



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

06/09/2019

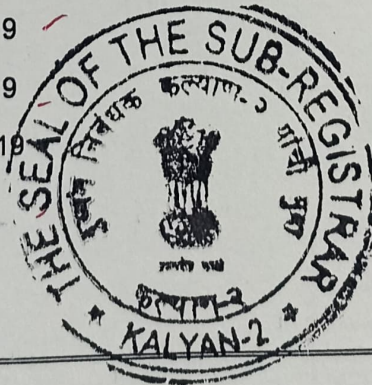
दस्त क्रमांक : 12281/2019

नोंदणी :

Regn:63m

गावाचे नाव : नेतिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4331132
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3230000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे नेतिवली, तालुका कल्याण, जिल्हा ठाणे, येथील सर्वे नं. 4-ए हिस्सा नं. 2(पैकी), सी.टी.एस. नं. 685, यावरील बांधलेले बील्डींग KOHINOOR LUXURIA सदनिका नं. 808 आठवा मजला क्षेत्र 36.31 चौ. मी. कारपेट. आणि आंगण सोबत 5.36 चौ. मी., आणि बॅलकनी 2.23 चौ. मी. कारपेट. ( ( Survey Number : 4-A ; HISSA NUMBER : 2(pai kee) ; ) )
(5) क्षेत्रफळ	1) 43.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. कोहिनूर लक्षरिया तर्फे मालक श्री. शंकर प्रीतमदास होतचंदानी यांचे तर्फे कुलमुखत्यारधारक श्री. कमलेश के. नागराणी वय:-43; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पहीला मजला, , इमारतीचे नाव: सागरिका अपार्टमेंट,, ब्लॉक नं: तिरुपति अपार्टमेंटच्या समोर, रीजन्सी हॉटेलच्या जवळ, चोपडा कोर्ट रोड,, रोड नं: उल्हासनगर-3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADPH3639R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कमलेश मल्हारी सोनावणे वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. डी-301,, माळा नं: -, इमारतीचे नाव: पूजा कॉम्प्लेक्स, अम्रल रोड,, ब्लॉक नं: विजय नागर, अमराई पोलीस स्टेशनच्या जवळ,, रोड नं: काटेमानिवली, कल्याण, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-CSFPS8833Q 2): नाव:-ज्योती कमलेश सोनावणे वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. डी -301,, माळा नं: -, इमारतीचे नाव: पूजा कॉम्प्लेक्स,, ब्लॉक नं: अम्रल रोड, विजय नागर, पोलीस स्टेशनच्या जवळ,, रोड नं: काटेमानिवली, कल्याण, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-CKXPS9943R
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	12281/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	260000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वग-२  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

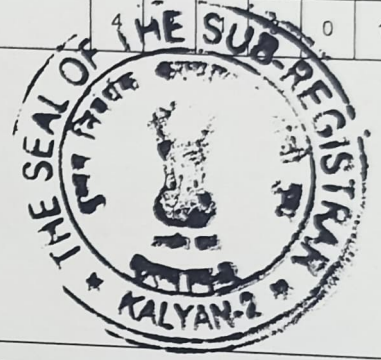


CHALLAN  
MTR Form Number-6



GRN	MH006023014201920E	BARCODE		Date	05/09/2019-17:22:28	Form ID	25.2
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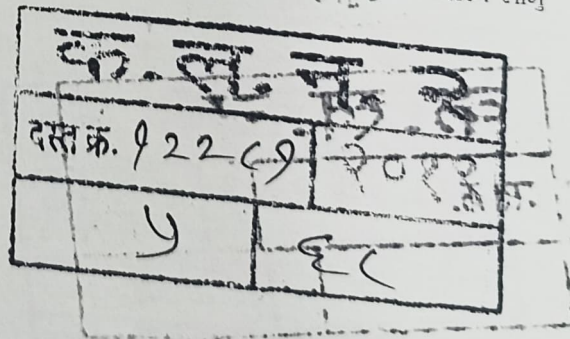
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)			
Office Name		KLN2_KALYAN 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)		CSFPS8833Q	
Location		THANE		Full Name		KAMLESH M SONAWANI	
Year		2019-2020 One Time		Flat/Block No.		FLAT NO. 808, KOHINOOR LUXURIA	
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Stamp Duty		260000.00		Road/Street		NETIWALI	
0030063301 Registration Fee		30000.00		Area/Locality		KALYAN	
				Town/City/District			
				PIN			
				Remarks (If Any)			
				SecondPartyName=NIL~			
				Amount In		Two Lakh Ninety Thousand Rupees Only	
Total		2,90,000.00		Words			



Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				02300042019090537747		192489434228	
Name of Bank				Bank Date		RBI Date	
Name of Branch				05/09/2019-17:24:55		Not Verified with RBI	
				Bank-Branch		BANK OF MAHARASHTRA	
				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.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी, सदर चलन लागू नाही.  
Mobile No. : 9321712929

*Kamlesh M Sonawani*  
*Sonawani*



# AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN

ON THIS 06 DAY OF 09 2019

BETWEEN

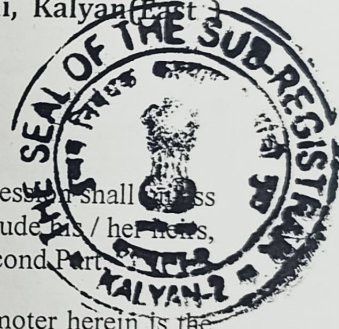
Shri Shankar Pritamdas Hotchandani, aged about 48 years, occupation Business, carrying on his business in the name and style as "Kohinoor Luxuria" a sole proprietary concern, Office at Sagarica Apartment, First Floor, Opposite Tirupati Apartment, Near Regency Hotel, Chopra Court Road, Ulhasnagar - 421003 hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns ) being the Party of the First Part.

AND

- 1) **MR KAMLESH MALHARI SONAWANE** aged about 30 years, Occupation **SALARIED**, residing at **D-301, Pooja Complex, Amral Road, Vijay Nagar, Near Amrai Police Station, Katemanivali, Kalyan(East) -421306.**
- 2) **MRS JYOTI KAMLESH SONAWANE** aged about 30 years, Occupation **SALARIED**, residing at **D-301, Pooja Complex, Amral Road, Vijay Nagar, Near Amrai Police Station, Katemanivali, Kalyan(East) -421306.**

**E Mailed Id : [kamleshmsonawane@gmail.com](mailto:kamleshmsonawane@gmail.com)**

hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part.



WHEREAS Shri Shankar Pritamdas Hotchandani viz. the Promoter herein is the Owner of all that piece and parcel of land lying, being and situated at village Netivali, Taluka Kalyan, District Thane, bearing Survey No. 4 -A Hissa No. 2 (part) admeasuring 2520 sq. metres and also bearing corresponding City Survey No. 685 admeasuring 2396.20 sq. metres now within the limits of the Kalyan Dombivali Municipal Corporation.

AND WHEREAS the said property is converted to Non-Agricultural Assessment by and the order issued by Tahsildar Kalyan under No. Mahasul / T-2 / Jaminbab / Vinishchiti / Mauje Netivali / SR263 / 2016 dated 25.10.2016 to the Town Planning Authority, Kalyan Dombivali Municipal Corporation and further the Promoter obtained the building permission from the Kalyan Dombivali Municipal Corporation under No. KDMP/NRV/BP/ KV/2017-18/76 dated 22.12.2017 further revised under No. KDMP/NRV/BP/KV/2017-18/76/57 dated 27.08.2018 and during the course of sanction an area admeasuring 105 sq. metres stood deducted for road set back area and sanctioned was accorded on the balance land admeasuring 2291.20 sq. metres hereinafter called and referred to as the "said property" and more particularly described in the Schedule hereunder written.

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*Shankar*

*P. Jyoti*

*Shankar*

AND WHEREAS the Promoter is well and sufficiently entitled to develop and construct a building comprising of Stilt (part), Ground (part), First to Eleven Floor Plus Twelfth Floor (part) – residential and commercial building.

AND WHEREAS according to terms of the said sanction plan the Promoter has to construct and handover office no. 1 on second floor in the said building to the Kalyan Dombivali Municipal Corporation admeasuring 96.60 sq. metres and further carve out and earmark a portion of land 3.20 metres x 7.85 metres as amenity space denoted for transformer to the Kalyan Dombivali Municipal Corporation as shown on the plan annexed hereto.

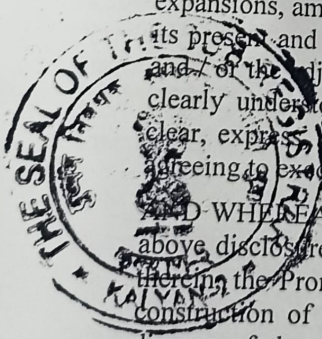
AND WHEREAS the Promoter has further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible to be used and utilized on the said property as may be granted by the Kalyan Dombivali Municipal Corporation and further the Promoter have given the clear inspection of the plans and specifications to the Purchaser herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extensions in respect of the said property.

AND WHEREAS the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force;

AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose off the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / units;

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein the above facts of changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / of the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same by executing / agreeing to executing this agreement.

AND WHEREAS as per the above recited agreements and permissions as well as above disclosures and further course of development, modification or expansion herein the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats/units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / units to convey the said land together with the building constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective flats / shops / units;



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

AND WHEREAS the Purchaser is offered a flat / shop unit No 808 on the 8<sup>th</sup> floor, admeasuring 36.31 sq. mt. carpet plus Patio of 5.36 sq. mt. plus balcony of 2.23 sq. mt. in Building known as "Kohinoor Luxuria" along with the right to use the areas of cupboards as per the sanction plan plus the right to use the balcony Areas (to be enclosed) dry area and flower bed if any attached to the flat premises (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written. (Please Note: The flat cost is only on the basis of carpet area)

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

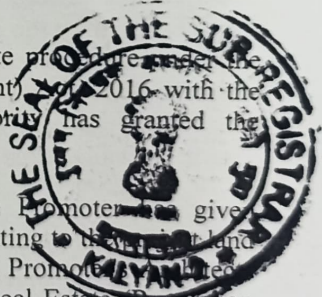
AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

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

AND WHEREAS the Promoter has followed the requisite procedure under the provisions of the Real Estate (Regulation & Development) Act 2016 with the Real Estate Regulatory Authority and the said authority has granted the registration bearing No. P51700017990 dated 03/10/2018.

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

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively



*Kanhaiya*

*Prashanti*

*Sanjay*

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

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

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat / Shop being No 808 on 8<sup>th</sup> floor in the building known as "Kohinoor Luxuria" being constructed on the said property described in the First Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 36.31 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

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

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908 in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

The Promoter shall construct the said building/s presently as per the attached plans and permissions on the said property described in the



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Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

- 1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat / shop unit No **808** on the **8<sup>th</sup>** floor, admeasuring **36.31** sq. mt. carpet plus Open Terrace / Patio of **5.36** sq. mt. plus balcony of **2.23** sq. mt. in Building known as "**Kohinoor Luxuria**" along with the right to use the areas of cupboards as per the sanction plan plus the right to use the balcony Areas (to be enclosed) dry area and flower beds if any attached to the flat premises hereinafter referred to as the said "premises" as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs **43,31,132/-** ( Rupees **Forty Three Lakhs Thirty One Thousand One Hundred & Thirty Two Only** )
- 1(b) The Purchaser has agreed and assured to pay the total consideration of Rs **43,31,132/-** (Rupees **Forty Three Lakhs Thirty One Thousand One Hundred & Thirty Two Only**) to the Promoter in the following manner

- 10% Booking  
12% On Commencement Of 2<sup>nd</sup> Slab  
12% On Commencement Of 4<sup>th</sup> Slab  
12% On Commencement Of 6<sup>th</sup> Slab  
12% On Commencement Of 8<sup>th</sup> Slab  
12% On Commencement Of 10<sup>th</sup> Slab  
12% On Commencement Of 12<sup>th</sup> Slab  
10% On Commencement Of Brick Work  
6% On Commencement Of External Plaster  
2% Before/On Possession

The Cheque / DD / Pay order to be drawn in favour to

M/s. Kohinoor Luxuria, a sole proprietary concern through its sole proprietor Shri Shankar Pritamdas Hotchandani

Kohinoor Luxuria RERA A / C No: 9413730504

Kotak Mahindra Bank IFSC CODE: **KBK0006500** with **Ulhasnagar** Branch



*Shashi*

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*Shankar*

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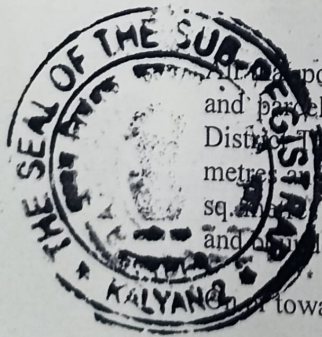
service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending purchaser subject to the provisions of the said Act.

40. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
41. GOVERNING LAW  
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.
42. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
43. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.
44. The Purchaser has informed the Promoter that the Purchaser is an Investor and hence the Purchaser reserves his/her/its/their right to claim Stamp Duty set off/ adjustment of Stamp Duty paid by the Purchaser on these presents in terms of Article 5 (g-a) (ii) of Schedule I to the Bombay Stamp Act, 1958 in the event the Purchaser assigns the benefit of this Agreement and his/her/their/its interest in the said Unit to a subsequent Purchaser.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

A portion of land admeasuring **2291.20 sq. metres** forming a part of piece and parcel of land lying, being and situate at village Netivali, Taluka Kalyan, District Thane, bearing Survey No. 4 -A Hissa No. 2 (part) admeasuring 2520 sq. metres also bearing corresponding City Survey No. 685 admeasuring 2396.20 sq. metres now within the limits of the Kalyan Dombivali Municipal Corporation and bounded as follows:

- On towards East : C.T.S No 686  
On or towards West : C.T.S No 684  
On towards South : 24 Meter Wide DP Road  
On or towards North : Survey No 46



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*Shashi*

*Shashi*



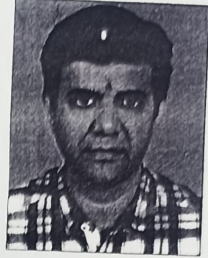
**SECOND SCHEDULE ABOVE REFERRED TO**

Description of the nature, extent of common areas and facilities.

IN WITNESS WHEREOF parties hereinabove named have set their respective signatures to this Agreement in the presence of attesting witness, signing as such on the day first above written.

SIGNED & DELIVERED

by the within named Promoters  
**Shri Shankar Pritamdas Hotchandani**  
carrying on his business in the name  
and style as "Kohinoor Luxuria"  
a sole proprietary concern



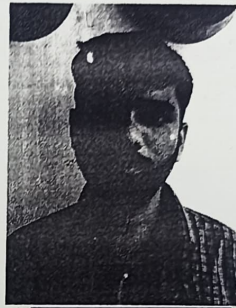
SIGNED & DELIVERED

by the within named Purchaser/s



Name: **MR KAMLESH MALHARI SONAWANE**

PAN NO: **CSFPS8833Q**



Name: **MRS JYOTI KAMLESH SONAWANE**

PAN NO: **CKXPS9943R**



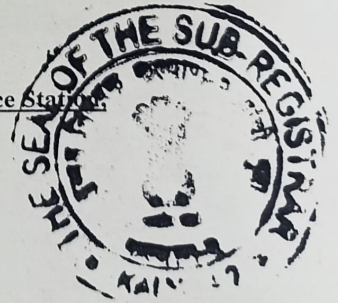
Witness Details

Name: **MR GIRISH GANPAT LAD**

Signature:

Address: **E-302, Pooja Complex, Vijay Nagar, Near Amrai Police Station,**

**Kalyan (E)-421306.**

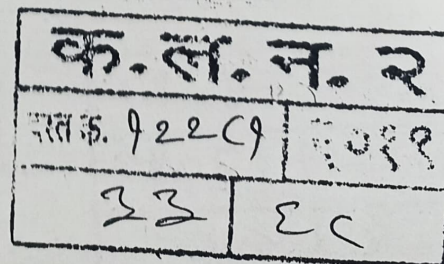


Name: **MR AMOL MADHUKAR BAGADE**

Signature:

Address: **Room no 305, D- Wing, Pooja Complex, Poona Link Road, Amrai Vijay**

**Nagar, Kalyan (E)-421306.**



वर्धक लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AADPH3639R

नाम / NAME  
SHANKAR PRITAMDAS  
HOTCHANDANI

पिता का नाम / FATHER'S NAME  
PRITAMDAS HOTCHANDANI

जन्म तिथि / DATE OF BIRTH  
04-02-1971

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे  
Commissioner of Income Tax, Pune

*Shashi*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAMLESH MALHANI SONAWANE

MALHANI LALU SONAWANE

20/07/1990

CSFPS8833D

*Kamlesh*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CKXPS9943R

नाम / Name  
JYOTI KAMLESH SONAWANE

पिता का नाम / Father's Name  
RAJITRAO BOMKU SONEKAR

जन्म तिथि / Date of Birth  
13/08/1989

हस्ताक्षर / Signature

26102018

*Jyoti*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GIRISH GANPAT LAD

GANPAT KASHIRAM LAD

25/10/1992

AHHP17568E

*Lad*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMOL MADHUKAR BAGADE

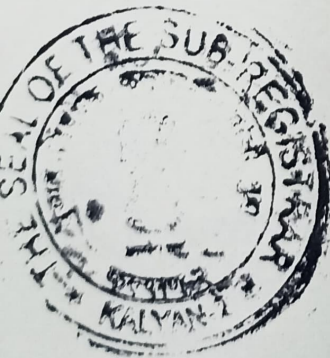
MADHUKAR BABURAO BAGADE

21/01/1967

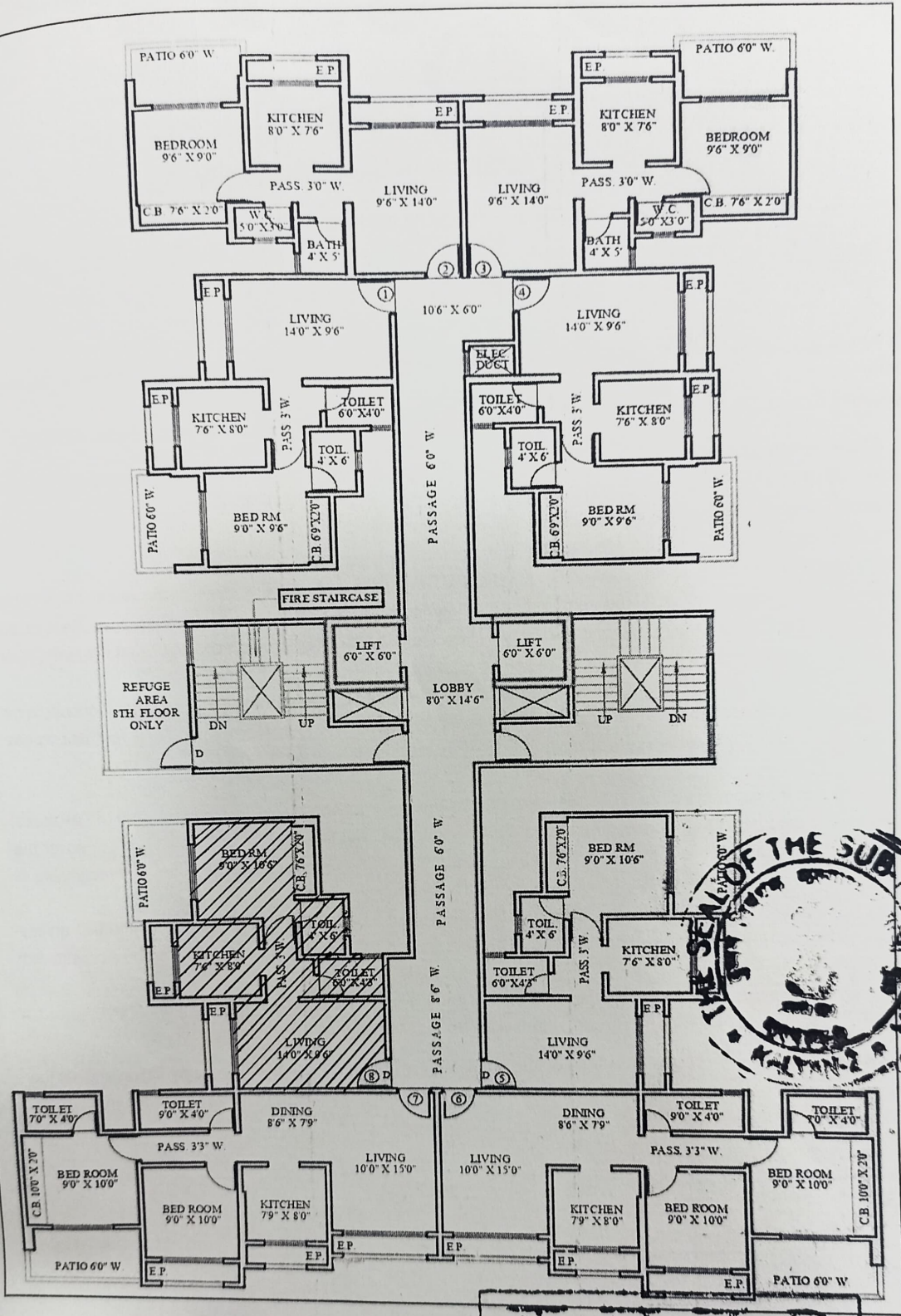
Permanent Account Number  
CLZPB0302A

Amol M. Bagade

*Amol*



क.ल.न. २	
दस्त क्र. 2209	२०१९
३६	६८



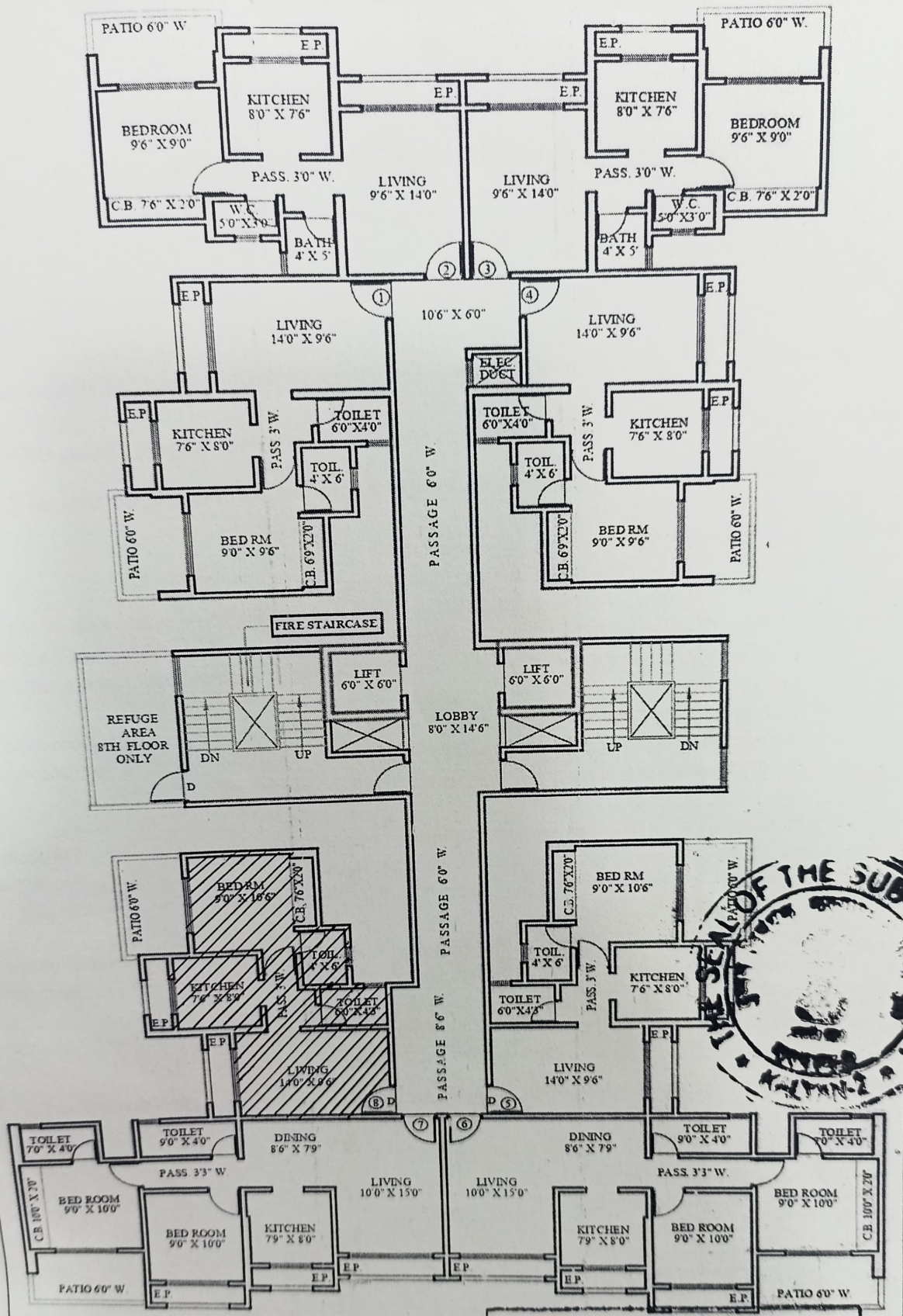
MR KAMLESH MALHARI SONAWANE  
 MRS JYOTI KAMLESH SONAWANE  
 FLAT NO 808  
 KOHINOOR LUXURIA

क. ल. न. २  
 दस्तक्र. १२२८१ / २०११  
 ३० / २८

*Kamlesh*

*Jyoti*

*Shankar*



MR KAMLESH MALHARI SONAWANE  
 MRS JYOTI KAMLESH SONAWANE  
 FLAT NO 808  
 KOHINOOR LUXURIA

क. ल. न. २  
 दस्तक. १ २२८१ २०१९  
 ३० ६८

*Kamlesh*

*Jyoti*

*Sonawane*

# ANNEXURE - E

## FLOORING

- \*Vitrified flooring in complete flat
- \* Anti-skid tiles in bathroom & toilets
- \* Wooden finish Anti Skid Tiles in balcony/flower beds

## FINISHING

- \*Premium quality emulsion paint on interior walls
- \* Two coats of excellent quality sand for external plaster
- \*Pure acrylic external paint on buildings

## KITCHEN

- \*Granite Kitchen platform with parallel service platform
- \*Branded stainless steel sink
- \*Door level digital tiles

## BATHROOMS

- \*Designer bathrooms with branded sanitary ware
- \*Concealed plumbing with Jaguar/Equivalent CP fittings
- \*Designer wash basins

## DOORS & WINDOWS

- \*Marble/granite window sill with half round moulding /edge polished
- \*Reflective glass
- \*Mosquito net protection on windows

\* Branded lifts with MRD

\* Intercom connection

\* Power back up for lifts, water pump, lighting and common areas

\* Earthquake resistant RCC

\* Fire Fighting System

## ELECTRICAL FIXTURES

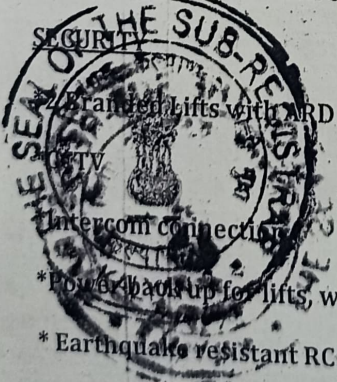
\* Branded concealed wires

\* Branded electrical fittings

\* Branded switches

\* Provision for telephone, TV, internet & telecom

\* Provision for inverter battery



क. व. न. २	
१३२६१	२०१९
०४	

*Karim*

*Shashi*

सुधारीत बांधकाम परवानगी  
(ह.वि.ह. क्षेत्र २२५६.८४ चौ.मी.)



श्री. शंकर प्रितमदास होतचंदानी  
द्वारा- श्रीमती. शोभना देशपांडे(वास्तु.) कल्याण(प.)  
स्थापत्य अभियंता- मे.खासनीस अॅण्ड असो, कल्याण.

विषय:- शि.स.नं. ६८५, स.नं.४अ, हि.नं. २(पै), मोजे-नेतिवली, कल्याण(पू.) येथे सुधारीत  
बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ:-१) आपला दि.१०/०७/२०१८ रोजीचा श्रीमती. शोभना देशपांडे, वास्तुशिल्पकार,  
बाँगेगाफन सादर केलेला प्रस्ताव.  
२) बांधकाम प्रारंभ प्रमाणपत्र क.कडोंगपा/नरनि/वाप/क.वि./२०१७-१८/७६,  
दि. २२/१२/२०१७.

महाराष्ट्र प्रादेशिक नगरपालिका अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम १९६६ चे  
कलम ४५ नुसार शि.स.नं. ६८५, स.नं.४अ, हि.नं. २(पै), मोजे-नेतिवली मध्ये २३९६.२० चौ.मी. क्षेत्राच्या भूखंडावर संदर्भ क्र.७  
अन्वये २३५७.९४ चौ.मी. क्षेत्रावरील बांधकाम प्रारंभ प्रमाणपत्र देण्यात आले होते. आता आवेदकाने ह.वि.ह. क्षेत्र वापरून सध्या गिन  
अधिमुल्याच्या धरणा करून एकूण ४६१४.६७ चौ.मी. क्षेत्रास सुधारीत बांधकाम परवानगी अर्पित केले आहे. सदर नटई क्षेत्राचा विकास  
करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक  
१०/०७/२०१८ च्या अर्जास अनुसरून पुढील शर्तीस अधिनियम तहानुसार मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे  
'रहिवासी + वाणिज्य' इमारतीच्या बांधकामाबाबत, "सुधारीत बांधकाम परवानगी" देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी  
हक्कासंदर्भात कुठलाही कट निर्माण झाल्यास त्याला सर्वस्वी आपण अदाकार राहाल या अटीवर हे सुधारीत बांधकाम परवानगी  
देण्यात येत आहे.

इमारत- स्टिक्ट(पै), तळ मजला(पै) + पहिला मजला ते अकरावा मजला + बारावा मजला(पै.) (रहिवास + वाणिज्य)

सहाय्यक संचालक नगररचना,

कल्याण डोंबिवली महानगरपालिका, कल्याण

- हे सुधारीत बांधकाम परवानगी दिल्याचे तारखेचासून एक वर्षांपर्यंत वैध असलेले नवे पुढील वर्गासाठी मंजूरीपर्यंत नूतनीकरण  
मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण केलाना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या  
नियमाच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नवराशात हिरव्या रंगाने केलेल्या दुरुस्तीस आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कळ्यातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास मुदत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभिन व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराने, मंजूर नकाशाप्रमाणे वाडेभिनाने व जोत्याच्या बांधकामास  
बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या नकाशाच्याकडून तपासून घेऊन, "जाणू" या नावाची दाखल  
देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याने आढळून आल्यास सदर  
बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी राबखी आपले वास्तुशिल्पकार व स्थापत्य विभागाचे  
यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या सर्व्हेमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये तसेच एलिटच्या श्रद्धेती  
इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये योग्यत्याही प्रकारचे बांधकाम करू नये.
- जागी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जाणू वापिन होत अराल्यास रद्दार्च, राबखी जबाबदारी  
आपलेवर राहिल.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे  
दिले असल्यास त्या रस्त्याने काम महानगरपालिकेच्या मार्गाने व प्रमाणानुसार केले जाईल व तसे रस्त्या होईपर्यंत  
इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी संपूर्णपणे आपली राहिल.



क.ल.न.२







दस्तावेज क्र. १२२८१	२०१९
४५	६८

दस्त गोपवारा भाग-2

कलन 2 20/15C  
दस्त क्रमांक: 12281/2019





06/09/2019 9 56:18 AM  
दस्त क्रमांक: कलन2/12281/2019

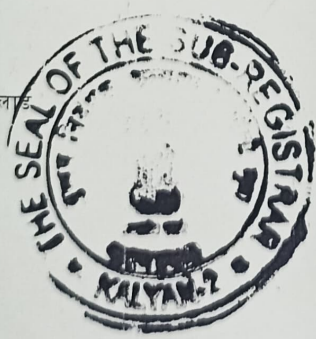
दस्तावाचा प्रकार - करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम मे. कोटिनुर लक्ष्मिया तर्फे: मालक श्री. अंकर शीतमदास होतचंदानी यांचे तर्फे: कुलसुखत्यारधारक श्री कमलेश बे. नागराणी पत्ता: प्लॉट नं. ऑफिस, माळा नं. पहीला मजला, इमारतीचे नाव: सागरिका अपार्टमेंट, ब्लॉक नं. निरुपति अपार्टमेंटच्या समोर, रीजन्सी होटेलच्या जवळ, चोपडा कोर्ट रोड, रोड नं. उल्हासनगर-3, महाराष्ट्र, ठाणे. पिन नंबर: AADPH3639R	लिहून देणार वय -43 स्वाक्षरी:- <i>Amol</i>		
2	नाम: कमलेश मल्हारी सोनावणे पत्ता: प्लॉट नं. सदनिका नं. डी-301,, माळा नं. -, इमारतीचे नाव: पूजा कॉम्प्लेक्स, अमल रोड,, ब्लॉक नं. विजय नागर, अमराई पोलीस स्टेशनच्या जवळ,, रोड नं: काटेमानिवली, कल्याण, महाराष्ट्र, THANE. पिन नंबर: CSFPS8833Q	लिहून घेणार वय :-30 स्वाक्षरी:- <i>Kamlesh</i>		
3	नाम: ज्योती कमलेश सोनावणे पत्ता: प्लॉट नं: सदनिका नं. डी -301,, माळा नं: -, इमारतीचे नाव: पूजा कॉम्प्लेक्स,, ब्लॉक नं: अमल रोड, विजय नागर, पोलीस स्टेशनच्या जवळ,, रोड नं: काटेमानिवली, कल्याण, महाराष्ट्र, THANE. पिन नंबर: CKXPS9943R	लिहून घेणार वय :-30 स्वाक्षरी:- <i>Jyoti</i>		

ब्ररील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कंबुल करतात.  
शिक्का क्र.3 ची वेळ: 06 / 09 / 2019 09 : 53 : 20 AM

ओळख:-  
खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: अमोल मधुकर वागडे वय: 22 पत्ता: कल्याण पिन कोड: 421306	स्वाक्षरी:- <i>Amol</i>		
2	नाम: गिरीश गणपत लोड वय: 27 पत्ता: कल्याण पिन कोड: 421306	स्वाक्षरी:- <i>Girish</i>		



शिक्का क्र.4 ची वेळ: 06 / 09 / 2019 09 : 54 : 15 AM

शिक्का क्र.5 ची वेळ: 06 / 09 / 2019 09 : 54 : 49 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Kalyan-2  
सह दुय्यम निवेदीत वग-2  
कल्याण क्र. 2  
Epayment Details.

1 Epayment Number  
MH006023014201920E  
2 0509201909932

Defacement Number  
0003113071201920  
0509201909932D



06/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2  
दस्त क्रमांक : 12281/2019  
नोंदणी :  
Regn 63m

गावाचे नाव : नेतिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4331132
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3230000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर यर्णन ; इतर माहिती: , इतर माहिती: मौजे नेतिवली, तालुका कल्याण, जिल्हा ठाणे, येथील सर्वे नं. 4-ए हिस्सा नं. 2(पैकी), सी.टी.एस. नं. 685, यावरील बांधलेले बील्डींग KOHINOOR LUXURIA सदनिका नं. 808 आठवा मजला क्षेत्र 36.31 चौ. मी. कारपेट. आणि आंगन सोबत 5.36 चौ. मी., आणि बॅलकनी 2.23 चौ. मी. कारपेट. ( ( Survey Number : 4-A ; HISSA NUMBER : 2(pai kee) ; ) )
(5) क्षेत्रफळ	1) 43.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. कोहिनूर लक्षरिया तर्फे मालक श्री. शंकर प्रीतमदास ह्योतचंदानी यांचे तर्फे कुलमुखत्यारधारक श्री. कमलेश के. नागराणी वय:-43; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पहीला मजला, इमारतीचे नाव: सागरिका अपार्टमेंट,, ब्लॉक नं: तिरुपति अपार्टमेंटच्या समोर, रीजन्सी होटेलच्या जवळ, चोपड़ा कोर्ट रोड,, रोड नं: उल्हासनगर-3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADPH3639R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कमलेश मल्हारी सोनावणे वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. डी-301,, माळा नं: -, इमारतीचे नाव: पूजा कॉम्प्लेक्स, अग्रल रोड,, ब्लॉक नं: विजय नागर, अमराई पोलीस स्टेशनच्या जवळ,, रोड नं: काटेमानिवली, कल्याण, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-CSFPS8833Q 2): नाव:-ज्योती कमलेश सोनावणे वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. डी -301,, माळा नं: -, इमारतीचे नाव: पूजा कॉम्प्लेक्स,, ब्लॉक नं: अग्रल रोड, विजय नागर, पोलीस स्टेशनच्या जवळ,, रोड नं: काटेमानिवली, कल्याण, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-CKXPS9943R
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	12281/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	260000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक वग-२  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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