remove any walls of the Said Flat / Said Shop, which shall remain common between the Purchaser/s and the owners/purchaser/s of adjacent premises.
(b) The Purchaser/s shall keep the portion, sewers, drains and pipes in the Said Flat/Said Shop and apartments hereto in good and tenable condition, and in particular, so as to support, shelter and protect the other parts of the said Project in which the Said Flat / Said Shop is situated, and shall not chisel or in any other manner cause any damage to the columns, beams, walls, slabs or RCC padres or other structural changes in the Said Flat / Said Shop, without the prior written permission of the Promoters, and upon conveyance or transfer of the Said Property in favour of the Society / Organization, without the prior

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Alteration / Demolition / Destruction of Structure

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written permission of the concerned government, local and public bodies and authorities; and/or licensed structural engineer.

- (c) No request for modification or change in the exterior facades and no internal structural changes of the Said Flat / Said Shop will be permitted. No reimbursement or deduction in the value of the Said Flat/ Said Shop shall be considered by the Promoters, in case the Purchaser/s desire/s (with prior written approval/consent of Promoters to do some works/install some different fittings/floorings etc. on their own within the Said Flat / Said Shop and request Promoters not to do such work/install fittings/floorings etc. within the Said Flat / Said Shop.

9.2 Blockade or Hindrance to Common Passages, Veranda or Terraces:

The Purchaser/s shall not use the Said Flat / Said Shop in the manner, so as to cause blockade or hindrance to common passages, veranda or terraces. No common parts of the said Project will be used by Purchaser(s) for keeping/Chaining Pets/Animals, Birds or storage of cycles, motorcycles, waste/refuse, Shoe rack; nor the common passages shall be blocked in any manner.

9.3 Nuisance:

The Purchaser/s shall not be allowed to do any activity, which may be objected by the other residents, such as playing of high volume music, loudspeaker or any activity which spoils the decorum or decency or beauty of the Project including defacing of common walls, lifts or throwing or dumping of refuse/garbage, which could be subject to fine or penalties as per the laws of the land, as applicable from time to time.

9.4 Possession of Common Areas:

The Purchaser/s shall have no right to claim partition of the Said Properties and/or Common Areas/facilities and the Said Flat / Said Shop is not divisible. The possession of Common Areas will always remain with the Promoters and the same is not intended to be given to the Purchaser/s except a limited right to user subject to payment of all charges. After formation of Said Society/ Organization, the common areas and amenities shall vest in the Said Society.

**ARTICLE 10
INDEMNITY**

उद्देश - ३	
दस्तावेज क्र. ११११११११	२०२३
२२	६६

10.1 Special, Consequential or Indirect Loss:

The Purchaser/s acknowledge/s that the Promoters shall not be liable to the Purchaser/s for any special, consequential or indirect loss arising out of this Agreement. The Purchaser/s further indemnifies / indemnify the Promoters of any damage caused to the Said Flat / Said Shop /the said Project, while performing the alteration by him/her/them or his deputed personnel.

10.2 Abidance by Terms and Conditions:

The Purchaser/s hereby agree/s that he/she/they shall abide by the terms and conditions of this Agreement and the applicable laws and should there be any contravention or non-compliance of any of the provisions of this Agreement, the Purchaser/s shall be liable for such act, and if any loss is occasioned to the Promoters, the Purchaser/s shall indemnify the Promoters for such loss.

10.3 Furniture and Interior Decoration:

The Purchaser/s shall be required to seek specific permission from the Promoters for pre-possession or post-possession furniture and interior decoration activities, and such permission request shall contain plan of such furniture and Interior decoration activities and all the concerned technical specifications thereof along with name of contractor/s and their contact details. The Purchaser/s shall not be entitled to carry out any structural alterations or any other modifications of civil nature in the Said Flat/ Said Shop without prior written permission of the Promoters. The Project Engineer of the Promoters shall

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10.4 Further Covenants: The Purchaser/s hereby covenant/s with the Promoters to pay from time to time and at all times, the amounts which the Purchaser/s is liable to pay as agreed herein and to observe and perform all the covenants and conditions of booking and assignment. The Purchaser/s hereby covenant/s to keep the Promoters and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performances of the said covenants and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance or non-performances of the said covenants and conditions by Purchaser/s.

10.4 Further Covenants: The Purchaser/s hereby covenant/s with the Promoters to pay from time to time and at all times, the amounts which the Purchaser/s is liable to pay as agreed herein and to observe and perform all the covenants and conditions of booking and assignment. The Purchaser/s hereby covenant/s to keep the Promoters and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performances of the said covenants and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance or non-performances of the said covenants and conditions by Purchaser/s.

ARTICLE 11 INSPECTION

After handing over possession of the Said Flat / Said Shop by the Promoters in favour of the Purchaser/s, the Promoters or its Authorised Representative shall have the right from time to time during the business hours and otherwise on any working day or on a holiday, with prior notice in writing to the Purchaser/s, to enter upon the Said Flat/ Said Shop for the purpose of inspecting the services in the Said Flat/ Said Shop and for carrying out maintenance work in the Said Flat / Said Shop.

ARTICLE 12 AGREEMENT

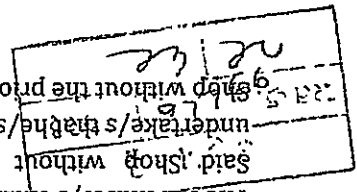
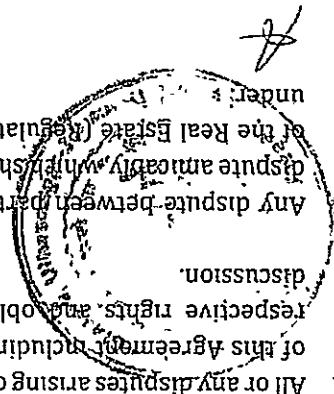
12.1 Stamp Duty and Registration Charges: The stamp duty, registration fee/charges and other expenses paid on the execution of this Agreement shall be borne by Purchaser/s.

12.2 Prior Permission: The Purchaser/s shall not assign, transfer, lease or part with possession of the Said Flat / Said Shop without prior written permission of the Promoters. The Purchaser/s undertake/s that he/she/they shall not divide/sub-divide/amalgamate the Said Flat/Said Shop without the prior consent of the Promoters.

ARTICLE 13 SETTLEMENT OF DISPUTES

13.1 All or any disputes arising out or touching upon or in relation to the terms of the application of this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion.

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



ARTICLE 14
NOTICE

14.1 No Obligation:

It is clearly agreed and understood by the Purchaser/s that it shall not be obligatory on the part of the Promoters to send reminders regarding the payments to be made by the Purchaser/s as per the Payment Scheduler obligations to be performed by the Purchaser/s under the terms and conditions of this Agreement or any further document signed by the Purchaser/s with the Promoters.

14.2 Communication Address:

The Purchaser/s shall get registered his/her/their communication address and email address with the Promoters and it shall be the sole responsibility of the Purchaser/s to inform the Promoters about all subsequent changes, if any, in his/her/their e-mail address, postal address, by registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered address/postal address will be deemed to have been received by the Purchaser/s at the time, when those should ordinarily reach such address and he/she shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the Said Flat/ Said Shop must be mentioned clearly.

14.3 Communication Mode:

The Promoters will communicate with the Purchaser/s mainly through official e-mail address. The Purchaser/s may communicate with the Promoters using officially notified e-mail id. All Notices/Letters of communication to be served on Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if sent to Purchaser/s or to the Second Purchaser in case of more than one Purchaser/s at the postal address or official e-mail address given by Purchaser/s. However, any change in the address of Purchaser/s shall be communicated to the Promoters through registered post within 7 (Seven) days of such change. In case there are joint Purchasers all communication shall be sent by the Promoters to the Purchaser/s whose name appears first, at the postal address/official e-mail address given by him/her for mailing and which shall for all purpose be considered as served to all Purchasers and no separate communication shall be necessary to the other named Purchaser/s.

(SCHEDULE OF SPECIFICATIONS AND AMINITIES)

Common Amenities:

1. Swimming Pool
2. Gymnasium
3. Indoor Games
4. Children Play Area

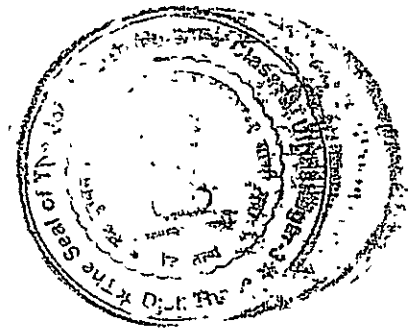
Tower Features:

1. Hi speed Branded Elevators
2. 24x7 CCTV Surveillance System for common areas
3. Car Parking Space & 2-Wheeler Parking Space
4. Intercom Facility in common and Individual Flats

Internal Specification:

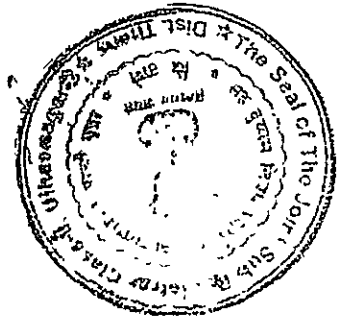
1. Railings in Balcony
2. Sliding Windows
3. Vitrified floorings in all Rooms
4. Gypsum plaster on walls with paint
5. Concealed Plumbing
6. Branded Plumbing fittings
7. Granite Platform with SS Sink in Kitchen
8. Concealed Copper wiring
9. Branded Electrical Fittings

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27	29.11.2023	2023
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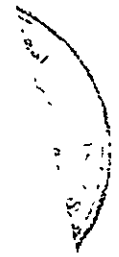


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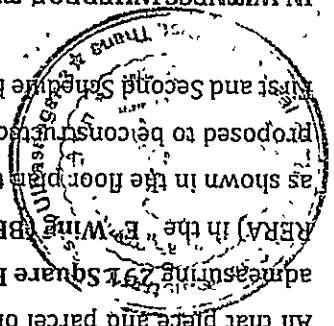
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स. राजका
ए. राजका

[Handwritten mark]

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:

All that piece and parcel of Residential Flat / Shop bearing No: 2112, on the 21st floor, measuring 791 Square Feet of carpet area i.e. 27.03 Square Meters (as defined under AREA) in the "E-Wing (BHOOMI) of building known as "BALAJI ESTATE PHASE 2" and as shown in the floor plan thereof hereto annexed along with 0 parking space in the Still proposed to be constructed / duly constructed on the land and property described in the First and Second Schedules hereinafter mentioned.



THIRD SCHEDULE
(SAID FLAT)

3542	99110	2023
On or towards South - Survey No.19		

On or towards South - Survey No.19
On or towards North - 24 Meter Road
On or towards West - Survey No.21
On or towards East - Survey No.18
Corporation and bounded as under:

All that pieces and parcels of land bearing Survey No.4-1-1/4, admeasuring 3400 square meters, lying, being and situate at Revenue Village Umroli, Taluka Ambarnath, District Thane and within the jurisdiction of the Sub-Registration District Ambarnath and Registration District Thane and within the local limits of Kalyan Dombivli Municipal Corporation and bounded as under:

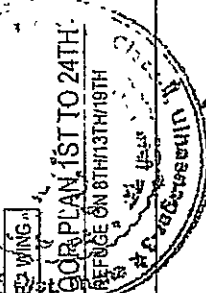
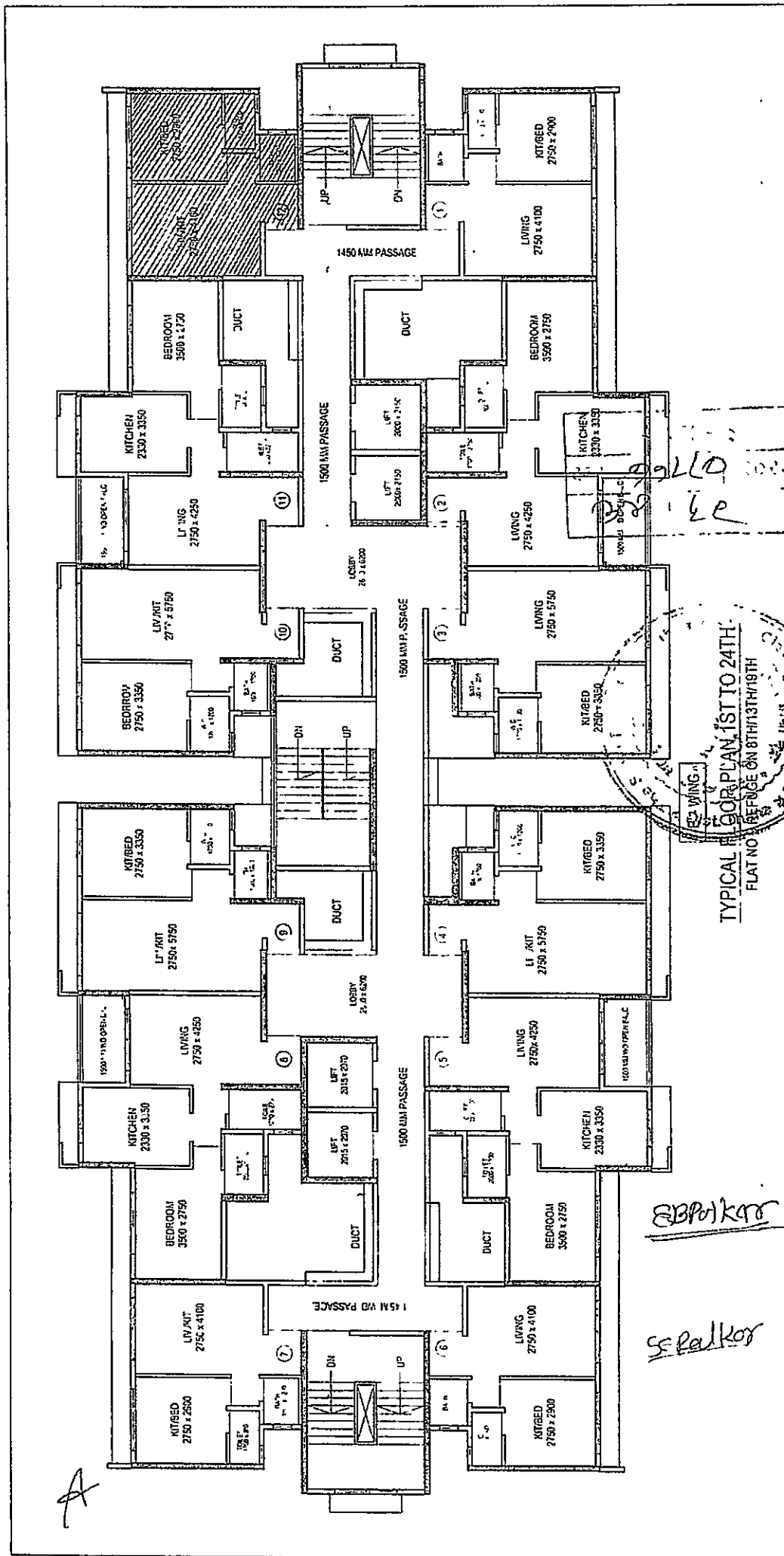
SECOND SCHEDULE "LAND B"

On or towards East - Survey No.18
On or towards West - Survey No.21
On or towards North - 24 Meter Road
On or towards South - Survey No.19

All that pieces and parcels of land bearing Survey No.18/5, admeasuring 330 square meters, Survey No.18/6, admeasuring 880 square meters, and Survey No.20, admeasuring 5410 square meters, totally admeasuring 6620 square meters, lying, being and situate at Revenue Village Umroli, Taluka Ambarnath, District Thane and within the jurisdiction of the Sub-Registration District Ambarnath and Registration District Thane and within the local limits of Kalyan Dombivli Municipal Corporation and bounded as under:

FIRST SCHEDULE "LAND A"

THE SCHEDULE HEREIN ABOVE REFERRED TO:



Handwritten notes and signatures at the bottom right of the plan:

- BBP/Kor
- SE Palkor



S. Balakrishna
S. Balakrishna

99776
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For M/S. SAI BALAJI BUILDCON

We say received

RECEIVED with thanks from (1) Mr. Eknath Bhikaji Palkar, (2) Mrs. Sayali Eknath Palkar, the Purchaser/s herein a sum of Rs.2,40,148/- (Rupees Two Lakh Forty Thousand One Hundred and Forty Eight Only), being advance / part payment out of total consideration amount as agreed under the present Agreement for Sale for purchase of Residential Flat bearing No: 2112, on the 21st floor, admeasuring 291 Square Feet of carpet area i.e. 27.03 Square Meters (as defined under RERA) in the "E" Wing (BHOOMI) of building known as "BALAJI ESTATE PHASE 2", by us.

RECEIPT

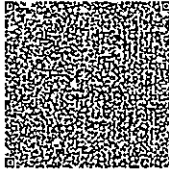


भारतीय प्रविष्टि पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

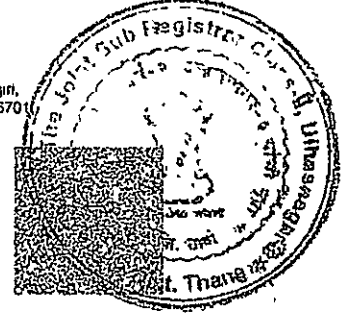
Enrollment No. 0646/00115/40433

भारत सरकार
 Unique Identification Authority of India
 364-3
 2722/40787/96205

To
 Eknath Bhikaji Palkar
 S/O Bhikaji Palkar
 393, Ghadashvadi Padavan Lanja
 Ratnagin
 Veravi Khurd
 Veravali Khurd
 Lanja Ratnagin
 Maharashtra 416701
 9004065516
 ME491050795FH



To
 Sayali Eknath Palkar
 सयली एक्नाथ पालकर
 At Padavan Ghadashvadi
 Post Veravali Khurd
 Tal Lanja
 Dist Ratnagin,
 VTC Padvan, PO Veravali Khurd
 Sub District Lanja, District Ratnagin,
 State Maharashtra, PIN Code 416701
 Mobile 8652315611



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आपका आधार क्रमांक / Your Aadhaar No. :

4684 4038 7956

मेरा आधार, मेरी पहचान

आपला आधार क्रमांक / Your Aadhaar No. :

7572 4087 4943

माझे आधार, माझी ओळख

भारत सरकार
 Government of India
 Eknath Bhikaji Palkar
 DOB . 09/07/1983
 Male

4684 4038 7956

मेरा आधार, मेरी पहचान

Eknath Palkar

भारत सरकार
 Government of India

सयली एक्नाथ पालकर
 Sayali Eknath Palkar
 जन्म तारीख / DOB. 05/03/1991
 लिंग / Gender

7572 4087 4943

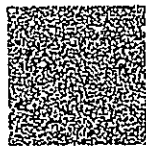
माझे आधार, माझी ओळख

Sayali Palkar

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA



स्थायी लेखा सख्या कार्ड
 Permanent Account Number Card
BQGPP6877D



नाम / Name
 EKNATH BHIKAJI PALKAR

पिता का नाम / Father's Name
 BHIKAJI PALKAR

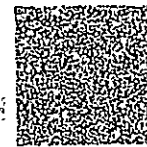
जन्म की तारीख / Date of Birth
 09/07/1983

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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA



स्थायी लेखा सख्या कार्ड
 Permanent Account Number Card
GKAPP0476F



नाम / Name
 SAYALI EKNATH PALKAR

पिता का नाम / Father's Name
 DATTARAM NARAYAN BATAL

जन्म की तारीख / Date of Birth
 05/03/1991

22032021

आयकर विभाग
 INCOME TAX DEPARTMENT

SAI BALAJI BUILDCON

30/01/2013

Permanent Account Number

ACHFS1365F

भारत सरकार
 GOVT. OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT

AMIT SHANTILAL RANGANI

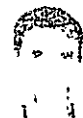
SHANTILAL DHANJI RANGANI

11/11/1983

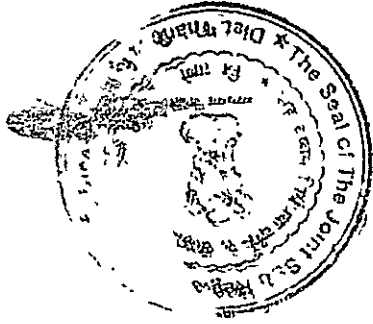
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 GOVT OF INDIA

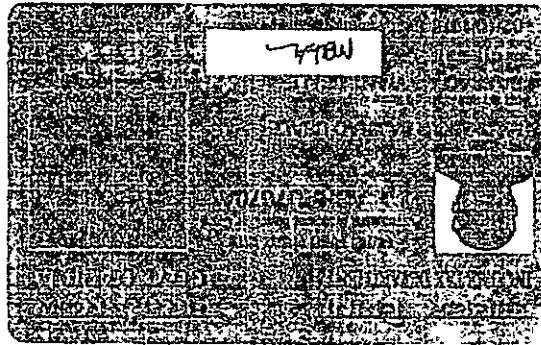


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27/03





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Joint S.U. Khabra's Name
JAYESH DEVENDRA MAHAJAN
JAYESH DEVENDRA MAHAJAN

ESIPM7092E
Permanent Account Number Card

शुद्धकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



कल्याण डोंबिवली महानगरपालिका, कल्याण

(सुधारीत बांधकाम परवानगी)



नगररचना विभाग
जा.क्र.कडॉमपा/नरवि/बाप/२७गावे/२०१९-२०/१६/२०१९
दिनांक - ११/१०/२०१९

प्रति,

श्री. बाळू लहू चौधरी व इतर

कु.मु.प.भा - मे. साई बालाजी बिल्डकॉन तर्फे श्री. भावेश मनिराल सेधानी व इतर

द्वारा - मे. स्थापत्य निर्माण तर्फे श्री. शिरीष गजानन नाचणे, डोंबिवली.

स्थापत्य अभियंता - श्री. अच्युत वाटवे.

विषय:- मौजे उंब्रोली, स.नं. १८, हि.नं. ५ व ६, स.नं. २० व स.नं. ४१, हि.नं. १/४ या भूखंडाचे एकत्रिकरणासह सुधारीत बांधकाम परवानगी मिळणेबाबत.

संदर्भ:- १) जा.क्र.कडॉमपा/नरवि/बाप/२७गावे/२०१९-२०/१६, दि. १९/१२/२०१९ रोजीची बांधकाम प्रारंभ परवानगी.

२) आपला दि. ०१/०६/२०१९ रोजीचा वास्तुशिल्पकार मे. स्थापत्य निर्माण तर्फे श्री. शिरीष नाचणे यांचेमार्फत सादर प्रस्ताव क्र. १२१९०६०१०१००.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म. प्रा. व न. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. १८, हि.नं. ५ व ६, मौजे उंब्रोली, मध्ये ७/१२ उताऱ्यानुसार १२१०.०० चौ.मी. क्षेत्राच्या भूखंडापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ११६८.०० चौ.मी. क्षेत्राच्या भूखंडावर शासनाचे दि. २९/०९/२०१६ रोजीचे ह.वि.ह. धोरणानुसार २४.०० मी. रुंद विकास योजना रस्त्याखालील क्षेत्राचा विचार करून एकूण ३४७.७० चौ.मी. बांधकाम क्षेत्रास संदर्भित पत्र क्र. १ अन्वये बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती.

सद्यस्थितीत स.नं. २० व स.नं. ४१, हि.नं. १/४ या भूखंडाचे एकत्रिकरणासहित एकूण १००२०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ९८५८.०० चौ.मी. क्षेत्राच्या भूखंडावर १२.०० मी. व २४.०० मी. रुंद रस्त्याने बांधीत क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन एकूण ९६५६.१४ चौ.मी. बांधकाम क्षेत्राचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ०१/०६/२०१९ च्या अर्नास अनुसरून पुढील शर्तीस अधिन राहून, तसेच हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम परवानगी देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतपत्र देण्यात येत आहे.

इमारत क्र. १ - तळमजला (ऑफिस)

इमारत क्र. २, विंग A ते D - स्टिफ्ट + पहिला मजला ते पंधरा मजले (रहिवास)

विंग E - स्टिफ्ट + पहिला मजला ते सहावा मजला (म्हाडाकसेत्र)

सहाय्यक संचालक, नगररचना विभाग
कल्याण डोंबिवली महानगरपालिका, कल्याण

- सदर सुधारीत बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मजबूतीकरण गुप्त संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात झालेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अर्जास लागू राहिलेले नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता-पुर्तयेच्या दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळल्यास परवानगी रद्द करून घेतली जाईल.
- सुधारीत बांधकाम परवानगी रद्द झाले असे समजल्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य अभियंता यांच्याकडे राहिलेले आहे.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम इमारती भोवती भोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.

दरत क्र. ११८०, २०१९
विभागाध्यक्ष, नगररचना विभाग



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
Mr. Balu Lahu Choudhari,
P.O.A. - M/s. SaiBalaji Buildcon through partner
Mr. Bhavesh Manilal Senghani & Other.
Architect - Mr. Shirish G. Nachane (M/s. Sthapatya Nirmaan)
Structural Engineer - Mr. Achyut Watave (M/s. J.W. Consultant)

With reference to your application dated 28/02/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S. No. 18, H.No. 5 & 6, S.No. 20, S.No. 41, J.H.No. 1/A, Village Umbroli, situated at Dombivali (East) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

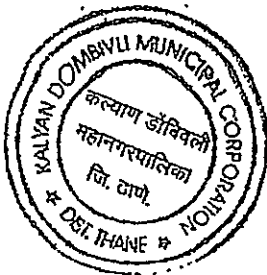
1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement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

Office No. KDMC/TPD/BP/27/Village/2019-20/10/61
Office Stamp
Date : 28/04/2022

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Yours faithfully,

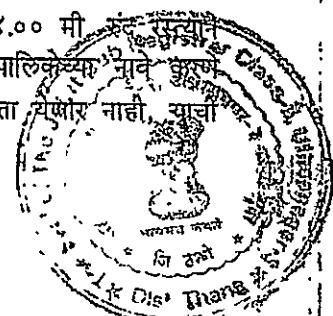
~~For Assistant Director of Town Planning,
Kalyan Dombivali Municipal Corporation, Kalyan.~~



- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्वं परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.) यांचे परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डॉ.बिबली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १५) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १६) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- १७) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- १९) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २०) बांधकाम पूर्णत्वाचा दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २१) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २२) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यामध्ये २४.०० मी रस्ता बांधित क्षेत्राची ताबा पावती व महसूल दफ्तरी ७/१२ उतारा महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करता येणार नाही, याची नोंद घ्यावी.

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

दाखला घेणेपूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
Mr. Balu Lahu Choudhari.
P.O.A. - M/s. SaiBalaji Buildcon through partner
Mr. Bhavesh Manilal Senghani & Other.
Architect - Mr. Shirish G. Nachane (M/s. Sthapatya Nirmaan)
Structural Engineer - Mr. Achyut Watave (M/s. J.W. Consultant)

With reference to your application dated 16/06/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S. No. 18, H.No. 5 & 6, S.No. 20, S.No. 41, H.No. 1/4, Village Umbroli, situated at Dombivali (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BP/27 Village | 2019-20 | 16/62

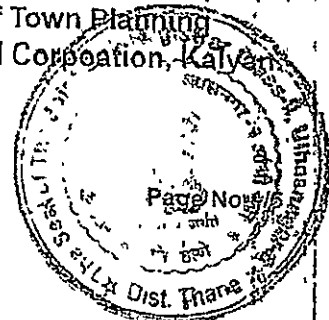
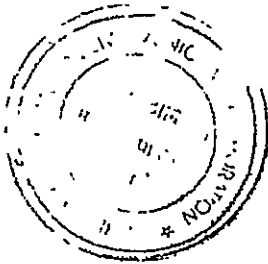
Office Stamp

Date : 09/05/2023 .

2019-20	16/62
क. ११८८	२०२३
११	१२

Yours faithfully,

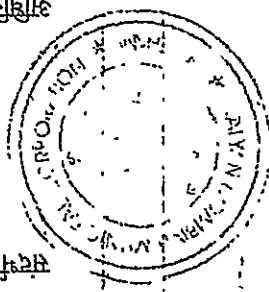
for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan



कल्याण जिवली महानगरपालिका
नगर स्वामी विभाग

सुधारित बांधकाम परवानगी क्र. **KDMC/TpD/BP/27/Village/2019-20/16/62**
 दि. ०९/०५/२०२१

संदर्भ : (१) जा.क.क.क.म.प./नवि/बा.प./२७गावे/२०१९-२०/१६/६१, दि. २८/०४/२०२१
 (२) बा.क.क.म.प./नवि/बा.प./२७गावे/२०१९-२०/१६/६१, दि. २८/०४/२०२१

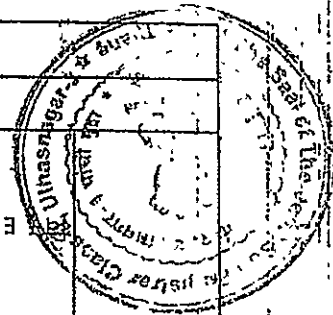


महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ चे कलम ४४ तसेच स.ग. व न.स. अधिनियम १९६६ चे कलम ४५ नुसार मोज-जोली, स.नं. १८, हि.नं. ५ व ६, स.नं. २०, स.नं. ४१, हि.नं. १/४ मध्ये ७/१२ उगाच्यानुसार १००२०.०० चौ.मी. क्षेत्राची किमान हद्दीनुसार ग्राह्य होणाऱ्या १८५८.०० चौ.मी. क्षेत्राच्या भूखंडावर Basic FSI व Ancillary FSI विषयात घेऊन तसेच आधुनिक महोदय यांनी मंजूर केलेले १०७९५.२८ चौ.मी. हद्दीवर बांधकाम करणेबाबत १२.०० मी. इतक्या खालील क्षेत्र विकास हक्क स्वक्यात विषयात घेऊन तसेच स.ग. आधुनिक महोदय यांनी मंजूर केलेले १०७९५.२८ चौ.मी. हद्दीवर बांधकाम करणेबाबत ३४८३४.०४ चौ.मी. बांधकाम क्षेत्रास हद्दीबाबत विकास करीत असणेबाबत सुधारित बांधकाम परवानगी प्रदान करण्यात आलेली आहे.

सुधारित बांधकाम परवानगी अर्जाबाबत Ancillary FSI व स्वक्याबाबत अर्जाबाबत आलेल्या FSI विषयात घेऊन तसेच १२.०० व २४.०० मी. इतक्या खालील क्षेत्र विकास हक्क स्वक्यात विषयात घेऊन तसेच स.ग. आधुनिक महोदय यांनी मंजूर केलेले १०७९५.२८ चौ.मी. क्षेत्राबाबत एकूण ४२५१५.११ चौ.मी. बांधकाम क्षेत्रास हद्दीबाबत विकास करीत असणेबाबत सुधारित बांधकाम परवानगी प्रदान करण्यात आलेली आहे.

बांधकामाचा तपशील :-

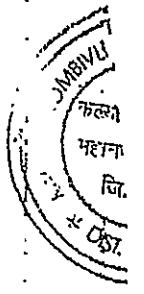
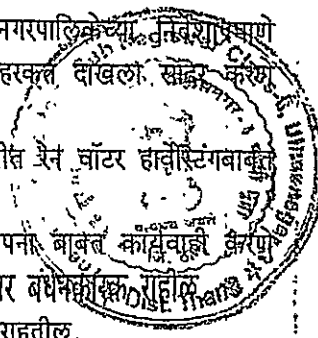
क्षेत्र	विभाग	बांधकामाचा तपशील	क्षेत्र (चौ.मी.)
क्षेत्र	विभाग	बांधकामाचा तपशील	क्षेत्र (चौ.मी.)
—	—	तळमजला + पहिला मजला (कॉफीस)	४५३.८०
विभाग A+D	विभाग	द्वितीय + पहिला मजला ते एकवीस मजले (रिहास)	१६२११.२६
विभाग B	विभाग	द्वितीय + पहिला मजला, ते एकवीस मजले (रिहास)	८४९.६३
विभाग C	विभाग	द्वितीय + पहिला मजला, ते अकरा मजले (रिहास)	४३३५.३३
द्वितीय क. २	द्वितीय क. २	द्वितीय + चौथा मजला (घ) + पाचवा मजला ते चौवीस मजले (रिहास)	१२१७४.४४
पहिला मजला ते तिसरा मजला + चौथा मजला (घ)		पहिला मजला ते तिसरा मजला + चौथा मजला (घ)	२१३४८.८२
कलब हॉलस		कलब हॉलस	३०२.६५
एकूण बांधकाम क्षेत्र (सुधारित क्षेत्र बाबत)		एकूण बांधकाम क्षेत्र (सुधारित क्षेत्र बाबत)	४२५१५.११



१९/०५/२०२१
 १९/०५/२०२१

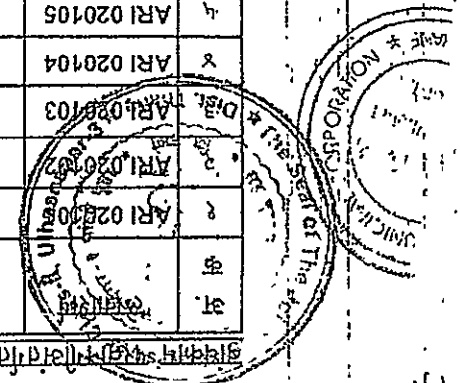
- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- ८) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) यांचे परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा विमाण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या जलनिःसारण विभागाचे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १५) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हाव्हीसिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १६) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कायद्याची अंमलबजावणी तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- १७) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

- १९) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.



क्र.	अ.	लेखा क्र.	रकम	भावनी क्र.	दिनांक	वापसीचा प्रकार	धरा
१	१	ARI 02008	2,68,189	AC 42014	31/03/2023	वापसीचा प्रकार	धरा
२	२	ARI 020103	38,965/-	AC 42015	31/03/2023	वापसीचा प्रकार	धरा
३	३	ARI 020104	4,94,912/-	AC 42015	31/03/2023	वापसीचा प्रकार	धरा
४	४	ARI 020105				वापसीचा प्रकार	धरा
५	५	ARI 020106				वापसीचा प्रकार	धरा
६	६	ARI 020107				वापसीचा प्रकार	धरा
७	७	ARI 020108				वापसीचा प्रकार	धरा
८	८	ARI 020109				वापसीचा प्रकार	धरा
९	९	ARI 020110	14,42,225/-	AC 42015	31/03/2023	वापसीचा प्रकार	धरा

बचकाम पूर्णत्वाचा दाखला प्राप्त झाल्याने वरिल रकम वापसी करावी.



- २०) बचकाम पूर्णत्वाचा दाखला प्राप्त झाल्याने वरिल रकम वापसी करावी.
- २१) सदर प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने सदर बचकाम परवानगी रद्द समजावण्यात येईल.
- २२) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- २३) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- २४) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- २५) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- २६) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- २७) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- २८) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- २९) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.
- ३०) प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.

Handwritten notes and stamps including 'SEIAA' and 'BACHKAM'.

उपरोक्त रकम वापसी करावी.

प्रकल्प शुद्धी व अर्पण माहिती दिली असल्याने वरिल रकम वापसी करावी.

११	ASI 010304	23,37,900/-	AC 42018	31/03/2023		
१२	ASI 010513	8,29,799/-	AC 42016	31/03/2023		
१३	ASI 010518	6,70,472	AC42024	31/03/2023		
१४	ASI 020519	14,42,225/-	AC 42025	31/03/2023		
	Total	75,24,687/-				

सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण.

प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी 'ई' प्रभाग क्षेत्र.

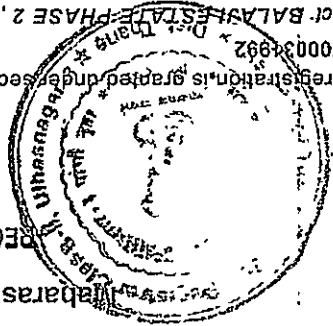
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११/०३/२०२३
४२



11	03/12/2021	03/12/2021
11	03/12/2021	03/12/2021
11	03/12/2021	03/12/2021

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 P51700034992
 Project BALAJI ESTATE PHASE 2, Plot Bearing / CTS / Survey / Final Plot No : SURVEY NO 18/5, 18/6, 20, 41-1/4 at Umbroli (553037), Ambarnath, Thane, 421204.

1. M/S Sai Balaji Buildcon having its registered office / principal place of business at Tehsil Kurla, District Mumbai Suburban, Pin 400080.

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 (1) of sub-section (2) of section 4 read with Rule 5,

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 The Registration shall be valid for a period commencing from 03/12/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
 The promoter shall comply with the provisions of the Act and the rules and regulations made there under; That the promoter shall take all the pending approvals from the competent authorities

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

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

Dated: 03/12/2021
 Place: Mumbai

Signature valid
 Digitally Signed by
 Dr. Vasant Premchand Prabh
 (Secretary, Maharashtra)
 Date: 03-12-2021 11:12:56

S. V. Tarte

B. Com. LLB

Advocate & Notary

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist Thane.
Phone : 2820491 Mob : 9821313285

FORMAT -A
(circular No 28/2021)

To,
MahaRERA,

LEGAL TITLE REPORT

Sub. Title clearance certificate with respect to Survey No 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq mtrs, situated at Revenue Village Umbroh, Taluka Ambermath, District Thane

1) I have investigated the title of the said plot on the request of Shri Balu Lahu Chaudhary, Shri. Jaywant Khandu Thombie & M/S SAI BALAJI BUILDCON and following documents i.e' :-

1. Description of the property Survey No 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq mtrs, situated at Revenue Village Umbroh, Taluka Ambermath, District Thane.

2. Satbara, ferfar.

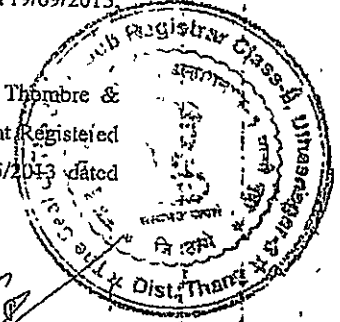
3. 7/12 extract or property card issued by. Tahasildar Kalyan, dated 19/09/2013, L/O 2023, mutation entry no. 1323.

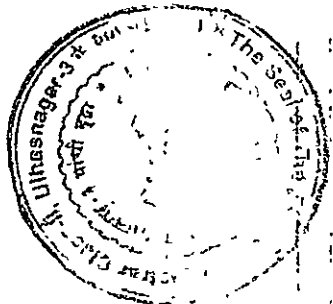
4. Development Agreement executed between Shri Balu Lahu Chaudhary & M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ulhasnagar 3, under Document no. 5627/2013 dated 19/09/2013, property area admeasuring 5516 sq.mtrs.

5. Development Agreement executed between Shri Jaywant Khandu Thombre & M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ulhasnagar 3, under Document no 5625/2013 dated 19/09/2013, property area admeasuring 1104 sq.mtrs.

6. Search report for 30 years from 1992 till 2021

उहव-३
19/09/2013, L/O 2023
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5542
19/12/13
Parcel of Land bearing Survey No. 18/5, Survey No. 18/6, Survey No. 20, property area measuring 1104 sq.mts (as per 7/12 extract).

And since then Shri. Jaywant Khandu Thombre are the absolute owner of the Piece and Parcel of Land bearing Survey No. 18/5, 18/6, 20, to Shri. Jaywant Khandu Thombre, the said Sale Deed / Kharedikhat is registered on 19/09/2013 with Sub Registrar Uthasnagar 3, Under Document No. 5622/2013. Shri. Gautam Shripat Patil and others have sold Piece and Parcel of Land bearing Survey No. 18/5, 18/6, 20, to Shri. Balu Lahu Chaudhary, the said Sale Deed / Kharedikhat is registered on 19/09/2013 with Sub Registrar Uthasnagar 3, Under Document No. 5621/2013. And since then Shri. Balu Lahu Chaudhary are the absolute owner of the Piece and Parcel of Land bearing Survey No. 18/5, Survey No. 18/6, Survey No. 20, property area measuring 5516 sq mts (as per 7/12 extract)

Mutation Entry wise title flow:

- 1 Survey No. 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq.mts.
- 2 On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri. Balu Lahu Chaudhary & Shri. Jaywant Khandu Thombre is clean, marketable and without any encumbrances. Further, M/S SAI BALAJI BUILDCON holds development rights of the land
- 3 The plot reflecting the flow of the title of the Shri. Balu Lahu Chaudhary & Shri. Jaywant Khandu Thombre and M/S SAI BALAJI BUILDCON on the said land is enclosed herewith as annexure.

S. V. Tarte
B Com, LLB
Advocate & Notary

Arthant Pyja CHS Ltd, Ground Floor,
Nr Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204 Dist. Thane.
Phone : 2820491 Mob : 9821313285

S. V. Tarte

B. Com. LLB

Advocate & Notary

Arihant Puja CHS Ltd., Ground Floor,
Nr Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone : 2820491 Mob : 9821313285

Afterwards, Shri Balu Lahu Chaudhary and Shri Jaywant Khandu Thombre entered in to Development Agreement with M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ujhasnagar 3, under Document no. 5627/2013 and 5625/2013 dated 19/09/2013 and hence M/S SAI BALAJI BUILDCON are possess clear and marketable title of the above mentioned property.

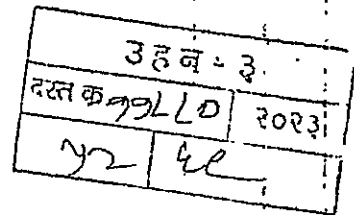
(M/S SAI BALAJI BUILDCON) on the said land is enclosed herewith as annexure.

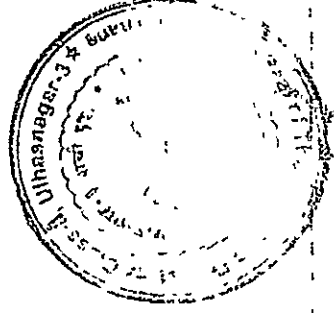
Encl . Annexure.

Dated : 07/10/2021



Advocate & Notary





93 42
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 BUILDCON to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc

In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred M/S SAI BALAJI BUILDCON to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc

owner of the said land
 M/S SAI BALAJI BUILDCON and since then M/S SAI BALAJI BUILDCON are the absolute Registrar Uthasagar 3, under Document no. 6794/2016 dated 30/06/2016, and hence to M/S SAI BALAJI BUILDCON the said Sathakhat/Sale Deed Registered with Sub Afterwards, Smt. Nirabai Dharm Patil and others have sold the said property

Patil and others
 Village Umbrali, Taluka Ambarnath, Dist. Thane was belonging to Smt Nirabai Dharm admeasuring 3400 sq mtrs, Revenue Village Umbrali, Taluka Ambarnath, Revenue Initially a piece and parcel of land bearing Survey No. 41, Hissa No. 1/4 area

of the said property. On scrutiny of all my detailed report of the same is as under.
 past 30 years i.e. from 1992 to 2021. Further I have also perused the documents of title described property. I have taken searches in the offices of the Sub-Registrar Kalyan for With a view to investigate the title of M/S SAI BALAJI BUILDCON to the above

District Thane and within the local limits of Kalyan Dombivli Municipal Corporation.
 and within the jurisdiction of the Sub-Registration District Ambarnath and Registration admeasuring 3400 sq mtrs, Revenue Village Umbrali, Taluka Ambarnath, District Thane PROPERTY: All that piece of parcel land of bearing Survey No. 41, Hissa No. 1/4 area

NON ENCUMBRANCE TITLE CERTIFICATE
 Cum
SEARCH REPORT

Arhami Pujya CHS Ltd, Ground Floor,
 Nt. Tarte Plaza, Gandhi Nagar,
 Dombivli (E) 421 204, Dist. Thane.
 Phone : 2820491 Mob : 9821313285

S. V. Tarte
 B Com LL.B.
 Advocate & Notary

S. V. Tarte

B. Com. LL.B.

Advocate & Notary

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone . 2820491 Mob : 9821313285

Under the circumstances, therefore in my opinion S M/S SAI BALAJI BUILDCON bears a clear and marketable title without any encumbrances to the above described Property.

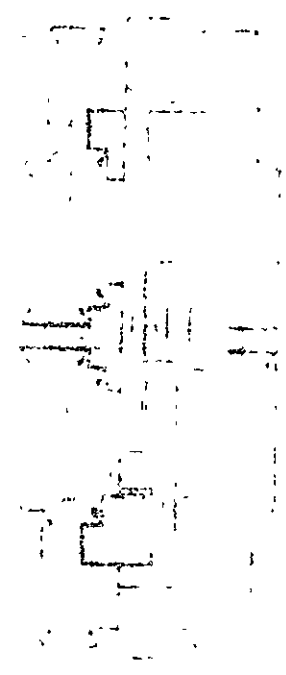
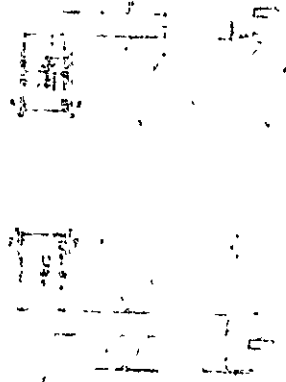
Date : 07/10/2021



S.V. TARTE
Advocate & Notary

उद्देश - ३	
दस्तावेज क्र १२७	२०२३
५२	४९





उहल-३।	
दस्त कर ७५०	२०२३
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ASSISTANT SURVEYOR IN CHARGE
MUNICIPAL CORPORATION, THANE

THANE

NAME & ADDRESS OF THE APPLICANT
 NO. OF FLOORS TO BE BUILT
 STREET / LOCALITY / DISTRICT
 NAME & ADDRESS OF ARCHITECT

DATE OF ISSUE OF THIS PLAN

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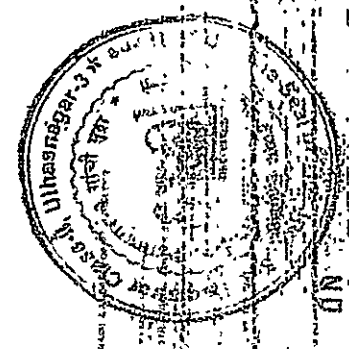
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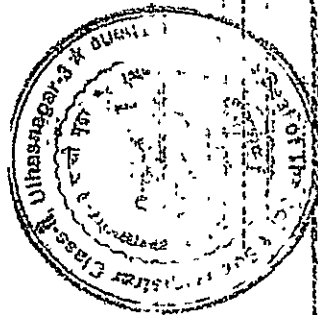
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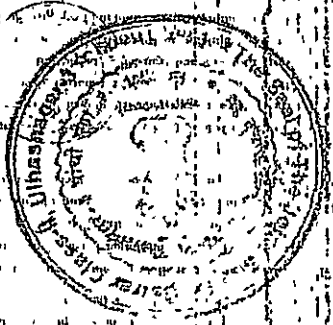
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TO THE HONORABLE
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[Illegible Address]

TO THE HONORABLE
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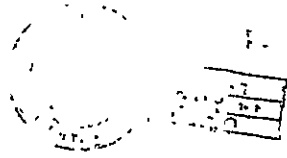
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FOR THE DISTRICT OF COLUMBIA
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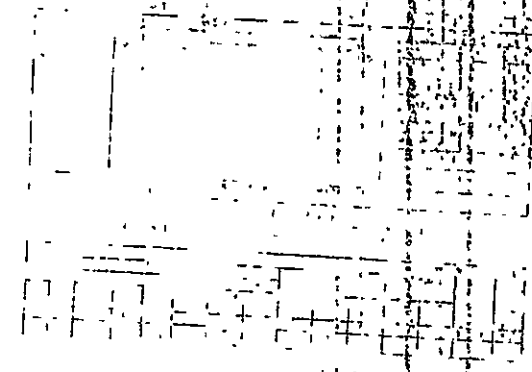
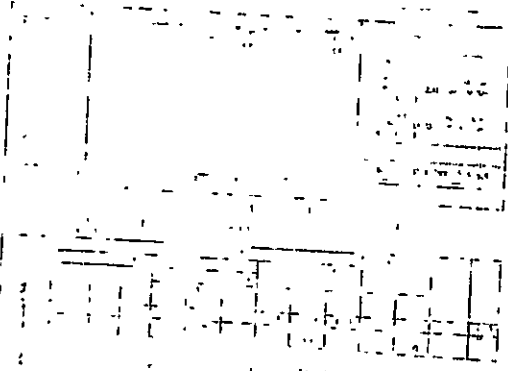
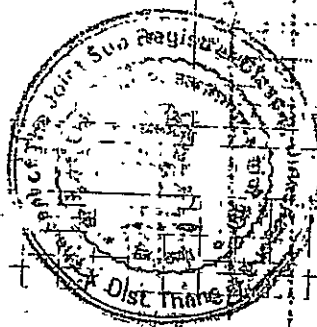
10 OCT 1966

SPECIAL POWER OF ATTORNEY
FOR A TOWN OF THE DISTRICT OF COLUMBIA

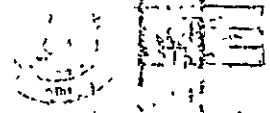
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पञ्जाब प्रान्त
राज्य प्रशासन
सचिवालय
लुधियाना

5 फरवरी 1988
श्री. महाशय चन्द्रा दत्त
ARVIND GOLO
SI. HASH CHANDRA DATT
0804/1988
AWMP/31421



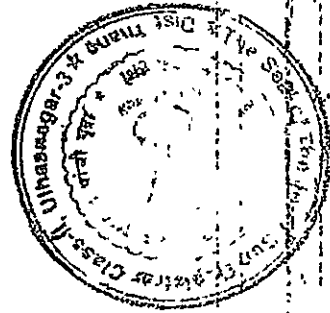
पञ्जाब प्रान्त
राज्य प्रशासन
सचिवालय
लुधियाना

उहव - 3	
दस्तावेज नं. 99770	2023
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पञ्जाब प्रान्त
राज्य प्रशासन
सचिवालय
लुधियाना

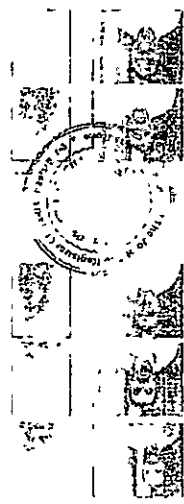




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339/11880

सोमवार, 09 ऑक्टोबर 2023 10:30 म.पू.

दस्त सोपवारा भाग-1

उहण3

दस्त क्रमांक: 11880/2023

दस्त क्रमांक: उहण3/11880/2023

वाजार् मूल्या: रु. 12,13,500/-

मोवदला रु. 24,01,471/-

भरलेले मुद्रांक शुल्क: रु. 1,68,200/-

नोंदणी फी माफी अज्ञात तपशिल :-

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

दु नि. सह दु. नि. उहण3 याचे कार्यालयान

पावती 14073

पावती दिनांक: 09/10/2023

अ. क्रं 11880 वर दि.09-10-2023

सादरकरणाराचे नाव एकनाथ भिकाजी पालकर :-

रोजी 10.29 म.पू. वा. हजर केला.

नोंदणी फी

रु. 24100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठाची संख्या. 68

एकूण: 25460.00

दस्त हजर करणाऱ्याची मही:

Sub Registrar Uhasnagar 3

Sub Registrar Uhasnagar 3

दस्तावा प्रमाणर. करणाऱ्या

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुबई महानगर प्रदेशात विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार् मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात

शिक्का क्रं. 1 09 / 10 / 2023 10 29 08 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 09 / 10 / 2023 10 : 30 : 18 AM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजारी जोडलेली पूरक कागदपत्रे ही अस्तित् व खरी आहेत, तथापि छोटी/बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस आम्ही व्यतीत जबाबदार राहू

लिहून देणार

लिहून देणार



09/10/2023 11:01 AM

सं. १२५२
सं. ११८०/२०२३

सं. ११८०/२०२३

सं. ११८०/२०२३

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सं. ११८०/२०२३

सं. ११८०/२०२३

Sr.	Purchase Type	Verification no/Vendor	GRN/Licence	Amount	Used	AI	Debase Number	Debase Date
1	EKNATH BHKALI PALKAR GSHIR/Sample Receipt	MH009151990202324R	MH009151990202324R	168200.00	SD		0004802519202324	09/10/2023
2	EKNATH BHKALI PALKAR DHC		102305651247	1360	RF		1023056511247D	09/10/2023
3	EKNATH BHKALI PALKAR ESBTR/SimpleReceipt	MH009151990202324R	24100		RF		0004802519202324	09/10/2023

[SD Stamp Duty] [RF Invoice / Rate/ Fee] [DHC Document Handling Charges]

Know Your Rights as Registrants

1. Copy of the concerned document for correctness through Download (if page on a side) printout after scanning.

2. Get print immediately after its valid.

For feedback, please write to us at feedbacksant@gmail.com



Case No. 1880/2023

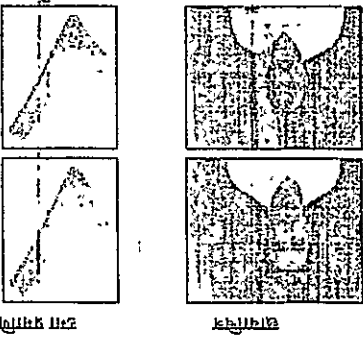
Payment Details

Sub-Registrar Maharashtra

दिनांक 05 ऑक्टोबर 09/10/2023 11:01 AM

दिनांक 10 ऑक्टोबर 09/10/2023 11:00 51 AM

जाहील वारंदात वही की खतर धरून
९९९० अर्ज वही अर्जात
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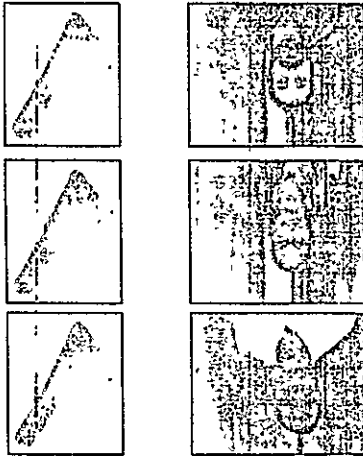


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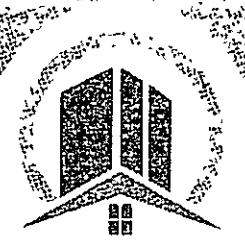
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SAI BALAJI BUILDCON

Balaji Estate, Sales Lounge, Khoni-Umbharli road, Village Umbharli, Dombivali East 421 204.

DEMAND LETTER

Date :- 10-10-2023

To,

Name:- Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar

Address:- 393, Ghadashivadi Padavan Lanja, Ratnagiri, Veravli Khurd, Lanja Ratnagiri, Maharashtra-416701.

Contact No:- 9004065516/8369767656.

Dear Sir,

We would like to inform you that you have purchased & registered Flat No.2112, E Wing (BHOOMI) on 21st floor in the project named "Balaji Estate Phase 2" at Survey No.18/5, 18/6, 20 & 41-1/4, Village: Umbroli, Tal: Ambernath, Dist: Thane, Maharashtra. As per the Booking Letter & the terms & conditions there in total cost of the flat is Rs.24,01,471/- (Rupees Twenty Four Lakh One Thousand Four Hundred and Seventy One Only).

In view of the above an amount of Rs.2,40,148/- (Rupees Two Lakh Forty Thousand One Hundred and Forty Eight Only) is paid by you.

We would like to inform you that in line with the payment schedule, your amount against this flat booking is due and payable for 35% (On Commencement of Work+ Completion of Plinth), You are therefore requested to pay the balance amount of Rs.8,40,514/- (Rupees Eight Lakh Forty Thousand Five Hundred and Fourteen Only), kindly make the payment at the earliest. Find the details as per mention Blow:

Sr. No	Particulars	Amount
Flat No. E-2112 (Bhoomi)		
1.	Agreement Value	24,01,471/-
2.	Total Received Amount (10%)	2,40,148/-
3.	Current Demand 45%(On Commencement of Work)	10,80,662/-
4	Total Balance Due Amount (35%)	8,40,514/-
Total In Words- Rupees Eight Lakh Forty Thousand Five Hundred and Fourteen Only.		

Please send us the DD/Cheque in favor of "Sai Balaji Buildcon-Balaji Estate Phase 2" or make the transfer to the below given account:

RTGS/NEFT DETAILS:

Sai Balaji Buildcon - Balaji Estate Phase 2

Account No.0183102000028680

Account Type : Current Account

Bank: IDBI Bank

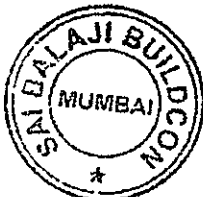
Branch: CBD Belapur

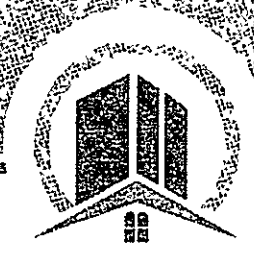
IFSC: IBKL0000183.

***Due Amount to be paid within 7 Days. Delayed Payment will be charged @ 18% p.a.**

Thanking you,

Sai Balaji Buildcon





SAI BALAJI BUILDCON

Balaji Estate, Sales Lounge, Khoni-Umbharli road, Village Umbharli, Dombivali East 421 204.

To:

Date: 10-10-2023

The Assistant General Manager
State Bank of India
RACPC, Kalyan West

Dear Sirs,

We, SAI BALAJI BUILDCON, and here by certify that:

1. We have transferable rights to the property described below, which has been allotted by us to Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar (herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 09th October 2023 (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	2112
Building No./Name	BHOOMI / E
Plot No	Survey No.18/5,18/6,20 & 41-1/4
Street No./Name	Manpada - Umbroli Road
Locality Name	Vill: Umbroli
Area Name	Vill: Umbroli
City Name	Dist-Thane, DOMBIVALI EAST
Pin Code	421204

2. That the total consideration for this transaction Rs.24,01,471/- (Rupees Twenty Four Lakh One Thousand Four Hundred and Seventy One Only)towards sale document and Rs.24,01,471/- (Rupees Twenty Four Lakh One Thousand Four Hundred and Seventy One Only).

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

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

Sai Balaji Buildcon

Partner



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

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

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

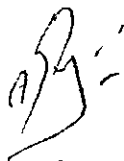
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "SAI BALAJI BUILDCON-BALAJI ESTATE PHASE 2", Bank Name-IDBI BANK Branch, CBD BELAPUR Account No. 0183102000028680".

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar ", and forward the same to you directly.

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

Yours faithfully,

Sai Balaji Buildcon



Partner

M/s Sai Balaji Buildcon



Balaji Estate Phase 2 - Cost Sheet

Particulars	Regular Scheme	
Tower/Wing	E-BHoomi	
Type Of Flat	COMPACT-1BHK	
Carpet Area(sq.ft)(as per RERA Act)	291	
Floor	21	
Unit No.	2112	
One Time Club House Membership	66300	
Development Charges	121550	
Society Formation Charges	35600	
Car Parking (if any)	0	
Total Agreement Value	2401471	
Payment Schedule	Percentage	Amount
Earliest Money	1%	54000
On Booking (within 15 days of Applications)	5%	120074
On Execution of Agreement (within 15 days from the date of Application)	4%	66074
On Commencement of Work	20%	480294
On Completion of Plinth	15%	360221
On Completion of 1st Slab	3%	48029
On Completion of 3rd Slab	2%	48029
On Completion of 5th Slab	2%	48029
On Completion of 7th Slab	2%	48029
On Completion of 9th Slab	2%	48029
On Completion of 11th Slab	4%	96059
On Completion of 13th Slab	4%	96059
On Completion of 15th Slab	4%	96059
On Completion of 17th Slab	4%	96059
On Completion of 19th Slab	4%	96059
On Completion of 21st Slab	4%	96059
On Completion of 23rd Slab	4%	96059
On Completion of 24th Slab	4%	96059
On Completion of 25th Slab	4%	96059
On Completion of Brickwork, Internal Plastering, Flooring, Doors, Windows, sanitary fitting, staircase, lift walls, lobbies	1%	24015
On Completion of External Plumbing, Plastering, Elevation, Terrace water proofing	1%	24015
On Completion of Lifts, water pumps, electrical fittings, Electro-Mechanical & Environmental Requirements	2%	48029
On Possession	5%	120074
Grand Total	100%	
Stamp Duty @ 7% Approx (as applicable in law)	168103	
Registration Charges (as applicable in law)	24,515	
1% GST	24,015	
Total Registration Charges	216632	
TOTAL COST TO CUSTOMER	26,18,103	
Special Pre-Launch Scheme-0 Stamp Duty	-168103	
Net All Inclusive Price	24,50,000	



* Earnest Money &/ Booking Amount is NON REFUNDABLE

* Cheque(s) to be issued in favour of SAI BALAJI BUILDCON-BALAJI ESTATE PHASE 2

* GST is applicable @ 1% on Agreement Value & @ 18% on Possession Charges & is subject to changes as per government policies

* Any other taxes, Government charges will be as applicable / or on actuals

* Society charges, property tax, maintenance charges as applicable at the time of possession.

* All charges are subject to change

* Withdrawal of Agreement (if any) within 30 days subject to booking

* Withdrawal of Agreement (if any) after 30 days of payment of Earnest Money

* Withdrawal of Agreement (if any) after 30 days of payment of Earnest Money & 5000/- will be applicable at the time of Registration

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Site Office - BALAJI ESTATE, Sai Balaji Buildcon,
Khoni-Umbharli Road, Umbharli Gaon, Near
Manpada, Dombivali East, Maharashtra - 421203

BALAJI ESTATE

RECEIPT NO. 1319


Date: 04/10/2023

RECEIVED WITH THANKS FROM

SHRI/SMT. Eknath Palkar

Rs. 66,074/-

THE SUM OF REPEES Sixty Six Thousand Seventy Four Only -

BY	DATE	DETAILS			PROJECT NAME BALAJI ESTATE PHASE - 2
<input checked="" type="checkbox"/> CHEQUE	<u>03/10/2023</u>	<u>Chq. No - 000107</u> <u>Bank of Baroda</u>			
<input type="checkbox"/> UPI					
<input type="checkbox"/> NEFT / RTGS					
INSTALMENT	PAYMENT	FLAT NUMBER	WING/BUILDING	FLOOR	 ACCOUNTANT'S SIGNATURE
<u>OCR</u> <u>III</u>	<input type="checkbox"/> ADVANCE	<u>2112</u>	<u>E</u> <u>BHOOMI</u>	<u>21st</u>	
	<input type="checkbox"/> PART			<u>Floor</u>	
	<input type="checkbox"/> FULL				
*PAYMENT BY CHEQUES ARE ACKNOWLEDGED SUBJECT TO REALISATION.					

