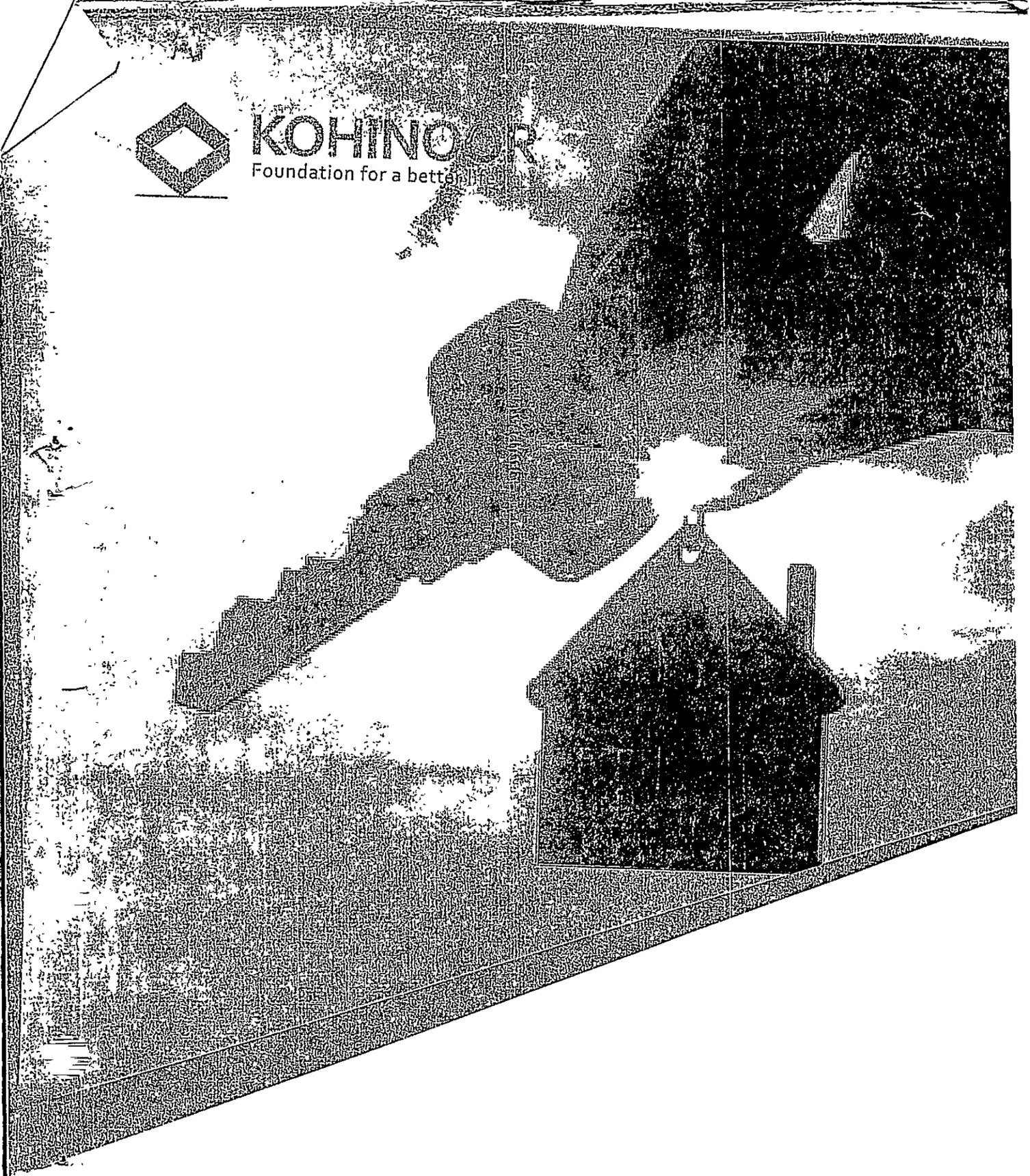
KOHINOOR
Foundation for a better life



AGREEMENT FOR SALE

Mr / Mrs / ~~Miss~~. Vinaya Vijay Padave

Mr. Vikrant V. Padave. & Mr. Virendra V. Pad

~~Shop~~ / Flat No. 809 On 8th Floor In B Wing

Project "Kohinoor Prime"

77/3363
Wednesday,August 23 ,2023
3:33 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4637 दिनांक: 23/08/2023

गावाचे नाव: उल्हासनगर (शहाड)
दस्तऐवजाचा अनुक्रमांक: उहन1-3363-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: विनया विजय पाडावे

नोदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकूण:	रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:53 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar
सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

बाजार मुल्य: रु.2376000 /-
मोबदला रु.3217822/-
भरलेले मुद्रांक शुल्क : रु. 193100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 08233229 16367 दिनांक: 22/08/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007000965202324E दिनांक: 22/08/2023
बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला
विनया विजय पाडावे
पक्षकाराची स्वाक्षरी
दिनांक: 25 / 8 / 2023

77 3363 इतर पावती Office Copy
Wednesday,23 August 2023 5:42 PM नोंदणी क्रं. :39म
Regn.: 39M

पावती क्रं.: 4648 दिनांक: 23/08/2023

गावाचे नाव: -उल्हासनगर (शहाड)
दस्तऐवजाचा अनुक्रमांक: उहन1-3363-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: विनया विजय पाडावे
वर्णन

दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 440.00

Sub Registrar Ulhasnagar
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १

1); देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823231215677 दिनांक: 23/08/2023
बँकेचे नाव व पत्ता:

77 3363 इतर पावती Original/Duplicate
Wednesday,23 August 2023 5:42 PM नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4648 दिनांक: 23/08/2023

गावाचे नाव: -उल्हासनगर (शहाड)
दस्तऐवजाचा अनुक्रमांक: उहन1-3363-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: विनया विजय पाडावे
वर्णन

दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 440.00

Sub Registrar Ulhasnagar
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १

1); देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823231215677 दिनांक: 23/08/2023
बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202308233701

23 August 2023,01 10 51 PM

उहन1

मूल्यांकनाचे वर्ष	2023
जिल्हा	ठाणे
मूल्य विभाग	तालुका उल्हासनगर
उप मूल्य विभाग	1/5-[ई]कॅम्प 1,2,3 - भुविभाग हददी उत्तरेकडे मुरबाड रोड महापालिका हदद पूर्वेकडे महापालिका पूर्व हदद भाग दक्षीकडे व पश्चिमेकडे कल्याण-बदलापूर रस्ता हददीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती
क्षेत्राचे नाव	Ulhasnagar Muncipal Corporation सर्व्हे नंबर /न भू. क्रमांक नि टी एस नंबर#2447

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
18500	55400	74900	90800	74900	चौ मीटर

वाधीव क्षेत्राची माहिती

बाधकाम क्षेत्र(Built Up)-	40 832चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बाधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बाधकामाचा दर-	Rs 26620/-
उद्वाहन सुविधा -	आहे	मजला -	5th to 10th F oor	कार्पेट क्षेत्र-	37 12चौ मीटर

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 58170/-
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((58170-18500) * (100 / 100)) + 18500) = Rs 58170/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 58170 * 40 832 = Rs 2375197 44/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अतिम मूल्य	- मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + स्वयचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2375197 44 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.2375197/- = ₹ तेवीस लाख पंच्याहत्तर हजार एक शे सत्त्याण्णव /-

Home Print

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-2 Dist. Thane

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सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. २.

The Seal of The Joint Sub Registrar Class-II Ulhasnagar Dist. Thane

जावक - ९
३३६३
३ | ९२२

VALUATION FORM

VALUVATION YEAR	2023
DISTRICT	THANE
CAMP NO	1
CITY SURVEY NO	2447
DIVISION	: E
DEPRECIATION	:
PROPERTY DETAILS	: KGI Universal LLP Flat no. 809, 8th Floor B-wing
CONSTRUCTION DETAILS	: AREA 37.12 RATE
TOTAL	
CONSTRUCTION AREA	37.12 sq. mtrs
OPEN AREA	40.83 sq. mtr.
MARKET VALUE	RS. 2[illegible],76,000/-
ACTUAL VALUE	: RS. 32,17,822/-
STAMP DUTY PAID	RS 1,93,100/-
REGISTRATION FREE PAID	RS. 30,000/-

SUB REGISTRAR
ULHASNAGAR

सह दिवाणी दिवाण न्यायालय
उल्हासनगर

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0823229116367	Date	22/08/2023
Received from KGI UNIVERSAL LLP , Mobile number 8454819276, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	Date	22/08/2023
Bank CIN	10004152023082215456	REF No.	323470208937
This is computer generated receipt, hence no signature is required.			

The Seal of The Joint Sub Registrar Class II ★ Dist. Thane ★ जि. ठाणे

अनुक्रम - १
क्र. ३३६३
दिनांक ३ | १२२

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0823229116367	Receipt Date	23/08/2023

Received from KGI UNIVERSAL LLP , Mobile number 8454819276, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 3363 dated 23/08/2023 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	22/08/2023
Bank CIN	10004152023082215456	REF No.	323470208937
Deface No	0823229116367D	Deface Date	23/08/2023

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

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 ★ Dist. Thane ★

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सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

CHALLAN
MTR Form Number-6

GRN MH007000965202324E	BARCODE	Date 22/08/2023-18 04:53	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AUSPP7215L
Office Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR	Full Name	VINAYA V PADAVE
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	FLAT NO.809, 8TH FLOOR, B WING
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	193100.00	Road/Street	KOHINOOR PRIME,
0030063301 Registration Fee	30000.00	Area/Locality	ULHASNAGAR
		Town/City/District	
		PIN	4 2 1 0 0 1
		Remarks (If Any)	PAN2=ACSPH7503B~SecondPartyName=KARANDEEP SINGH HAYER~CA=3217822
Total	2,23,100.00	Amount In Words	Two Lakh Twenty Three Thousand One Hundred Rupees Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332023082220464 / 2824773838
Cheque/DD No.		Bank Date / RBI Date	22/08/2023-18.05 47 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

The Seal of The Joint Sub Registrar Class-II Dist. Thane

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9922652000
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

V विनया विनय पाडवे
V D Padave.
V Vinaya

Print Date 22-08-2023 06 05:58

CHALLAN
MTR Form Number-6

GRN MH007000965202324E	BARCODE	Date 22/08/2023-18 04 53	Form ID 25 2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AUSPP7215L
Office Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR	Full Name	VINAYA V PADAVE
Location	THANE		
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 809 8TH FLOOR, B WING
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	193100.00	Road/Street	KOHINOOR PRIME,
0030063301 Registration Fee	30000 00	Area/Locality	ULHASNAGAR
		Town/City/District	
		PIN 2023	4 2 1 0 0 1
		Remarks (If Any)	
		PAN2=ACSPH7503B~SecondPartyName=KARANDEEP SINGH HAYER~CA=3217822	
Total	2,23,100 00	Amount In Words	Two Lakh Twenty Three Thousand One Hundred Rupees Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref No	69103332023082220464 / 2824773838
Cheque-DD No		Bank Date / RBI Date	22/08/2023-18 05 47 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No , Date	100 23/08/2023

₹ 223100.00

Department ID .
NOTE This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document
Mobile No 9922652000
[illegible] केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. [illegible] करावयाच्या दस्तांसाठी सदर चलन लागू नाही

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

Generated on [illegible]

Sr. No	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-77-3363	0003659964202324	23/08/2023-15 33 17	IGR128	30000 00
2	(IS)-77-3363	0003659964202324	23/08/2023-15 33 17	IGR128	193100 00
			Total Defacement Amount		2,23,100 00

Print Date 23-08-2023 03:51.00

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0823231215677	Date	23/08/2023
Received from KGI UNIVERSAL LLP , Mobile number 8454819276, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	Date	23/08/2023
Bank CIN	10004152023082314890	REF No.	323514117397
This is computer generated receipt, hence no signature is required.			

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

दस्त क्र. - १
क्र. ३३९९ २०२३
भाग ७ १२२

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0823231215677	Receipt Date	24/08/2023

Received from KGI UNIVERSAL LLP , Mobile number 8454819276, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 23/08/2023 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

DEFACED
₹ 440
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	23/08/2023
Bank CIN	10004152023082314890	REF No.	323514117397
Deface No	0823231215677D	Deface Date	23/08/2023

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

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane
सत्यमेव जयते
जि. ठाणे
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर-१

उहन - १
द. क्र. ३२६२ / २०२३
मानेक 922

सह दुय्यम निबंधक वर्ग - २
उल्हासनगर क्र. १

Ward No. :
Village :
Apartmen. area
Mkt. Value : Rs.
Actual Value : Rs.
Stamp Value : Rs

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उल्हास - १
दु. क्र. ३३६३ २०२३
१२२

AGREEMENT FOR SALE

This Agreement made at Ulhasnagar
on this 23rd day of Aug, 2023

BETWEEN

MR. KARANDEEP SINGH HAYER (PAN No. ACSPH7503B) aged about 41 years, Residence at Baba Hakimsingh Park, Bungalow No. 2, Rambaug Lane. 6. Kalyan (W) -- 421301. Dist. Thane. State Maharashtra , India, hereinafter for the sake or brevity called and referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs. executors, administrators and assigns) being the Party of the First Part.

AND

1) Mrs. Vinaya Vijay Padave aged about 52 years. Pan No AUSPP7215L , Occupation - Service.
2) Mr. Vikrant Vijay Padave aged about 27 years. Pan No CYTPP4187N . Occupation - Service.
3) Mr. Virendra Vijay Padave aged about 24 years. Pan No - DGLPP1239J, Occupation - Service. Residing at S/O Vijay Padave, Near Ganesh Mandir, Chavhan Bhosle Chawl No.1, Room No.19, Bhatwadi, Ghatkopar, Mumbai-400084. hereinafter called and referred to as the ALLOTTEE/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs. executors. administrators and assigns) being the Party of the Second Part.

AND

M/S. KGI UNIVERSAL LLP. a company incorporated under the provisions of Limited Liability Partnership Act. bearing Certificate of Incorporation no. AAZ-9479 dated 20.12.2021. having its registered office at Kohinoor. Opp. Regency Hotel. Chopra Court Road. Ulhasnagar Dist. Thane, hereinafter for the sake or brevity called and referred to as the "PROMOTERS/ CONFIRMING PART" (which expression shall unless it be repugnant to the context or meaning thereof mean and include executors. administrators and assigns) being the Party of the Third Part.

WHEREAS Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others are seized and possessed of otherwise well and sufficiently entitled to all that piece and parcel of land bearing Sheet no. 83, CDR no. 22, Sector /B, U . No 198, C...S No. 2487, adm. 10762.5/9 Sq. Yards equivalent to 8999.50 Sq. Mtrs., lying and being situate at Sharad Ulhasnagar ... within the limits of Ulhasnagar Municipal Corporation. [hereinafter for thesake of brevity called and referred to as the "Entire Property"], more particularly described in First Schedule.

विजय विजय पडाव D Padave

AND WHEREAS by and under Deed of Conveyance dated 20.07 1983, Smt. Nirmala Kaur Balwantsingh and Jogindersingh Hakimsingh Hayer acquired all that piece and parcel of land bearing Sheet no. 83, CDR no. 22, Sector 7B, U. No. 198, C T S. No 2447, adm. 20762.5/9 Sq. Yards equivalent to 17362 Sq. Mtrs., lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation from President of India through the Managing Officer and Assistant Administration, Ulhasnagar Division, Ulhasnagar on terms, condition and consideration mentioned therein.

AND WHEREAS vide various Deeds an area admeasuring 10,000 Sq, yards are sold to various purchasers.

AND WHEREAS the said Jogindersingh Hakimsingh Hayer had during his lifetime made testamentary declaration dated 10.08 2006, registered with the office of the Sub-Registrar of Assurances, Ulhasnagar-1 under serial No 1453/2006 followed by a Codicil dated 04.04.2008, registered at the office of the Sub-Registrar of Assurances, Ulhasnagar-1 under serial No 1104/2008;

AND WHEREAS on the demise of the said Jogindersingh Hakimsingh Hayer on 06.03.2009, his undivided half share in the said property devolved, as per the will aforementioned, upon the following individuals in the said proportion as mentioned against their names:

i) Mrs. Kulmeetkaur Gulshanbirsingh Hayer 1/12
ii) Mr Gagandeepsingh Gulshanbirsingh Hayer 1/12
iii) Mr. Harbirsingh Jogindersingh Hayer 1/6;
iv) Mr. Karandeepsingh Sukhbirsingh Hayer 1/12; and
v) Mr. Ishwarsingh Sukhbirsingh Hayer 1/12

The Seal of The Joint Sub Registrar Class-II Dist. Thane

उल्हास - १
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AND WHEREAS the said Mrs. Nirmalkaur Balwantsingh Hayer had during her lifetime made a testamentary declaration dated 21/05/2013, registered in the office of the Sub-Registrar of Assurances, Kalyan-1 under serial No. 3823/2013 on 21/05/2013;

AND WHEREAS on the demise of the said Mrs. Nirmalkaur Balwantsingh Hayer on 29.12.2013, her undivided half share in the said property devolved, as per the aforementioned will, upon her only son Jagdeepsingh Balwantsingh Hayer;

AND WHEREAS the said Jagdeepsingh Balwantsingh Hayer died on 30.08.2018 leaving behind him the following heirs:

a) Smt. Sukhjinder kaur Jagdeepsingh Hayr - Widow
b) Mr Birendra Singh Jagdeep Singh Hayer - Son
c) Mr. Sahibsingh Jagdeep Singh Hayer - Son
d) Mr. Sahiljeet Singh Jagdeep Singh Hayer - Son
e) Mrs Gurbani Rullay - Daughter

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AND WHEREAS undivided half share in the entire property devolved upon the aforesaid heirs of deceased Jagdeepsingh Balwantsingh Hayer.

AND WHEREAS on handing over an area admeasuring 4399.21 sq. mtrs.,out of the entire property affected by the DP and reservation site for housing of dishoused, DP Road and Garden to the Ulhasnagar Municipal Corporation, the TDR can be availed from the Ulhasnagar Municipal Corporation by completing the formalities, and out of total TDR generated , TDR to the extent of 1450.59 sq. mtrs. will be used in the project and balance TDR will be appropriated to the benefit of the owners by obtaining DRC from the Ulhasnagar Municipal Corporation at their costs and expenses.

AND WHEREAS vide release deed, Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others have released and relinquished their rights, title and interest with respect to an area adms. 4399.21 sq. mtrs.out of the entire property in favor of Ulhasnagar Municipal Corporation.

AND WHEREAS Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others were desirous to grant development rights of balance area adm. 4600.29 Sq. Mtrs bearing sheet no 83, CDR no 22, Sector 7B, U. No. 198, C.T.S. No. 2447, lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation denoted by green hatched lines in the layout annexed herewith, to the intending Developers who will give them an appropriate consideration for the same (hereinafter for the sake of brevity called and referred to as "said property"), more particularly described in Second Schedule hereunder mentioned.

AND WHEREAS Promoters came to know about the intention of Smt Kulmeetkaur Gulshanbirsingh Hayer and 9 others and relying upon the representation of Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others, approached Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others and expressed their intention and desire to acquire the development rights in respect of the said property.

AND WHEREAS Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others represented the Promoters that the some portion out of the entire property is reserved for garden and some portion is reserved for housing for dishoused person, thus an area adms. 4399.21 sq. mtrs. out of the entire property affected by the said reservations is required to be handed over to the Ulhasnagar Municipal Corporation by Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others and the development can be carried out on the remaining area adm. 4600.29 sq. mtrs. (the said property) as per the terms and conditions of the Development Control Rules.

AND WHEREAS the said property has potential of being developed by obtaining necessary permissions from competent/concerned planning authorities.

AND WHEREAS the Ulhasnagar Municipal Corporation has sanctioned and approved building plans, specifications, elevations, sections for development vide its building permission bearing outward No. UMC/TPD/BP/58 21/545 dated 21.12.2021 for carrying out construction of building on the said property as under:

1) Building No. 1 named as Wing 'A' consisting of Ground Floor having Shops and Stilt Parking and 14 Upper Floors comprising of Residential Premises.

2) Building No. 2 named as Wing 'B' consisting of Ground Floor having Club House and

Stilt Parking and 14 Upper Floors of Residential Premises

AND WHEREAS by and under Development Agreement dated 7th January 2022, registered in the office of Sub-Registrar of Assurances, Ulhasnagar 1, under registration No. UHN-1/87/2022. Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others have granted development rights in respect of the said property unto the Promoters on the terms, conditions and consideration mentioned therein

AND WHEREAS in pursuant to the aforesaid Development Agreement Smt. Kulmeetkaur Gulshanbirsingh Hayer and 9 others have also executed a Power of Attorney registered in the office of Sub-Registrar of Assurances, Ulhasnagar , under registration No UHN-1/88/2022, dt. 07/01/2022 on even date in favour of the Promoters, to do all acts, deeds and things set out therein.

AND WHEREAS by the aforesaid Development Agreement and Power of Attorney, the Promoters have acquired the rights to carry out construction on the said property by obtaining necessary permission from concerned authorities.

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AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the Said Property in accordance with the recitals hereinabove.

AND WHEREAS the Promoters are in possession of the Said Property.

AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a building known as 'KOHINOOR PRIME' (Said Project) as per the plans sanctioned by competent authority.

AND WHEREAS the Promoters have appointed Architect M/s PRIME CONSULTANTS, registered with the Council of Architects and the Promoters have appointed a structural engineer ATUL VIJAY KUDTARKAR for preparation of the

structural design and drawing of the buildings and the Promoters accepts the professional supervision of the Architect and the structural engineers.

AND WHEREAS the Promoters have registered the project under the provisions of the RERA with the Real Estate Regulatory Authority bearing registration no. P51700032822. The Registration certificate of the Project is at Annexure F.

AND WHEREAS by virtue of the aforesaid Development Agreement and Power of Attorney the Promoters have sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoters on the Said Property and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof;

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AND WHEREAS as per the terms and conditions of the aforesaid Development agreement, in lieu of the acquisition of the Development Rights in respect of the said property, the Promoters have agreed to allot and provide 37% constructed area in the form of residential flats and 40% of the constructed area in the form of commercial units on the said property to the Vendor and 9 others.

AND WHEREAS as per the supplement agreement dated 12/04/2023, the Promoters has allotted and provided the Flat no. 809, Area 37.12 admin Wing B in the project known as "Kohinoor Prime" to the vendor as part consideration out of the agreed consideration under the Development Agreement dated 07/01/2022.

AND WHEREAS the flat agreed to be purchased by the Allotee/s is allotted by the Promoters/ Confirming party to the Vendor in terms of said supplement agreement dated 12/04/2023 and therefore for removal of any doubts the Vendor has called upon the Confirming party to confirm the execution of these presents and to admit the Allotee/s to the membership of Co-operative Housing Society as and when formed of the occupants of the said building/s and accordingly the Promoters/ Confirming party have joined the execution of these presents.

AND WHEREAS the Promoters/ Confirming party is no way concerned with the Flats & Shops allotted to the Vendor as a consideration in lieu of grant of development rights and to confirm the said facts, the Promoters/ Confirming party is joined as a party to these presents

AND WHEREAS the Promoters have provided to the Allotee/s the copy of order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/s and the Allottee/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS the Allottee has seen the site of the Said Project and the work of construction of the Said Buildings being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoters on the Said Property as aforesaid;

AND WHEREAS on demand from the Allottee/s the Promoters have given inspection to the Allottee/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Promoter's Architect 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 Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as **Annexure A and B** respectively.

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

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the building 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 Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as **Annexure D**.

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

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 Promoters while developing the project land and the said buildings 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 Allottee/s has/have applied and offered to the Vendor for allotment of an **Flat No. 809 on 8th floor in Wing B** in the building as **"KOHINOOR PRIME"**.

AND WHEREAS the Vendor has accepted the offer of the Allottee/s and agreed to allot an Flat bearing number **809** on the **8th floor, Wing B** (herein after referred to as the said "Apartment") in the Building known as **"KOHINOOR PRIME** (herein after referred to as the said "Building") being constructed by the Promoters.

AND WHEREAS the carpet area of the said Apartment is **37.12** square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said

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Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Vendor a sum of **Rs. 11,000 (Rupees Eleven Thousand Only)** being part payment of the sale consideration of the Apartment agreed to be sold by the Vendor to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Vendor do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Vendor the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Vendor is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

(hereinafter for the sake of brevity the Vendor and the Promoters/Confirming Party are collectively called as "Promoters" and individually as 'Vendor' and the 'Promoters/Confirming Party').

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment at or for the consideration and on ownership basis in the manner appearing hereinafter.

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

1) The Promoters are entitled to construct Buildings on the said property, in accordance with the plans, designs and specifications as approved by the Ulhasnagar Municipal Corporation from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the Scheme of construction, the Number of building and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments, its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.

2) The Allottee/s has/have prior to the execution of this agreement satisfied himself/herself/themselves with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/s hereby agrees & confirms that he/she/they shall not be entitled to further investigate the title of the Promoters' right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or howsoever in connection therewith.

3) While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said building and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said buildings shall be granted by the concerned local authority.

4) 1.a (i) The Allottee/s hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Allottee/s Flat No. 809 of carpet area admeasuring 37.12 sq. meters on 8th floor, Wing B in the building known as **Kohinoor Prime** (hereinafter referred to as "the Apartment") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of **Rs. 32,17,822/- (Rupees Thirty Two Lakhs Seventeen Thousand Eight Hundred Twenty Two Only)** which includes proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities are more particularly described in the Third Schedule annexed here with and the apartment is provided balcony/Terrace/Utility adm. Nil sq. mtrs. The promoters are entitled to give common entry/pathway from the said property to any adjacent property and the purchaser shall not take objection for the same. All the common amenities can be used by the flat owners of the buildings constructed on the adjacent land to whom common entry/ pathway is provided by the promoters and the purchaser has agreed for the same.

(b) The total aggregate consideration amount for the apartment including is thus **Rs. 32,17,822/- (Rupees Thirty Two Lakhs Seventeen Thousand Eight Hundred Twenty Two Only)**

(c) The Allottee has paid on or before execution of this agreement a sum of **Rs. 11,000 (Rupees Eleven Thousand Only)**.

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Balance amount will be paid as per the payment schedule as below:-

Sr. No.	Milestone	Percentage	Cumulative Percentage
1	On Booking Token Amount	2%	2%
2	Within 15 days of Booking	8%	10%
3	Within 10 (ten) days of Execution and Registration of Agreement for Sale	10%	20%
4	On Completion of Excavation	10%	30%
4	On Completion of Plinth	15%	45%
5	On completion of 3rd Residential Slab	8%	53%
6	On completion of 6th Residential Slab	8%	61%
7	On completion of 9th Residential Slab	8%	69%
8	On completion of 12th Residential Slab	8%	77%
9	On completion of 15th Residential Slab	8%	85%
10	On completion of Block Work	6%	91%
11	On completing of External Plaster	6%	97%
12	On Completion Certificate with respect to the Real Estate Project	3%	100%

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1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Apartment.

The transaction covered by this contract at present attracts GST at the rate of 1%. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any tax/es and/or levies or by whatever named called, the Allottee along with the other Allottees of the building shall be liable to pay the same on demand The Allottee in addition to the consideration of Rs. 32,17,822/- (Rupees Thirty Two Lakhs Seventeen Thousand Eight Hundred Twenty Two Only)

as mentioned in clause 4. 1 (c) is liable to pay Rs. 32,178/- (Rupees Thirty Two Thousand One Hundred Seventy Eight Only) towards GST.

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1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee which shall only be applicable on subsequent payments.

1(f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ 12 % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoters.

1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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1(h) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

2.1 The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

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2.2 Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the said property is 19133 square meters only and Promoters has planned to utilize Floor Space Index, by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters has disclosed the Floor Space Index of 19133 square meters as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

4.1 If the Promoters fails to abide by the time schedule for completing the said Project and handing over the Apartment to the Allottee, the Promoters agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoters under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoters.

(Explanation: Rate of interest payable by promoter to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.
In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public.)

4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee

committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement:

Provided that. Promoters shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and / or mail at the e-mail address provided by the Allottee. of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid. the Promoters shall, after deducting an amount equal to 10% of the total consideration payable hereunder as liquidated damages, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Promoters without any interest on the amount so refundable within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same

5) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.

6) The Promoters shall give possession of the Apartment to the Allottee on or before 31 day of Dec 2025 excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters if the Promoters fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of

(a) Non availability, delay in supply or situation, inflation in rates of steel, cement and other construction and building materials.

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(b) War or similar situation, strikes, riots. accident or any Act of God.

(c) Any notice, rules and regulations, order, delayed permission or any other order passed by any competent authority or court of law, tribunal or quasi Judicial body authority or promoter, the force majeure circumstances or conditions or events beyond the control of unforeseen by the party of the First Part.

(d) Delay in issue of occupation certificate and/or other certificates or permissions, sanctions and approvals by the concerned local authority

(e) Stay Order or litigation or cases, if any, filed by anybody else in respect of the said property in any Court.

7) 7.1 **Procedure for taking possession** - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree/s to pay the maintenance charges as determined by the Promoter or association of allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project

7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy:

7.3 **Failure of Allottee to take Possession of Apartment.** Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. in case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

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

Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the Allottees and the Allottees alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Allottees shall not carry out any alteration of whatsoever nature in the said apartments and specific the

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structure of the said unit/wing/phase of the said building which shall include but not limit to column, beams etc., or in the fitting, therein, in particular it is hereby agreed that the Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoters the defect liability automatically shall become void.

8) The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space if allotted only for purpose of keeping or parking vehicle. The Allottee agrees not to change the user of the said Apartment without prior consent in writing of the Promoters and any unauthorized change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

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

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9.1 The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society of all the right, title and the interest of the Promoters in the said structure of the building or wing in which the said Apartment is situated

9.2 The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of the said First Owner and/or the Promoters in the said property on which the building are constructed.

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

III. ANY OTHER:

(i) Legal Charges Rs. 10,000/- (Rupees Ten Thousand Only)

(ii) Cheque bounce charges Rs. 200/- cheque

(iii) Handling charges Rs 10,000/- per month if the possession is not taken within 15 days from the date of Completion certificate.

(iv) Any other dues as herein otherwise contained as may be applicable also payable at the time of delivery/possession of the said Premises

10.2 The Purchaser/s shall on or before delivery of possession of the said Premises also pay to the Developer the following amounts:

I	Rs. 260/-	Towards share money application / entrance fee of the Society
II		Maintenance and other charges (hereinafter referred to as "the said Maintenance Deposit") applicable from the date of Completion certificate / offer for Possession. in respect of -
		a. 1 BHK Flats Rs. 24,300 + GST for 18 months for maintenance of the building in which the said Flat is situated;
		b. 2 BHK Flats Rs 32,400 + GST for 18 months for maintenance of the building in which the said Flat is situated. and
		c. 1 RK Flats Rs. 14,000 + GST for 18 months for maintenance of the building in which the said Flat is situated.

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The amounts so paid by the Purchaser/s to the Developer shall not carry any interest and the Developer shall be entitled to utilize the same for the aforesaid purposes and the balance. if any, shall be handed over to the Society as and when the same is formed.

11) REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represents and warrants to the Allottee as follows

i) The Promoters has clear and marketable title with respect to the said property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

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

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Rs.1350/- plus Gst per month towards the maintenance only. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid On such conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society, as the case may be.10. At the time of registration of conveyance of the structures of the building constructed in the said project, in the favour of each co-operative housing society or as the case may be, the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. The Promoter shall execute the conveyance deed of the Building in favour of the Association of Allottees or the competent authority, as the case may be, after completion of the building in the said project and the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said Land to be executed in favour of the Apex Body or Federation.

10) PAYMENTS BY THE PURCHASER/S TOWARDS OUTGOINGS

10.1 The Purchaser/s shall, within 7 (seven) days from the date of receipt of demand from the Developer in accordance with the terms of this Agreement, pay to the Developer such sum or sums of amount or amounts as mentioned hereunder in Clause 12.2, being his/her/its/their proportionate share of deposits to be permanently retained with different authorities and/or with the Developer and also amounts towards outgoings and expenses necessary and incidental to the management and proper maintenance of the said Land and/or the said Buildings including the recreational facilities including, but not limited to:

I. CHARGES/TAXES/CESS:

(i) Municipal Cess/charges/taxes.

II. EXPENSES/OUTGOINGS:

(i) One year's outgoings in advance (specified hereinafter),

(ii) Advance towards Municipal taxes, as determined by the Developer,

(iii) Expenses relating to management and maintenance of Society to be paid in advance as determined by the Developer.

(iv) Maintenance charges in respect of allotted Car Parks payable by the Purchaser/s and their transferees along with the outgoings of the said Flat.

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iii. There are no encumbrances upon the said property or the Project;

iv. There are no litigations pending before any Court of law with respect to the said property;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;

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

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

viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

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

(b)The Promoters have informed to the Allottee and the Allottee is aware that as per the Scheme of Construction envisaged by the Promoters:

a) a.1) The Promoters intend to and are developing the said property to be known as "KOHINOOR PRIME";

a.2) The Promoters are entitled to construct Buildings on the said property as per the plans sanctioned in respect of the said property. Moreover, as per provisions of the D. C. Regulations, the Promoters intend to acquire either additional TDR in the form of FSI &/or additional FSI by paying premium to the Corporation/Competent Authority and consume and utilise the same on the said buildings.

b) the Promoters shall be at liberty and be entitled to amend the lay-out plan of the said property as may be required by the Promoters at their sole discretion.

c) the Promoters are having a scheme of Construction to be implemented on the said property. The commencement of construction, completion/possession etc of the buildings to be constructed on the said property will be spread over more than Three years. The Allottee declares and confirms that he is aware that the building in which the said Apartment is located in the building / premises to be developed by the Promoters have nothing to do with the ground area below the building and the FSI utilized in the building in which the said Apartment is located and the ground area is not in proportion to each other and the Allottee shall not be allowed to claim any further or other right to the area other than the said Apartment.

d) The Promoters have the right to display advertisements hoardings and other neon sign and advertisement materials on or over the terrace, parapet wall of the building with the right to grant permission to any person / firm of that choice and the Allottees herein along with the other Allottee will not raise any objection for the same.

e) The Promoters has clearly brought to the notice and knowledge of the Allottee and the Allottee is aware that the Promoters intend to complete the said building as per the sanctioned plans and permissions and the said property will be conveyed to such co-operative housing society/ Apex body as per the discretion of the Promoters and as and when the need arises and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance and the same is clearly seen, verified and accepted by the Allottee herein and accordingly the Allottee has granted his/her express and irrevocable consent for the same and in terms of such contents the final Deed of Conveyance will be executed and registered.

Aforesaid conditions are of the essence of the contract and only upon the Allottee agreeing to the said conditions, the Promoters have agreed to sell the said Apartment to the Allottee.

ii) The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoters as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

i. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach

iii. To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the

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Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

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

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Prometers under this Agreement are fully paid up

x. The Allottee shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and

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contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. The Allottee shall not claim any deduction in the cost of his / her Apartment on account of deletion of any item of construction as per his / her requirements, of the Allottee in his / her flat.

xiii. If Additional amenities are required by the Allottee, then in that event the Allottee agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

xiv. It is also understood and agreed by and between the parties hereto that the open terrace, E P, balcony, dry balcony, cup-board appurtenant to/or in front of or adjacent to the Apartments in the said building, if any, shall be exclusively to the respective Allottees of the said Apartments and the same are intended for the exclusive use of the respective Apartments Allottees as shown in the Floor Plan.

xv. The Allottee/s shall not keep pet animals like cat, dog, rabbit or any other animal in the said flat and shall not use the passage and stair case passage area for feeding the pet animals.

iii) The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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iv) It is also agreed and understood that the Promoters will only pay the municipal tax for the unsold apartments and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said Apartment to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.

v) The Allottee/s has/have seen the layout of the proposed building complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises and accordingly the Allottees of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

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vi) It is specifically declared that if the Promoters provides the facility of bore well then the Promoters shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Allottee herein along with the other Allottees shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoters for construction of other buildings in the adjoining properties.

vii) It is brought to the notice of the Allottee/s that the electric meters of all the Apartment premises as well as the water meters will be in the name of the Promoters herein and the Allottee/s and / or the Society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.

viii) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

ix) PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE: After the Promoters executes this Agreement he shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

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

xi) ENTIRE AGREEMENT: This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment

letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

xii) RIGHT TO AMEND: This Agreement may only be amended through written consent of the Parties.

xiii) PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE SUBSEQUENT ALLOTTEES: It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes

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

xv) METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

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

xvii) PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Ulhasnagar.

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xviii) The Allottee and/or Promoters shall present this Agreement at the proper registration office within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

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

Name of Allottee :- **Mrs. Vinaya Vijay Padave, Mr. Vikrant Vijay Padave & Mr. Virendra Vijay Padave .**

(S/O Vijay Padave, Near Ganesh Mandir, Chayhan Bhosle Chawl No.1, Room No.19, Bhatwadi, Ghatkopar, Mumbai-400084)

Notified Email ID:- **vinayapadave@gmail.com**

M/s Promoters name - **MR. SONU ANIL HOTCHANDANI.**

(Promoters Address) - **Kohinoor, Opp. Regency Hotel, Chopra Court Road, Ulhasnagar District Thane (M.S).**

Notified Email ID: **crm.kohinoorgroup13@gmail.com**

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

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

xxi) Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the Vendor/Seller

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

xxiii) GOVERNING LAW: That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts Which have the jurisdiction for this Agreement.

xxiv) It is hereby made clear that the 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 Allottees 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 the 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 Allottees

xxv) This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Sheet no. 83. CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447, adm. 10762.5/9 Sq. Yards equivalent to 8999.50 Sq. Mtrs., lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation

SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Sheet no. 83. CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447, adm. 4600.29 Sq. Mtrs lying and being situate at Shahad, Ulhasnagar - 1, within the limits of Ulhasnagar Municipal Corporation and bounded as under:

On or towards EAST : Portion of CTS No. 2447
On or towards WEST : Portion of CTS No. 2447
On or towards SOUTH : Portion of CTS No. 2447
On or towards NORTH : 18 Mtr. Wide Road

THIRD SCHEDULE ABOVE REFERRED TO

Lobby, Passage, Open Space, Staircase, Lift lobbies, Terraces, Duct Area, Refugee Area, Common entrance and exit of buildings, Open parking areas, Common terrace spaces, Accommodation for security guard offices, installation of central services i.e. electricity, water, sanitation, underground water tank, overhead water tank, etc.

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SCHEDULE A

All that premises of Flat No. 809 of carpet area admeasuring 37.12 sq. meters(RERA carpet area), balcony/utility/terrace space adm. Nil sq. mtr on 8th floor, B-Wing in the project known as "KOHINOOR PRIME " constructed on property bearing Sheet no. 83, CDR no. 22, Sector 7B, U. No. 198, C.T.S. No. 2447.,Shahad, Ulhasnagar - 421001.

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ANNEXURE A

(Title Certificate)

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ANNEXURE B

(Authenticated copy of the Property card or 7/12 extracts)

ANNEXURE C-1

(Authenticated copy of the plans of the layout as approved by concerned local authority)

ANNEXURE C-2

(Authenticated copy 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)

ANNEXURE D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority)

ANNEXURE E

(Specifications and amenities for the apartment)

ANNEXURE F

(Authenticated copy of Registration certificate of the Project granted by Real Estate Regulatory Authority)

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IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED
by the within named Vendor
MR. KARANDEEP SINGH HAYER

L.H. THUMB IMPRESSION

PHOTO

SIGNED & DELIVERED
by the within named
Allottee/s

Joint Sub Registrar Class II
Seal of the Joint Sub Registrar Class II
Vijay Padave
Dist. Thane

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1) Mrs. Vinaya Vijay Padave

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L.H. THUMB IMPRESSION

2) Mr. Vikrant Vijay Padave

VPadave

L.H. THUMB IMPRESSION

3) Mr. Virendra Vijay Padave .

Virendra

L.H. THUMB IMPRESSION

PHOTO

SIGNED & DELIVERED
by the within named
Promoters/Confirming Party
M/s. KGI UNIVERSAL LLP
Through its Authorized Signatory
MR. SONU ANIL HOTCHANDANI

L.H. THUMB IMPRESSION PHOTO

IN PRESENCE OF WITNESS:

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2, Dist. Thane

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1. Ashok Bhivaji Dhadve

2. Ronavir Chandrakant Mane

RECEIPT

Received of and from the allottee/s above named the sum of Rs. 11,000/- on execution of this agreement towards Earnest Money deposit or application fee.

I say received

MR. KARANDEEP SINGH HAYER

PARTICULARS OF THE DESIGNATED BANK ACCOUNT:

A/C NAME	KARANDEEP SINGH HAYER
ACCOUNT NO.	020301543101
IFSC	ICIC0000203
NAME OF THE BANK	ICICI BANK
BRANCH	KALYAN
BRANCH ADDRESS	MURBAD ROAD , NEAR PURNIMA TALKIES , KALYAN (w)
TYPE OF ACCOUNT	SAVING

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KARANDEEP SINGH HAYER
S J S HAYER
14/10/1981
ACSPH7503B

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VINAYA VIJAY PADAVE
GANPAT KASIRAM MALEKAR
15/12/1970
AUSPP7245L

The Joint Sub Registrar Class-II, उल्हासनगर

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26/9/22

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIJAY PADAVE

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIRENDRA VIJAY PADAVE
VIJAY RAMCHANDRA PADAVE
15/09/1998
Permanent Account Number
UDGPP1239J
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAYFK2911J
KGF UNIVERSAL LLP
Date of Incorporation
20/12/2021

विनया विजय पाडावे

भारत सरकार
Government of India

Download Date 14/07/21

Issue Date 02/01/2021

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VID : 9101 3450 7969 8049

माझे आधार, माझी ओळख

विनय विलास पडवे

Government of India

6545 0052 7703

माझे आधार, माझी ओळख

VPadave

भारत सरकार
GOVERNMENT OF INDIA

Vinay Vilas Padave

Male

5248 3391 4900

आधार - सामान्य माणसाचा अधिकार

Vinpdav

भारत सरकार
Government of India

The Seal of the Joint Sub Registrar Class-II, Dist. Thane

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२८/१२

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माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

Sonu Anil Hotchandani
DOB 23/02/1989
MALE
Mobile No: 9323352888

2961 1368 1800

VID 9107 6377 0707 8611

माझे आधार, माझी ओळख

विनय विलास पडवे VPadave Vinpdav

12/04/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1
दस्त क्रमाक : 1470/2023
नोंदणी :
Regn 63m

गावाचे नाव : उल्हासनगर (शहाड)

(1)विलेखाचा प्रकार	पुरवणी करारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:उल्हासनगर म.न.पा इतर वर्णन :, इतर माहिती. मौजे शहाड सि.स.न. 2447,शीट न. 83,यु.न 198 सेक्शन 7 बी बगील कोहिनूर प्राईम प्रोजेक्ट,बिल्डिंग नं 1 व ए विंग मधील सदनिका नं 101 पहिला मजला,क्षेत्रफळ 48 83 चौ.मी. कार्पेट + 43.76 चौ.मी बाल्कनी,सदनिका नं. 601,सहावा मजला,क्षेत्रफळ 48.83 चौ.मी. + 2.57 चो.मी. बाल्कनी,सदनिका न. 711,सातवा मजला,क्षेत्रफळ 50.03 चौ.मी. + 3.41 चौ.मी. बाल्कनी आणि बिल्डिंग नं. 2 व बी विंग मधील सदनिका न. 106,पहिला मजला,क्षेत्रफळ क्षेत्रफळ 37.12 चौ.मी.,सदनिका नं. 205,दुसरा मजला,क्षेत्रफळ 37.12 चौ मी. + 1.91 चौ.मी बाल्कनी,सदनिका न 507,पाचवा मजला,क्षेत्रफळ 37.12 चौ.मी.,सदनिका नं. 705,सातवा मजला,क्षेत्रफळ 37.12 चौ मी. + 1 91 चौ.मी. बाल्कनी,सदनिका नं. 809,आठवा मजला,क्षेत्रफळ 37 12 चौ.मी.,सदनिका नं. 1005,दहावा मजला,क्षेत्रफळ 37 12 चौ.मी. + 1.91 चौ.मी. बाल्कनी सह,रेरा क्र. पी51700032822((C.T,S. Number : 2447 ;))
(5) क्षेत्रफळ	1) 370.41 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव -मेसर्स केजीआय युनिव्हर्सल एल एल पी तर्फे ऑथोराईज सिग्नीटरी शकर पी होतचंदानी तर्फे कुलमुखत्यारी कबुली जवाब संजय वसत परांजपे - वय:-59; पत्ता:-प्लॉट न: -, माळा नं: -, इमारतीचे नाव कोहिनूर, ब्लॉक नं: -, रोड नं: रिजन्सी हॉटेल समोर, चोपडा कोर्ट रोड, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAYFK2911J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -करणदिप सिंह हेयर - वय:-42; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बाबा हकीमसिंह पार्क, बंगलो न. 2, ब्लॉक न. -, रोड न. रामबाग लेन 6, कल्याण प., महाराष्ट्र, ठाणे पिन कोड.-421301 पॅन न:-AC[illegible]
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	12/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1470/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

उल्हासनगर - १	
क्र. ३३६३	२०२३
७०१ ९२२	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

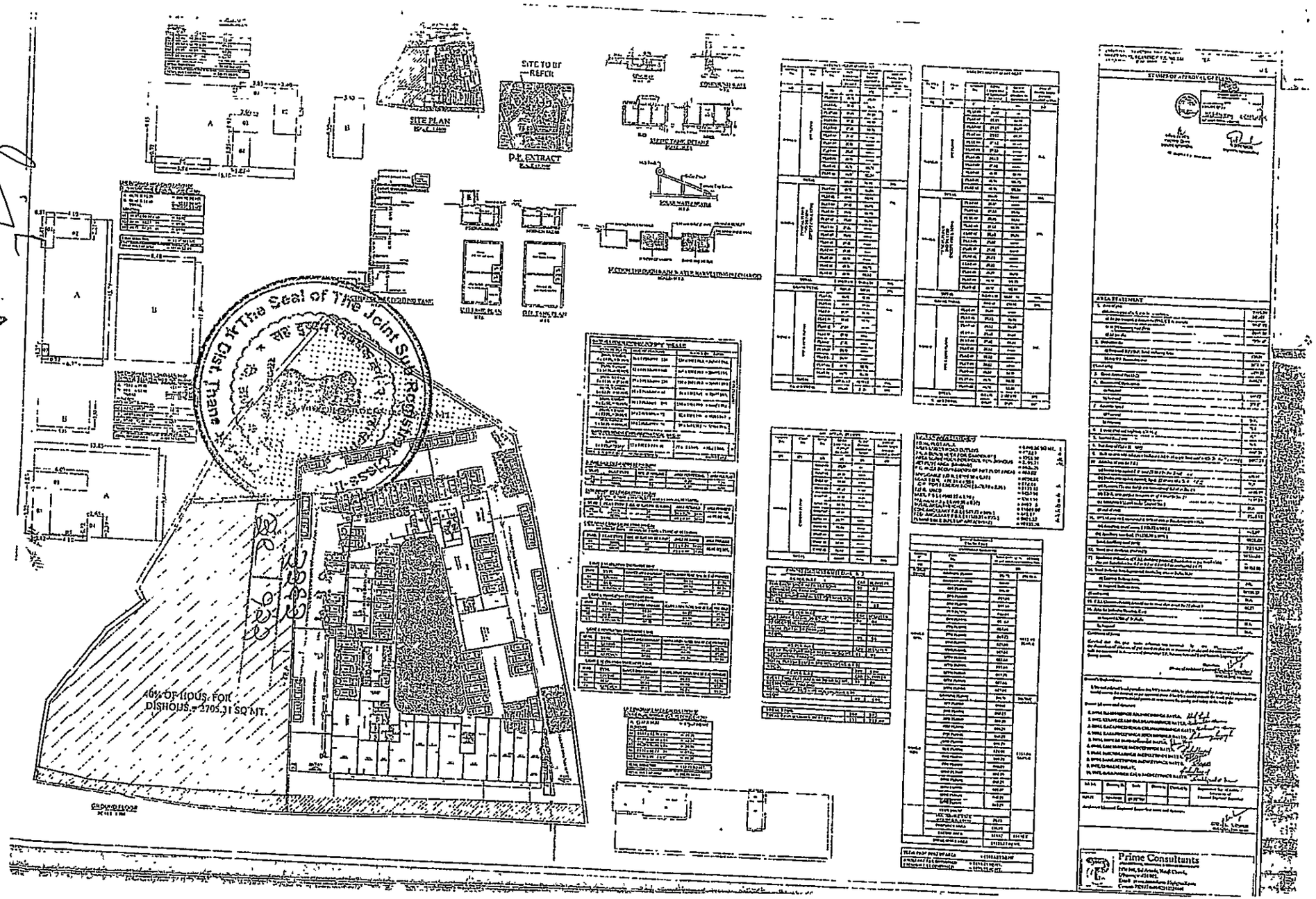
सह दुय्यम निबंधक
उल्हासनगर

उल्हासनगर - १	
क्र.	२०२३
शेरा	

विजय विजय वाडेवे

Padave

Ubendra


SITE PLAN
SITE TO BE REFER
P.E. EXTRACT
AREA STATEMENT
Prime Consultants
The Seal of The Joint Sub Registrar Dist. Thane
40% OF HOUS. FOR DISHOUS. = 2705.31 SQ.MT.

entitlement by virtue of amalgamation of any plots including utilisation of all FSI (including any premium FSI) in accordance with the rules of Ulhasnagar Municipal Corporation and or any rules of the concerned local authorities including without limitation Ulhasnagar Municipal Corporation and/or any statutory modification/re-enactment/repeal thereof available or permissible [illegible] as a result of any change in Government policies and/or building control regulations and/or any statutory modification/re-enactment/repeal thereof or otherwise howsoever and authorizing Party of the Second Part to exploit the development potential of the said property to construct buildings on the said property as may be permissible by law and further to exclusively [illegible] and transfer the premises in the building/s to be [illegible] on the said property the Party of Second Part has [illegible] agreed to allot and provide to the Party of the First Part 37% area of total constructed Residential area in the form of residential flats and 40 % area of total constructed commercial area in the form of commercial units as per the approved and sanctioned plan by [illegible] in the proposed building/s to be constructed on the party of the Second part on the Said [illegible] (the Said Project) free of cost on ownership basis along with all amenities and specifications to the parties of the First Part. It is further agreed between the parties that they have agreed to utilize [illegible] area admeasuring about 570 sq mtrs for commercial [illegible] FSI for residential purpose

3 The Party of the First Part shall have the following responsibilities in the proposed development of the said Property and would be solely responsible for complying with it at its own cost

a) To execute conveyance of the said Property in favour of co-[illegible] of co-operative societies or limited company/ies or other body/ies of purchasers as may have been formed by the Party of the Second Part

b) The Party of First Part shall ensure that the title of the Said Property or any part thereof shall be clear and marketable and free from encumbrances/litigation. If any defect occurs or is [illegible] Party of Second Part in the title of the Said Property or any part thereof the same shall be cleared/rectified and cured by Party of First Part alone at their costs and consequences and Party of Second Part shall not have to contribute any consideration/money in this regard

Sub-Registrar of the Sub-Registrar Office Ulhasnagar-3 Dist. Thane

3383 / 2022

विजय विठ्ठलराव

D Padave

Vijendra

[illegible] नंतर मिळकतीवर अतिरिक्त चटई क्षेत्र टिडीआर बाबत वापराचे अस्ल्यास स्वतंत्र [illegible] देईल असे नमूद आहे (पान क्र ४)

[illegible] जमिन मालक याना कोणत्याही प्रकारची स्वतंत्र पार्कींग देणार नाही असे नमूद आ[illegible] क्र १२, अट क्र ९एच)

सबब मुल्यांकन खालीलप्रमाणे प्रस्तावित होईल.

[illegible] जमीन मालकास मिळणारा [illegible] —

[illegible] रहिवास वापरासाठीचे बाधकामाचे मुल्य

= ११७७६ ७३ — (५३० X ११)

= ११७७६ ७३ — ६२७

= ११११४१ ७३

= [illegible] X [illegible] X [illegible] X [illegible]

= [illegible] X [illegible] X [illegible]

= रु ११,८०,५५,०००/—

२) वाणिज्य वापरासाठीचे [illegible]

= ५३० X [illegible]

= [illegible]

= रु. [illegible]

३) विकसन शुल्क [illegible]

= ४३७६ २० X [illegible]

= रु. [illegible] —

एकूण (१ + २ + ३) = [illegible] + [illegible] + [illegible] ३३,००० - ११,८०,०००

= रु. १२,७२,१३,०००/—

(ब) विकसनकर्त्याला मिळणाऱ्या हिश्याचे मूल्य :—

१) रहिवास वापरासाठीचे मूल्य

= [illegible] X [illegible] X [illegible]

= ३०२४ ३२ X १८१००

= रु. [illegible]/—

Seal of the Joint Sub-Registrar Class-II, Ulhasnagar-4 Dist. Thane

दस्त क्र. ३३६३ | २०२३

भाग १ | १२२

विनय विजय पडवे

महाराष्ट्र शासन

मालमत्ता पत्रक

0244

गाव/पेठ : उल्हासनगर | तालुका/न.भू.का. : न.भू.अ. उल्हासनगर | जिल्हा : ठा

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
२४४७			१७३६०.००	ग	

सुविधाधिकार

हक्काचा मुळ धारक वर्ष:१९८१
H
[१) श्री.जोगींदरसिंग हाकीमसिंग]
[२) सुखविरसिंग जोगिंदरसिंग]
[३) हरबीरसिंग जोगिंदरसिंग]
[४) गुलशनबीरसिंग जोगिंदरसिंग]
[५) श्रीमती निर्मलाबाई बळवतसिंग]
[६) श्री.जगदिपसिंग बळवंतसिंग]

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षाकन
१०/०३/२०१५	मा.जठिल्हाअधठिक्षक भुमठिअभठिलेख ठाणे यांचेकडील आदेश क्रमांक /न.भू.१/उल्हासनगर/भूप्रदान/अ.ता.मोर.नं.५८१/२०१२/१५ ठाणे दठि.१०/३/२०१५ अन्वये म.ज.म.अ.१९६चे कलम २५८ प्रमाणे न.भू.क्र.२४४७ या मठिळकत पत्रठिकेस धारक सदरी [महाराष्ट्र सरकार] दाखल करून सत्ताप्रकार ग दाखल केला.			फेरफ़ार क्र.१११९ प्रमाणे सही- १०/०३/२०१५ न भू अ.उल्हासनगर
१०/०३/२०१५	मा .नॅनेजींग ऑफीसर अॅन्ड सब डठिव्हठिजन्ल ऑफीसर उल्हासनगर यांचेकडील सनद दठि.२०/७/१९८२व १९८३ व मा . उपवठिभागीय अधठिकारी उल्हासनगर तथा प्रशासक शहर वसाहत तथा उपवठिभागीय अधठिकारी उल्हासनगर यांचेकडील सी.डी.पडताळणी पत्र क्र.दठि.१/८/२०१२ व इकडील न.भू.अ.उ.नगर यांचेकडील आदेश दठि.१०/३/२०१५ अन्वये मठिळकत पत्रठिकेस धारक सदरी दाखल असलेली श्री.जोगीदरसिंग हाकीमसिंग व इतर यांची नावे कमी करून सी.डी.प्रमाणे वेगळ्या सातबाप्रकार व दाखल केला.		H [श्रीम.नठिर्मलाकोरे बलवंतसिंग] [श्री.जोगींदरसिंग हाकीमसिंग]	फेरफ़ार क्रं १११२० प्रमाणे सही- १०/०३/२०१५ न.भू अ.उल्हासनगर
०४/०६/२०१५	मृत्यूपत्राने /will प्रमाणे सह दुय्यम नोंदणीक (मुंबई उल्हासनगर) यांचेकडील मृत्यूपत्र /will दस्त क्र.३८२३/२०१३ दठि.२१/५/२०१३अन्वय श्रीम.नठिर्मलाकौर बलवतसिंग यानी मृत्यूपत्र करून दठिल्याने व त्या दठि.२१/१२/२०१३ रोजी मयत झाल्याने त्याचे नाव कमी करून मृत्यूपत्रानूसार नाव दाखल केले.		H श्री.जगदीप बलवतसिंग हेयर	फेरफार क्र.१२३२ प्रमाणे सही- ०४/०६/२०१५ न भू.अ.उल्हासनगर
०४/०६/२०१५	मृत्यूपत्राने /will प्रमाणे सह दुय्यम नठिबंधक कार्यालय उल्हासनगर यांचेकडील मृत्यूपत्र /will दस्त क्र.१४५३/२००६दठि.१०/८/२००६व शूद्धीपत्र (codicil)दस्त क्र.११०४/२००८ दठि.४/४/२००८ अन्वये श्री.जोगिंदरसिंग हाकठिनसिंग यानी मृत्यूपत्र करून दठिल्याने व त्या दठि.६/३/२००९ रोजी मयत झाल्याने त्याचे नाव कमी करून मृत्यूपत्रानूसार नाव दाखल केले.		H १.श्रीम.कूलमठियतकौर गूलशनहेयर २.श्री.गगनदठिपसिंग गूलशन बठिरसिंग हेयर ३.श्री.हरबठिरसिंग जोगिंदरसिंग हेयर ४.श्री.करणदठिपसिंग सूखबठि रसिंग हेयर ५.श्री.इश्वरसिंग सुखबठिरसिंग हेयर	फेरफ़ार क्रं १२३३ प्रमाणे सही- ०४/०६/२०१५ न.भू.अ.उल्हासनगर
२३/०७/२०१५	मा.जमाबदी आयुक्त व संचालक भुमठि अभठिलेख पुणे यांचेकडील परठिपत्रक क्र.ना.भू.क्र.१ /मठि./प./अक्षरी नोंद २०१५ दठि.१६/०२/२०१५ व या कार्यालयाकडील आदेश क्र./मठि./प/अक्षरी नोंद/प.भू.१/उल्हासनगर/आदेश दठि.२३/७/२०१५ अन्वये मठिळकत पत्रठिकेवर अक्षरी क्षेत्र सतरा हजार तीन शे साठ पुर्णांक शून्य दशांश मात्र चौ.मठी .दाखल केले.			फेरफार क्र ५५३ प्रमाणे सही- २३/०७/२०१५ न.भू अ.उल्हासनगर
३१/१०/२०१८	खरेदीने मा. सहदुय्यम नठिबंधक कार्यालय उल्हासनगर क्र.१ कडील नोंदणीकृत खरेदीदस्त र.द.क्र.७२३३ दठि.५/११/१९९०अन्वये खरेदी देणार सरदार जोगिंदरसिंग हकठिनसिंग कौर व श्रीम नठिर्मला बलवंतसिंग कौर यांचे कू.मू.घा. अजठितकूमार मोहनदास चांदवानी यांनी न.भू.क्र.२४४७पैकी १३९३.००चौ.मी. क्षेत्र खरेदीने दठिले खरेदी देणार मेसर्स रठिलाएवल प्लायवूड इंडस्ट्रीज प्रा.लठि.कंपनी तर्फे चेअरमन श्री.महेशकूमार सत्यनारायण खैरारी यांचे नाव दाखल केले.		H मेसर्स रठिलाएवल प्लायवूड इंडस्ट्रीज प्रा.लठि.कपनी तर्फे चेअरमन श्री.महेशकूमार सत्यनारायण खैरारी क्षेत्र १३९३.००चौ.मी.	फेरफ़ार क्र ११२९ प्रमाणे सही- ३१/१०/२०१८ न भू.अ.उल्हासनगर
३१/१०/२०१८	डठिड ऑफ डठिस्ठोल्यूशन एस.आर नं.२४४७ दठि.१९/११/१९८४ चे पार्टनरशठिपडठिडने १.श्री.सरदार जोगिंदरसिंग हकठिनसिंग कौर २. श्रीम.नठिर्मला बलवत कौर यांनी न.भू.क्र.२४४७पैकी यू.नं.१९८पैकी १३९३.००चौ.मी.क्षेत्र श्री.सूदामो गूरबोमल सेवलानी यांना दठिलेने त्यांचे नाव दाखल केले.		H [श्री.सूदामो गूरबोमल सेवलानी क्षेत्र १३९३.००चौ.मी.]	फेरफ़ार क्र ११३० प्रमाणे सही- ३१/१०/२०१८ न.भू अ.उल्हासनगर

विनया विजय पाडावे

३१/१०/२०१८	खरेदीने मा. सहदुय्यम नठिबंधक वर्ग२उल्हासनगर क्र.१ कडील नोंदणीकृत खरेदीदस्त र.द.क्र.१७२० दठि.२९/८/२०११अन्वये खरेदी देणार श्री.सुदामो गुरबोमल सेवलानी यांचे नाव कमी करून खरेदी करून घेणार श्री.वठिजय हरठिराम नरसिंघानी यांचे नाव दाखल केले.		H [श्री.वठिजय हरठिराम नरसिंघानी क्षेत्र१३९३.००चौ.मी]	फेरफार क्रं.११३१ प्रमाणे सही- ३१/१०/२०१८ न.भू.अ.उल्हासनगर
३१/१०/२०१८	खरेदीने मा. सहदुय्यम नठिबंधक वर्ग२उल्हासनगर क्र.१ कडील नोंदणीकृत खरेदीदस्त र.द.क्र.१६३२ दठि.३१/८/२०१३अन्वये खरेदी देणार श्री.वठिजय हरठिराम नरसिंघानी यांचे नाव कमी करून खरेदी करून घेणार श्री.मे.एम जी.डेव्हलपर्स तर्फे भागीदार श्री.रोशन महेश नाखीजा याचे नाव दाखल केले.		H मे.एम.जी.डेव्हलपर्स क्षेत्र१३९३.००चौ.मी	फेरफार क्रं.११३२ प्रमाणे सही- ३१/१०/२०१८ न.भू.अ.उल्हासनगर
२३/०२/२०२१	वारसाने श्री जगदीपसिंग बलवंतसिंग हेयर हे दि.३०/८/२०१८ रोजी मयत झालेने त्यांचे नाव कमी करून त्यांचे वारसांची नावे अर्ज प्रतिज्ञापत्र मृत्युचा दाखला व दिलेल्या जबाबावरून दाखल केली.		H १)श्री. साहिबसिंग जगदीपसिंग हेयर २)श्री. विरेंद्रसिंग जगदीपसिंग हेयर ३)श्रीमती. सुरयजिंदर कौर जगदीपसिंह हेयर ४)श्री. साहीलजीतसिंह जगदीपसिंह हेयर ५) गुरबनी लल्ले	फेरफार क्रं.११२४ प्रमाणे सही- २३/०२/२०२१ न.भू.अ.उल्हासनगर
०१/१२/२०२१	आदेशान्वये - Other, उल्हासनगर,दाखे केले आदेश क्र. फक्त न.भू.अ/उल्हासनगर/न.भू.क्र.२४४७/२०२१ दि. ३०/११/२०२१ अन्वये डठिड ऑफ डठिक्लेरेशन कोर्ट नं.२४४७ दा.क्र.२०/११/१९८४ चे पोटनरशठिफकेटिडने १.श्री.सरदार जोगिंदर सिंग हकोटिफसिंग कौर २) श्रीम.नठिर्मला बलवंत कौर यांनी न.भू.क्र.२४४७पैकी यू.नं.१९८पैकी १.नामोमल गुरबोमल सेवलानी - १३९३.०० चौ.मी.क्षेत्र २.अजितमोहनदास चंदनानी - १३९३.०० चौ.मी.क्षेत्र ३.कनवालाल मोहनदास चंदनानी - १३९३.०० चौ.मी.क्षेत्र यांची नावे दाखल केली.	उ ह न - १ न. क्र. ३३६३ २०२३	H नामोमल गुरबोमल सेवलानी १३९३.०० चौ.मी अजित मोहनदास चंदनानी १३९३.०० चौ.मी बागवालाल मोहनदास चंदनानी १३९३.०० चौ.मी	फेरफार क्रं.४३०६ प्रमाणे सही- ०१/१२/२०२१ न.भू.अ. उल्हासनगर

हे प्रमाणपत्र बनावट सिद्धीसाठी तपासून घेतले आहे

हि मिळकत पत्रिका (दिनांक १२/१/२०२१ ६:१८:२५ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक १२/२/२०२१ १२:१३:४७PM
वैधता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर पाऊन २११८१००००२३३९०२५ हा क्रमांक वापरावा.

विनय विजय पाडवे

Office of The Joint Sub Registrar Class-II, Ulhasnagar-2, Dist. Thane

उल्हासनगर - २
3288
1922

No. AC/C. 1/Misc/CDR-22
Office of the Addl. Collector,
Thane, Ulhasnagar Township,
Dated:- 20/7/1983.

APPENDIX XXIV
[Rule ~~21(2)~~ 87

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY PUBLIC AUCTIONS

THIS INDENTURE made the ....20th.... day of ....July.... one thousand nine hundred and ~~eighty~~ three BETWEEN THE PRESIDENT OF INDIA hereinafter called "the Vendor" (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part AND 1) Smt. Hirabai Gair Balwantsingh s/o ~~and~~ 2) Smt. Jogendrasingh Balwantsingh ..... called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part;

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises more particularly described in Schedule I, hereunder written;

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. ..78,375-00..... paid to the Vendor by the Purchaser (.....) in cash and 78,375-00 .....) by adjustment against the compensation payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates whose names are given in Schedule II hereunder written on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the same doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule ..... 87 ..... of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as Sheet No. 83, Sec. 7-B, No. 123, C. 1 more particularly described in Schedule I hereunder written TOGETHER WITH all buildings, commons, fences, hedges, ditches, ways, waters, water-courses, liberties, privileges, easements, and appurtenances whatsoever to the said premises or parcel of land belonging or in any way appertaining or usually held or enjoyed therewith or deemed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lying in or under the said premises together with full liberty at all times for the Vendor, his agents and workmen to enter upon all or any part of the said premises, to search for, make merchantable and carry away the said mines and minerals under or upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as may be assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way incumbered or affected AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming from, under, or in trust from him. AND FURTHER THAT HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them or any part thereof, from, under or in trust for him the Vendor shall and will from time to time, and at all times hereafter, at the request and cost of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds and things whatsoever, for further and more perfectly assuring the said land hereditaments and premises and every part thereof, unto and to the use of the Purchaser, in manner aforesaid, as shall or may be reasonably required.

Sd/- S. D. KULDIPKE
Special Executive Officer (Co. No. ....)

विनायक विठ्ठल पदाये

Pudave

Vizendra

Seal of the Joint Sub Registrar Class ... Dist. Thane

३३६३ | २०१३
१०९ | १२२

"The property the compensation of which has been adjusted against the value of this property was mortgaged with Shri ..... s/o ..... in West Pakistan *and/or Shri ..... the purchaser had obtained a debt of Rs. ..... from Shri ..... s/o ..... in West Pakistan. The said mortgagee/creditor has obtained a decree for Rs. ..... from the Tribunal constituted under the Displaced Persons (Debts Adjustment) Act, 1951, the intimation of which has been received by the Chief Settlement Commissioner from the Tribunal concerned. The mortgagee/creditor would, therefore, have a lien over this property to the extent of mortgage charge/debt of Rs. ..... according to the provisions of the above Act until the mortgage charge/debt is satisfied or is redeemed by the mortgagor/debtor.".

IN WITNESS WHEREOF the Vendor has caused C.H.Ulhasnagar Township H.O. & Asst. Administrator, on his behalf to set his hand hereunto the day and year first above written.

SCHEDULE I

All that piece or parcel of land *and/or building(s) situated at Ulhasnagar containing by admeasurement 20762.5/9 sq.yards or thereabouts and bounded

(Twenty thousand seven hundred sixty two and five by nine sq.yards only)

on the North by .....

on the South by Sheet No.63, Sec.No.7-B, H.No.198, Ulhasnagar-I.

on the East by .....

on the West by .....

SCHEDULE II

Name of the associates—

1. .....
2. .....
3. .....
4. .....
5. .....
6. .....

Note:- Subject to condition that has been mentioned in indenture executed on ..../..../1983.

(plan enclosed)

Signed by the said Smt. E.K.Kuntala H.O. & Asst. Administrator, for and on behalf of the President of India in the presence of C.H., Ulhasnagar Township.

1. Shri J.J.Chavan, A.K.
2. Shri V.K.Sonar, Clerk.

To.

Smt. Nirmalkaur Bajaramsingh and
Shri Jogindersingh Hukumatsingh,
Sheet No.63, Sec.No.7-B.U.No.198,
Ulhasnagar-I, Dist. Thane.

*Strike out whichever is inapplicable

Jeetu C. Bhagtani
B.Sc. LL.B.
Advocate
Shop No. 3, Opp. Bldg. No. 437, Near Chalaram Market,
Near Rotary Sanchayani Hall, Ulhasnagar,
Ulhasnagar-421 002, Dist. Thane.
Mob.: 8007493399
Email: jeetulawyer1990@gmail.com

Dist. Thane

3823
दि. 1/9/22

Date: 25.08.2021

Title Certificate

At the request of Shri Sahibsingh Jagdeepsingh Hayer, I have enquired and investigated into the title in respect of the following property owned by 1) Smt. Kulmeekaur Gulshanbir Singh Hayer, 2) Shri Gagandeepsingh Gulshanbir Singh Hayer, 3) Shri Harbirsingh Jogindersingh Hayer, 4) Shri Karandeepsingh Sukhbir Singh Hayer, 5) Shri Ishwar Sukhbirsingh Hayer, 6) Shri Sahibsingh Jagdeepsingh Hayer, 7) Shri Birendrasingh Jagdeepsinngh Hayer, 8) Shri Sahiljeetsingh Jagdeepsingh Hayer, 9) Smt. Gurpani Rulay and 10) Smt. Sukhjinderkaur Jadeepsingh Hayer.

Description of Property :

All that piece and parcel of immovable property known as Portion of C.T.S. No.198, Section 7 B, area adm. 10763 sq. yards equivalent to 8996.5 sq. mtrs. Sheet No.83, bearing C.T.S. No.2447, situated at Ulhasnagar - 421 001, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

I have verified and examined the following documents in respect of the above said property :-

1) Xerox copy of property card bearing C.T.S. No.2447 in the name of by 1) Smt. Kulmeekaur Gulshanbir Singh Hayer, 2) Shri Gagandeepsingh Gulshanbir Singh Hayer, 3) Shri Harbirsingh Jogindersingh Hayer, 4) Shri Karandeepsingh Sukhbir Singh Hayer, 5) Shri Ishwar Sukhbirsingh Hayer, 6) Shri Sahibsingh Jagdeepsingh Hayer, 7) Shri Birendrasingh Jagdeepsinngh Hayer, 8) Shri Sahiljeetsingh Jagdeepsingh Hayer, 9) Smt. Gurpani Rulay and 10) Smt. Sukhjinderkaur Jadeepsingh Hayer issued by City Survey Office, Ulhasnagar.

2) Xerox copy of WILL dated 21.05.2013 executed by Smt. Nirmalakaur Balwantsingh registered under Sr. No.3823/2013 with Sub-Registrar of Assurance.

विजय विठ्ठल वाजे

V Padave

Ulhendra

Jeetu L. Bhagtyani
B.S. LL.B.
ADVOCATE
Shop No. 6, Bldg. No. 143, Near Chellaram Market,
Next To Pu. Panchayati Hall, SN Chowk,
Ulhasnagar - 421 002 Dist. Thane
Mobile: 8007393393
Email: jeetulawyer1990@gmail.com

उल्हासनगर - १
3383
दिनांक
दस्त क्र. 922

3) Xerox copy of WILL dated 10.08.2006 Shri Jogindesingh Hakimsingh registered under Sr. No.1459/2006 with Sub-Registrar of Assurance.

4) Xerox copy of Codicil dated 04.04.2008 bearing registration No.1104 with Sub-Registrar of Assurance, Ulhasnagar-1 of WILL DATED 10.08.2006 executed by Shri Jogindersingh Hakimsingh.

5) Xerox copy of Partnership Deed dated 09.06.1984 executed by 1) Smt. Nirmala Gour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Ajitkumar Mohandas Chandnani as the Party of Second Part.

6) Xerox copy of Dissolution Deed date 05.07.1985 1) Smt. Nirmala Gour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Ajitkumar Mohandas Chandnani as the Party of Second Part.

7) Xerox copy of Partnership Deed dated 13.08.1984 executed by 1) Smt. Nirmala Gour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Smt. Roma Mohandas Chandnani party of Second Part.

8) Xerox copy of Dissolution Deed date 29.11.1984 1) Smt. Nirmala Gour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Smt. Roma Mohandas Chandnani party of Second Part.

9) Xerox copy of Partnership Deed dated 13.01.1975 executed by 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogeneersingh Hukumsingh as the Party of First Part AND Shri Naino Gurbomal Sewlani as the Party of Second Part.

10) Xerox copy of Dissolution Deed date 31.01.1985 executed by 1) Smt. Nirmala Gour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Naino Gurbomal Sewlani as the party of second part.

11) Xerox copy of Sale Deed dated 24.10.2011 executed by and between Shri Naino Gurbomal Sewlani as the Seller AND Shri Pradeep Mohanlal Vagichai as the Purchaser registered under SR. No.2089/2011 with Sub-Registrar of Assurance, Ulhsanagar-1.

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12) Xerox copy of Cancellation Deed dated 12.05.2015 executed by and between Shri Namo Gurbomal Sewlani as the Party of First Part AND Shri Pradeep Mohanlal Agicha as the Party of Second Part registered under SR. No. 905/2015 with Sub-Registrar of Assurance, Ulhsanagar-1.

13) Xerox copy of Partnership Deed dated 02.02.1976 executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Kanayalal Mohandas Chandnani as the Party of Second Part.

14) Xerox copy of Dissolution Deed date 12.12.1984 executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Kanayalal Mohandas Chandnani as the Party of Second Part.

15) Xerox copy of Sale Deed dated 11.02.1999 executed by and between Shri Kanayalal Mohandas Chandnani as the Seller AND Shri Parmanand Brichand Talreja (H.U.F.) and Shri Jairaj Hiranand Kalyani (H.U.F.) and Shri Prakash Karamchand Kundnani as the Purchasers registered under Sr. No. 177/1999 with Sub-Registrar of Assurance, Ulhsanagar-1.

16) Xerox copy of Sale Deed dated 05.11.1990 executed by and between 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh through its C.A. Shri Ajitkumar Mohandas Chandnani as the Sellers AND M/s. Reliable Plywood Industry Pvt. Ltd. as the Purchaser registered under Sr. No. 7233/1999 with Sub-Registrar of Assurance, Ulhsanagar-1.

17) Xerox copy of Partnership Deed executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First part AND Shri Sudhama Gulabrao Sewlani Party of Second Part.

18) Xerox copy of Dissolution Deed date 19.11.1984 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First part AND Shri Sudhama Gulabrao Sewlani Party of Second Part.

19) Xerox copy of Sale Deed dated 29.08.2011 executed by and between Shri Sudhama Gulabrao Sewlani as the Seller AND Shri Vijay Hariram Narsinghani as the Purchaser registered under Sr. No. 1720/2011 with Sub-Registrar of Assurance, Ulhasnagar-1.

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उल्हास - १
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20) Xerox copy of Sale Deed dated 31.08.2013 executed by and between Shri Vijay Harramani Narsinghani as the Seller AND M/s. MG Developers, registered under Sr. No. 1632/2013 with Sub-Registrar of Assurance, Ulhasnagar-1.

21) Xerox copy of C.D. bearing No. AC/U.1/Plot/CDR-22 dated 20.07.1983 issued by The President of India through M.O. & Asstt. Administrator, C-1, Ulhasnagar Township in the name of 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh.

Tracing of title:

Originally it appears that 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh were seized possessed and owner of U. No. 198, Section 7B area adm. 20762.5/9 sq. yards bearing CTS No. 2447, Sheet No. 83, Ulhsanagar-421 001, Dist. Thane. That the said 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh have acquired the U. No. 198, Section 7B, area adm. 20762.5/9 sq. yards bearing CTS No. 2447, Sheet No. 83, Ulhsanagar-421 001, Dist. Thane from The President of India through M.O. & Asstt. Administrator, C-1, Ulhasnagar Township vide Deed of Conveyance bearing No. AC/U.1/Plot/CDR-22 dated 20.07.1983.

AND WHEREAS the said 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh were entered into partnership firm with one Shri Ajitkumar Mohandas Chandnani vide Partnership Deed dated 09.06.1984 in respect of property known as Portion No. 1, U. No. 198, Section 7B, area adm. 1666.6/9 sq. yards (out of C.D. area adm. 20762.5/9 sq. yards), bearing CTS No. 2447, Sheet No. 83, Ulhsanagar-421 001, Dist. Thane and after some time the said Partnership Deed was dissolved by the parties vide Dissolution Deed dated 05.07.1985 and the said property i.e. Portion No. 1 U. No. 198, Section 7B, area adm. 1666.6/9 sq. yards (Out of C.D. area adm. 20762.5/9 sq. yards), bearing CTS No. 2447, Sheet No. 83, Ulhsanagar-421 001, Dist. Thane was acquired and occupied by Shri Ajitkumar Mohandas Chandnani, thus the said Shri Ajitkumar

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Mohandas Chandani is lawful and legal owner of Portion No.1 U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm. 20762.5/9 sq. yards).

AND WHEREAS said 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh were entered into partnership firm with one Smt. Roma Mohandas Chandnani vide Partnership Deed dated 13.08.1983 in respect of property known as Portion No.5, U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane and after some time the said Partnership Deed was dissolved by the parties vide Dissolution Deed date 29.11.1984 and the said property i.e. Portion No.5 U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane was acquired and occupied by Smt. Roma Mohandas Chandnani, thus the said Smt. Roma Mohandas Chandani is lawful and legal owner of Portion No.5 U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane.

AND WHEREAS said 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh were entered into partnership firm with one Shri Namo Gurbomal Sewlani vide Partnership Deed dated 13.01.1975 in respect of property known as Portion No.4, U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane and after some time the said Partnership Deed was dissolved by the parties vide Dissolution Deed date 31.01.1985 and the said property i.e. Portion No.4, U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane. That thereafter the said Shri Namomal @

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Nama Gurbomal Sewlani has sold the Portion No.4, U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane to Shri Pradeep Mohanlal Agicha vide Sale Deed dated 24.10.2011, registered under SR. No.2089/2011 with Sub-Registrar of Assurance, Ulhsanagar-1. That thereafter the said Shri Pradeep Mohanlal Agicha has cancelled the said Sale Deed dated 24.10.2011, registered under SR. No.2089/2011 on 12.05.2015 vide Cancellation Deed dated 12.05.2015 registered under SR. No.905/2015 with Sub-Registrar of Assurance, Ulhasnagar-1. Thus the said Shri Nama Gurbomal Sewlani is lawful and legal owner of Portion No.4, U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.6/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane.

AND WHEREAS said 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh were entered into partnership firm with one Shri Kanayalal Mohandas Chandnani vide Partnership Deed dated 02.02.1976 in respect of property known as Portion No.6, U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane and after some time the said Partnership Deed was dissolved by the parties vide Dissolution Deed date 12.12.1981 and the said property i.e. Portion No.6, U. No.198, Section-7B, area adm.1666.6/9 sq. yards (out of C.D. area adm.20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane. That thereafter the said Shri Kanayalal Mohandas Chandnani has sold the Portion No.4, U. No.198, Section-7B, area adm.1048 sq. yards out of area adm. 1666.6/9 sq. yards (out of C.D. area adm.20762.6/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane to 1) Shri Parmanand Brichand Tareja (H.U.F.), 2) Shri Jana Hiranand Kalyani (H.U.F.) and 3) Shri Prakash Karamchand Kundnani vide Conveyance Deed dated 1.02.1999 registered under SR. No.477/1999 with Sub-Registrar of Assurance, Ulhsanagar-1. Thus the said Shri

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Kanaylal Mohandas Chandnani is the lawful and legal owner of immovable property i.e. area adm. 618.6/9 sq. yards and the said to 1) Shri Parmanand Brichand Talreja (H.U.F.), 2) Shri Jairaj Hiranand Kalyani (H.U.F.) and 3) Shri Prakash Karamchand Kundnasni are the lawful and legal owner of immovable property i.e. area adm 1048 sq. yards.

AND WHEREAS said 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh through its C.A. Shri Ajitkumar Mohandas Chandnani has sold the portion of Portion U. No.198, Section-7B, area adm 1666.6/9 sq. yards (out of C.D. area adm 20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane to M/s. Reliable Plywood Industry Pvt. Ltd. vide Sale Deed dated 05.11.1990 registered under Sr. No.7253/1990 with Sub-Registrar of Assurance, Ulhsanagar-1, Dist. Thane. Thus the said M/s. Reliable Plywood Industry Pvt. Ltd. is lawful and legal owner of Portion U. No.198, Section-7B, area adm 1666.6/9 sq. yards (out of C.D. area adm 20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane.

AND WHEREAS said 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh were entered into partnership firm with one Shri Sudhama Gulabrao Sewlani vide Partnership Deed in respect of property known as Portion of U. No.198, Section-7B, area adm 1666.6/9 sq. yards (out of C.D. area adm 20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane and after some time the said Partnership Deed was dissolved by the parties vide Dissolution Deed date 19.11.1984 and the said property i.e. Portion of U. No.198, Section-7B, area adm 1666.6/9 sq. yards (out of C.D. area adm 20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane. That thereafter the said Shri Sudhama Gulabrao Sewlani has sold the Portion of U. No.198, Section-7B, area adm 1666.6/9 sq. yards (out of C.D. area adm 20762.5/9 sq. yards), bearing CTS No.2447, Sheet No.83, Ulhsanagar-421 001, Dist. Thane to Shri Vijay Hariram Narsinghani vide Sale Deed dated

विजय पडावे

D Padave

Vivendra

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29.08.2011 registered under Sr. No.1720/2011 with Sub-Registrar of Assurance, Ulhasnagar-1. That thereafter the said Shri Vijay Hariram Narsinghani has sold the same to M/s. M.G. Developers vide Sale Deed dated 31.08.2018 registered under Sr.No.1632/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.

AND WHEREAS the said Smt. Nirmalakaur Balwantsingh Hayer has expired on 29.12.2013 has expired and before her death of Smt. Nirmalakaur Balwantsingh she has executed the WILL dated 21.05.2013 registered under Sr. No.3823/2013 with Sub-Registrar of Assurance. That thereafter the said Smt. Nirmalakaur Balwantsingh Hayer has expired on 29.12.2013 and after the death of Smt. Nirmalakaur Balwantsingh Hayer her share was inherited by her legal heir namely Shri Jagdipsingh Balwant Hayer. And whereas the name of Shri Jagdeepsingh Balwantsingh Hayer was mutated in the revenue records i.e. in property card vide mutation entry No.1232/2015 issued by City Survey Office, Ulhasnagar. That thereafter the said Shri Jagdeepsingh Balwantsingh Hayer become the owner. That thereafter the said Shri Jagdeepsingh Balwantsingh Hayer has expired on 30.08.2018 and after the death of Shri Jagdeepsingh Balwantsingh Hayer the said property inherited by his legal heirs namely i) Shri Sahibsingh Jagdeepsingh Hayer, ii) Shri Birendrasingh Jagdeepsingh Hayer, iii) Smt. Sukhjinderkaur Jagdeepsingh Hayer, iv) Shri Sahiljeetsingh Jagdeepsingh Hayer and v) Smt. Gurbani Rulay and their name was mutated in the revenue records i.e. property card vide mutation entry No.1124/2021 issued by City Survey Office, Ulhasnagar.

AND WHEREAS the said Shri Jogindesingh Hakimsingh has expired on 06.03.2009 has expired and before his death of Shri Jogindersingh Hakimsingh has executed the WILL dated 10.08.2006 registered under Sr. No.1453/2006 with Sub-Registrar of Assurance and thereafter Codicil was executed dated 07.04.2006 with Sub-Registrar of Assurance, Ulhasnagar. That thereafter the said Shri Jogindersingh Hakimsingh has expired on 06.03.2009 and after the death of Shri Jogindersingh Hakimsingh his share was inherited by his legal heirs namely i) Smt.

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Kulmeetkaur Gulshanbirsingh Hayer ii) Shri Gagandeepsingh Gulshanbeersingh Hayer iii) Shri Harbirsingh Jogindersingh Hayer iv) Shri Karandeepsingh Sukhbirsingh Hayer v) Shri Ishwarsingh Sukhbirsingh Hayer and their names was mutated in the revenue records i.e. property card vide mutation entry No. 1233/2015 issued by City Survey Office, Ulhasnagar-1.

Now the said 1) Smt. Kulmeekaur Gulshanbir Singh Hayer, 2) Shri Gagandeepsingh Gulshanbir Singh Hayer, 3) Shri Harbirsingh Jogindersingh Hayer, 4) Shri Karandeepsingh Sukhbir Singh Hayer, 5) Shri Ishwar Sukhbirsingh Hayer, 6) Shri Sahibsingh Jagdeepsingh Hayer, 7) Shri Birendrasingh Jagdeepsingh Hayer, 8) Shri Sahiljeetsingh Jagdeepsingh Hayer, 9) Smt. Gurbani Rulay and 10) Smt. Sukhjinderkaur Jadeepsingh Hayer are the lawful and legal owner of immovable property known as Portion of U. No.198 Section 7-B area adm. 10763 sq. yards equivalent to 8999.5 sq. mtrs., Sheet No.83, bearing CTS No.2447 situated at Ulhasnagar-421 001, Dist. Thane.

About the encumbrances:

I have caused to take search for 30 years of the available records in the concerned office/s of Sub-Registrar of Assurances and there is no entry which may come into the category of encumbrances. Search report compiled by me.

Application of land ceiling Act: Not applicable.

Vijay Vijay Vasid

Vijendra

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Seal of the Sub Registrar Dist. Thane

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Final Certificate

After going through the above said papers and what has been stated above I am opinion that the title over the above said property of i) Smt. Kulmeetkaur Hayer ii) Shri Gagandeepsingh Gulshanbeersingh Hayer iii) Shri Harbirsingh Jogindersingh Hayer iv) Shri Karandeepsingh Sukhbirsingh Hayer v) Shri Ishwarsingh Sukhbirsingh Hayer vi) Shri Sahibsingh Jagdeepsingh Hayer vii) Shri Birendrasingh Hayer viii) Shri Sahiljeetsingh Jagdeepsingh Hayer ix) Shri Gurbani Rulay x) Smt. Sukhwinder kaur Jadeepsingh Hayer are clear, unencumbered and marketable.

(Jeetu L. Bhagtyani)
Advocate

Encl. as above

विजय पिराजी पाडवे

उल्हासनगर महानगरपालिका, उल्हासनगर

जा.क्र. उमपा/नरवि/बांप/ ५८१२१३८२
उल्हासनगर महानगरपालिका
उल्हासनगर – ०३.
दिनांक : ३०/१२/२०२२

सुधारित बांधकाम परवानगी प्रमाणपत्र

प्रती,
श्री. हरबिरसिंग हावर व इतर तर्फे त्यांचे कुलमुखत्यारधारक
मे. के.जी.आय. युनिव्हर्सल एल.एल.पी. तर्फे
पार्टनर श्री. आशिष एस. होतचंदानी.
सि.टी.एस. नं. २४४७, यु. नं. १९८,
सेक्शन – ७ बी, शिट नं. ८३,
उल्हासनगर – ०१.

विषय : महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अनुसार सुधारित बांधकाम परवानगी देणेबाबत.
सि.टी.एस. नं. २४४७, यु. नं. १९८, सेक्शन – ७ बी, शिट नं. ८३, उल्हासनगर – ०१.

संदर्भ : आपला दि. २०/०६/२०२२ रोजीच्या सुधारित बांधकाम परवानगी नागरी सुविधा केंद्र टोकन क्रमांक: ४१२०२२०००११७४२ वास्तुविशारद / अभियंता श्री. भूषण रूपानी यांच्यामार्फत सादर केलेला प्रस्ताव.

महोदय,

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये सि.टी.एस. नं. २४४७, यु. नं. १९८, सेक्शन – ७ बी, शिट नं. ८३, उल्हासनगर – ०१. यांच्या जागेवरील सुधारित बांधकाम परवानगी करिता ८९९९.५० चौ.मी. भूखंडाचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी आपण दि. २०/०६/२०२२ रोजी सुधारित बांधकाम परवानगी अर्ज केलेला आहे. आपला अर्ज नागरी सुविधा टोकन क्र. ४१२०२२०००११७४२ अर्जास अनुसरून पुढील शर्तीस अधीन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळमजला + १४ मजले + (टेरेस) रहिवासी / वाणिज्य वापरासाठीच्या इमारतीस सुधारित बांधकाम परवाना / प्रारंभ प्रमाणपत्र देण्यात येत आहे.

अटी

१. बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्षा पर्यंत वैध असेल. त्यानंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण सदर मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण फक्त तीन वेळा करता येईल. विहीत मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नुतनीकरण करतांना किंवा पुन्हा सुधारित परवानगी देताना त्यावेळी अस्तित्वात असलेल्या नियमांच्या व नियोजित विकास आराखड्या अनुषंगिक छाननी करण्यात येईल व त्यानुसार आपणास बांधकाम परवानगी देण्यात येईल.
२. नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
३. मा. जिल्हाधिकारी ठाणे, यांच्याकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करण्याचे पंधरा (१५) दिवस अगोदर महापालिकेकडे पाठविणे आवश्यक राहील.
४. बांधकाम सुरु करण्यापूर्वी सात (७) दिवस आधी महापालिका कार्यालयात कळविण्यात यावे

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मुद्रित

विनय विजय पाडावे

५. ही परवानगी आपल्या मालकीच्या कब्जातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही, आपण शेजारच्या जमिनीवर अतिक्रमण केल्यास ही परवानगी रद्द करण्यात येईल.

६. प्रस्तुत जागेवर नियोजित केलेले बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि प्रस्तुत परवानगी वालून दिलेल्या अटीप्रमाणे करणे बंधनकारक राहील.

७. जोत्या पर्यंत बांधकाम झाल्यावर वास्तुविशारदाने दाखल्यासह मंजूर नकाशा प्रमाणे बांधकाम केल्यावावतचे प्रमाणपत्र, महापालिकेस सादर करण्यात यावे. त्यानंतर प्रत्यक्ष जागेवर तपासणी करुन महापालिकेच्या दाखला प्राप्त करुन घेऊन नंतरच जोत्यावरील बांधकाम करावे. या अटीचा भंग केल्यास परवानगी रद्द करण्यात येईल.

८. प्लॉटचे हद्दीतील इमारती भोवतील मोकळया सोडवयाचे जागेत बदल करु नये व त्यामध्ये कोणताही प्रकारचे बांधकाम करु नये.

९. बांधकामात कोणताही फेरफार पूर्व परवानगी घेतल्याशिवाय करु नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रदद् झाली असे समजण्यात येईल.

१०. इमारतीच्या बांधकामची सुरक्षितेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपल्या वास्तुविशारद व स्थापत्य विशारद यांचेवर राहिल.

११. बांधकाम पुर्णतेचा दाखला वापर परवानगी घेतल्याशिवाय इमारतीच्या वापर करु नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुविशारद व स्थापत्य विशारद यांच्या विहीत नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागदपत्रांसह सादर करण्यात यावा. बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी सदर इमारतीचा वापर / भोगवटा सुरु केल्यास त्यावर दंडनीय कार्यवाही करण्यात येईल.

१२. बांधकाम सुरु करण्यापूर्वी नगर भूमापन अधिकारी/भूमी अभिलेख विभागाकडून जागेची आखणी करुन घेण्यात यावी.

१३. नकाशात दाखविलेल्या गाळयांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करु नये, असा बदल केल्यास सदर परवानगी रद्द होईल.

१४. नवीन इमारतीत मंजूर नकाशा प्रमाणे सेप्टीक टॅक बांधणे आवश्यक आहे व संडास भविष्यकाळात जवळच्या मलनिःसारण मलिकेस स्वखर्चाने नगर अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल सेप्टीक टॅक विहीरी पासून कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.

१५. सांडपाण्याचे व पावसाळयाचे पाणी महानगरपालिकेच्या गटारांत स्वखर्चाने नगर अभियंता यांच्या पंसती प्रमाणे सोडावे लागेल. सांडपाण्याच्या बाबतीत आरोग्य प्रमाणपत्र / ड्रेनेज सर्टिफीकेट असल्याशिवाय वापर परवाना देण्यात येणार नाही.

१६. बांधकाम मटेरियल रस्त्यावर टाकता येणार नाही. त्यासाठी महापालिकेस बांधकाम खात्याची परवानगी घेणे आवश्यक राहील व त्याकरिता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्या रक्कमेसहीत) भरावी लागेल.

१७. बांधकामाच्या वेळी निरुपयोगी माल (मटेरियल) महानगरपालिका सांगेल त्याठिकाणी स्वखर्चाने वाहून टाकले पाहिजे. त्याद्वारे आजूबाजूच्या रहिवाशांची गैरसोय होणार नाही, याची दक्षता घ्यावी.

१८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १. अशोक २. गुलमोहर ३. चिंच ४. निलगिरी ५. करंज पैकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली मोठी झाडे भूखंडावर शास्त्रीयरित्या पुनर्रोपित करावे लागतील व इतर झाडे परवानगीशिवाय तोडल्यास दंड आकारण्यात येईल.

१९. नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त राहणेसाठी, वाणिज्य, शैक्षणिक, औद्योगिक उपयोग करावा.

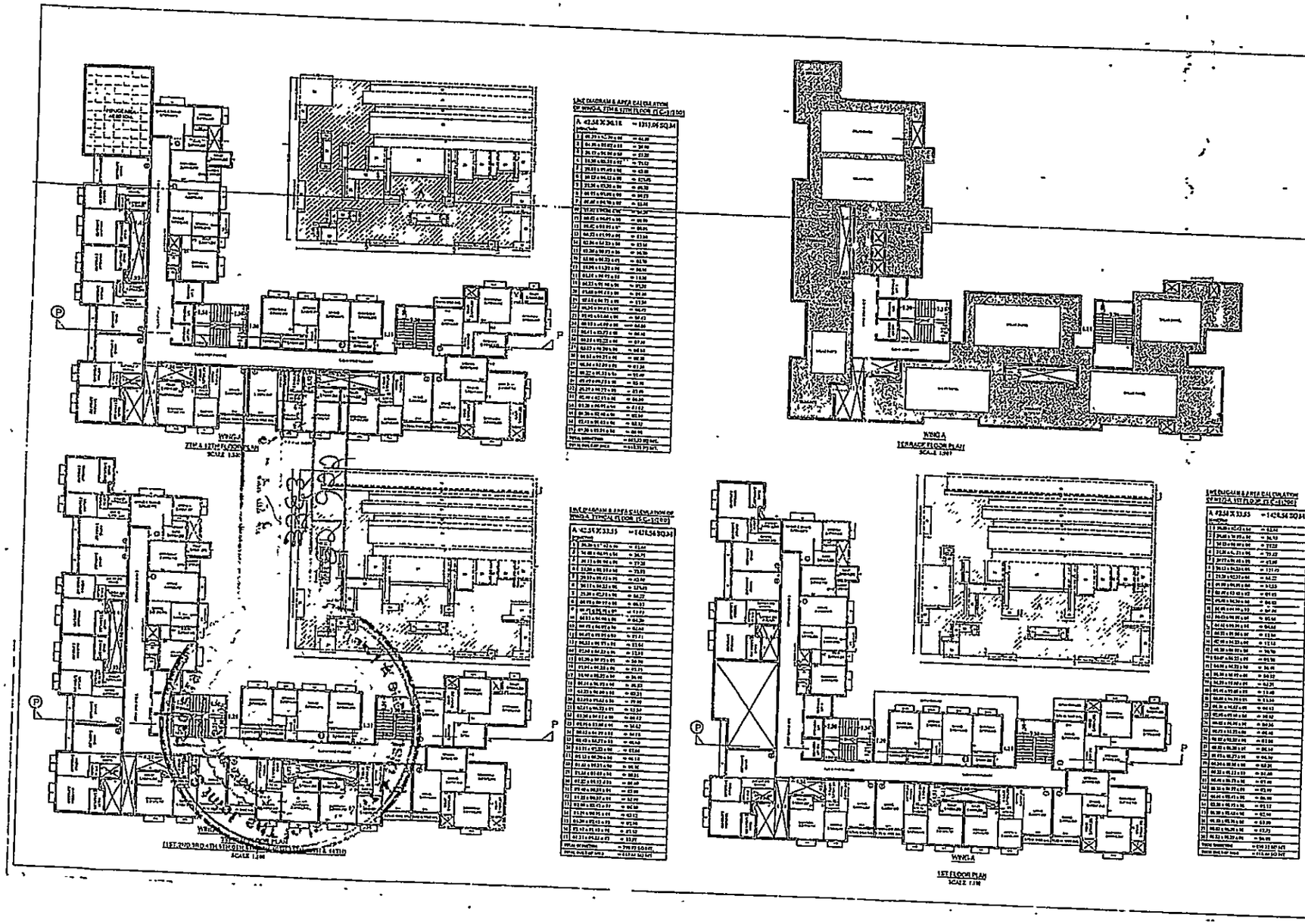
२०. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.

२१. जागेतून किंवा जागेजवळून अतिदाबाची विदयुतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित विभागाकडून ना हरकत दाखला घेतला पाहिजे.

२२. जागा महामार्ग किंवा रेल्वे सन्मुख लागून किंवा जवळ असल्यास संबंधित विभागाकडून करण्यापूर्वी ना हरकत दाखला घेणे आवश्यक राहील.

२३. बांधकामाकडे किंवा इमारतीकडे जाण्या-येण्याचा मार्गाची जबाबदारी संपूर्णपणे आपल्याकडे राहील. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या रीती प्रमाणे व प्रधान्यतेने केले जाईल व तसा रस्ता

विनया विलास पाडवे DPadave Vinaya



PROFORMA - II: AREA STATEMENT

PROPOSED CONSTRUCTION ON S.NO.[illegible] OF ELMS.1M, SECTION 3.B, BATLET NO.: EL M.CAMP-C (C.T.S. NO.: 34-B), SITUATED AT ULSOOR CAMP-01, DISTT.: THANE.

	ANNEXURE NO.: 02

STATUS OF APPROVAL OF PLAN:

[illegible]

Prime Consultants

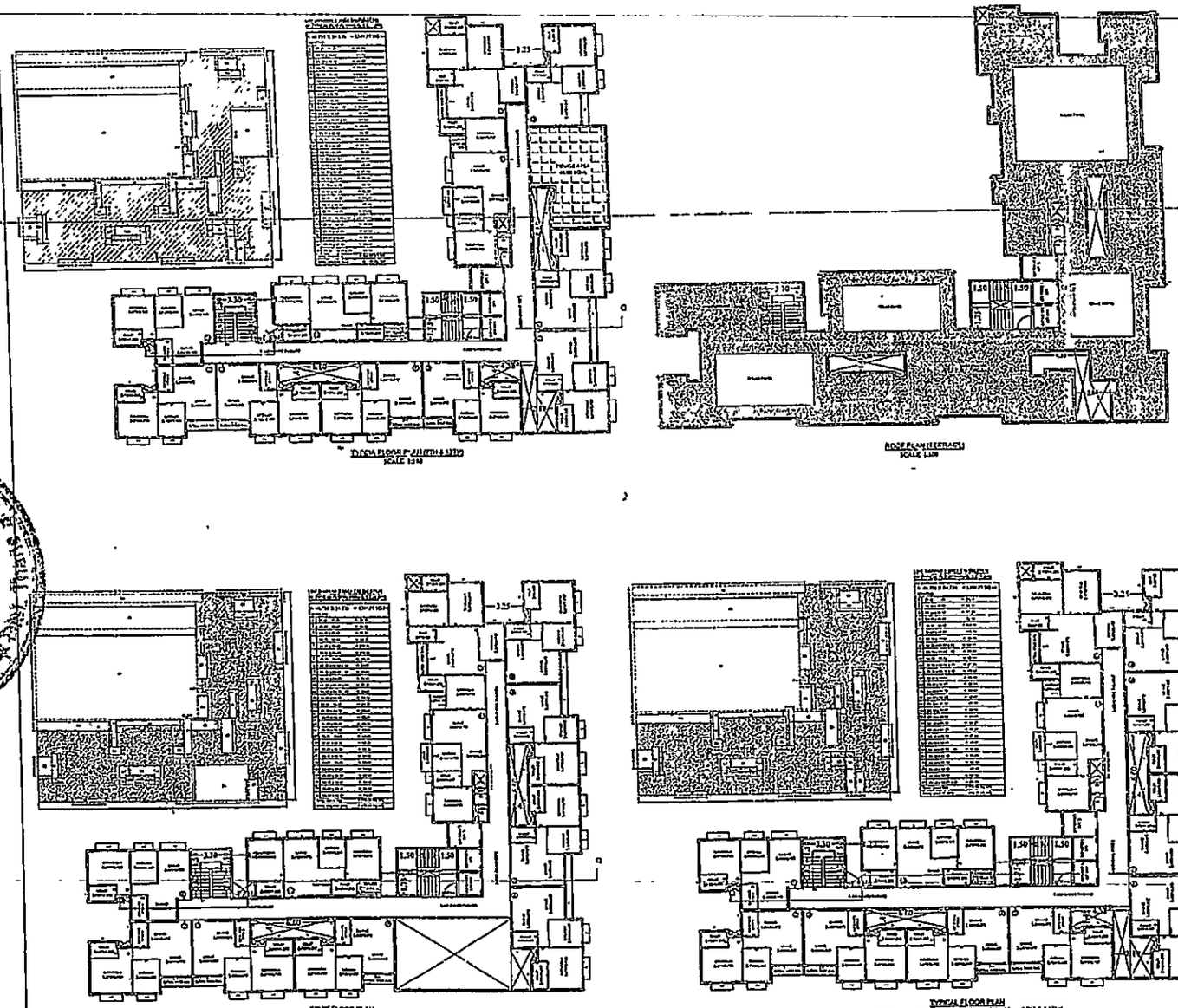
[illegible]

PROPOSED - FLOOR PLAN ASSESSMENT

PROPOSED CONSTRUCTION OF PORTION OF BLDG. NO. 1 SECTIONS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

03

STAMPS OF APPROVAL OF PLANS



Prime Consultants

Certificate of Level

Owner's Declaration :

Job No.	Drawing No.	Scale	Drawing by	Checked by	Professional Stamp with Signature
2012	50 SHEE	AS GIVEN			

Professional Engineer (Structural) Signature

Professional Engineer (Electrical) Signature

Professional Engineer (Mechanical) Signature

Seal of The Joint Sub Registrar Chennai

The Seal of The Joint Sub Registrar Class II Thane

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700032822

Project: Kohinoor Prime . Plot Bearing / CTS / Survey / Final Plot No.:2447 at Ulhasnagar (M Corp.), Ulhasnagar, Thane, 421001;

1. Kgl Universal Llp having its registered office / principal place of business at *Tehsil: Ulhasnagar, District: Thane, Pin: 421002.*
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 (l) 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 02/02/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there-under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:02-02-2022 11:21:46

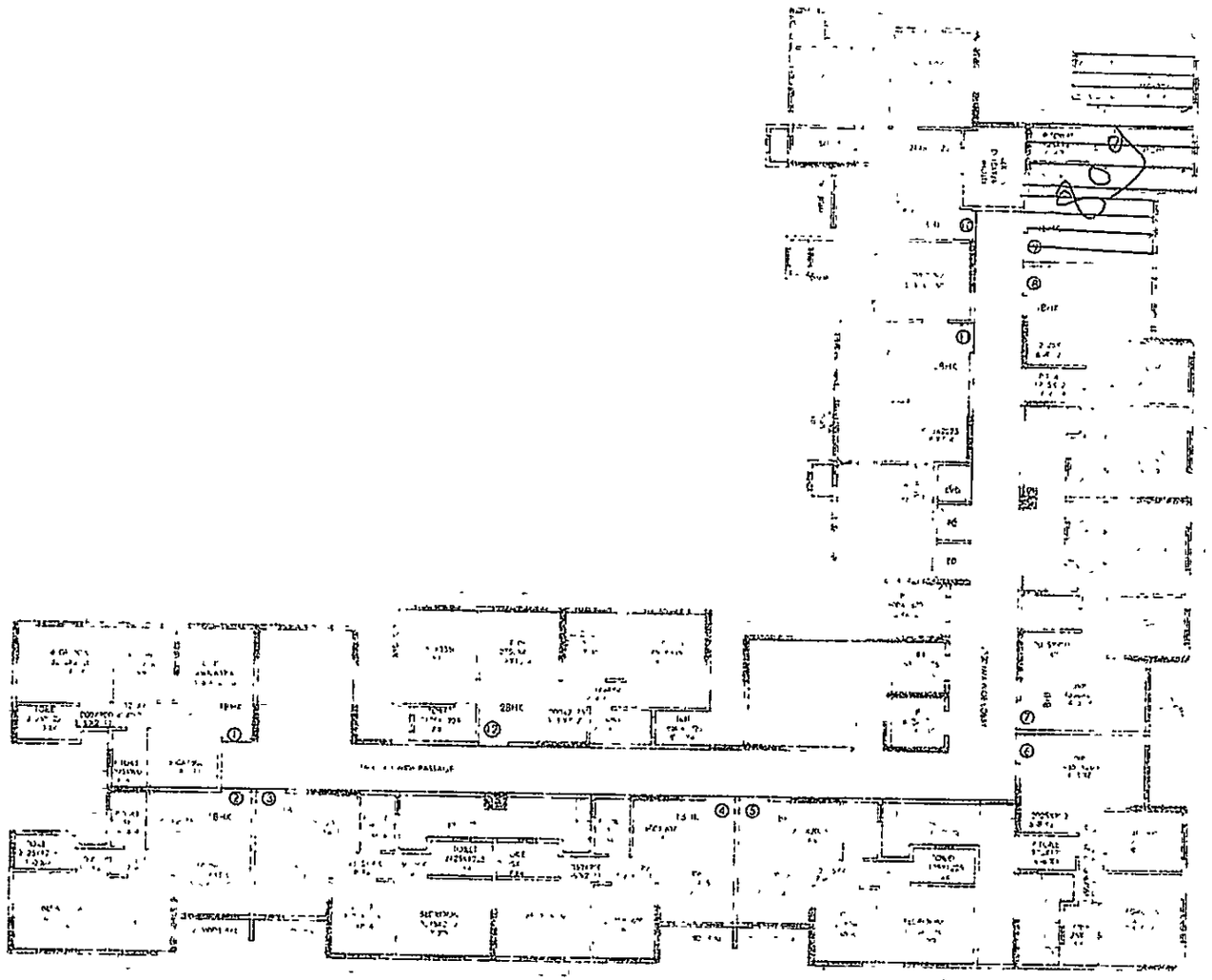
Dated: 02/02/2022
Place: Mumbai

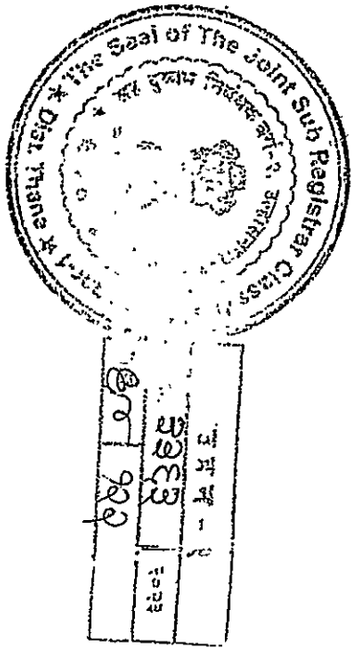
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

विनय विजय पाडवे

Padave

Girendra





KOHINOOR PRIME

TYPICAL FLOOR PLAN (B WING)

List of Amenities and internal works (ANNEXURE H)

Amenities for each building:

- Entrance lobby with Air conditioner
- Access control in entrance lobby
- 3 elevators (including one stretcher elevator)
- Firefighting system as per norms
- Toilet on ground for Security
- Power backup for selected common area lighting
- Acrylic external paint with texture
- Intercom connection
- Earthquake resistant RCC
- CCTV in Entrance lobby

Amenities inside each apartment:

- Designer flush doors with laminate sheet
- Aluminum Windows
- Vitrified tiles flooring (24"*24")
- Kitchen with granite platform and stainless-steel sink.
- Toilets and bathrooms finished with concealed plumbing, branded sanitary ware and CP fittings, Wall tiles 24"*12" of standard quality.
- Indian WC in Common toilet
- Gypsum finished interior walls
- Concealed copper wiring with branded switches
- Provision for inverter, AC, internet, VDP and TV connectivity.

Complex Amenities – (Common for all buildings)

- Gymnasium
- Indoor Games
- Children Play Area
- Temple
- Acupressure pathway / Jogging Track
- Water body
- Society office (common for both buildings)
- Landscape Garden
- Rooftop garden
- Party Lawn
- Yoga and meditation deck
- Dance and Aerobics lawn on rooftop
- Barbeque deck
- Telescope for stars gazing
- Roof top Mini Cinema
- Toddler Zone
- Yoga and meditation deck on rooftop
- Dance and Aerobics lawn on rooftop
- Barbeque deck on rooftop
- Telescope for stars gazing on rooftop
- Roof top Mini Cinema
- Toddler Zone

मिलन विकास परिषद

77/3193 पावती Original/Duplicate
Tuesday,August 08 ,2023 नोंदणी क्रं. :39म
4:54 PM Regn.:39M

पावती क्रं.: 4367 दिनांक: 08/08/2023

गावाचे नाव: उल्हासनगर (शहाड)
दस्तऐवजाचा अनुक्रमांक: उहन1-3193-2023
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: ललित श्रीनिवास तर्टे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 1000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:13 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Ulhasnagar
उल्हासनगर क्र. १
उ ह न - १
३३६३
०९/१२२

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006348[illegible]1202324E दिनांक: 07/08/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0808202307501 दिनांक: 08/08/2023
बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला
पक्षकाराची स्वाक्षरी
दिनांक: 8/8/2023

F068 8/8/2023

विनया विलास पडोळे

CHALLAN
MTR Form Number-6

GRN	MH006348711202324E	BARCODE	Date 07/08/2023-18:46:11	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AIBPT8788M
Office Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR	Full Name	LALIT S TARTE
Location	THANE		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	CTS NO 2447 KOHINOOR PRIME VILLAGE SHAHAD

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	ULHASNAGAR							
Area/Locality	ULHASNAGAR							
Town/City/District								
PIN		4	2	1	0	0	1	
Remarks (If Any)	PAN2=AAYFK2911J~SecondPartyName=KGI UNIVERSAL LLP~CA=1							
Amount In Words	Six Hundred Rupees Only							

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080715287	730171623
Cheque/DD No.		Bank Date	RBI Date	07/08/2023-18:57:07	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No , Date		Not Verified with Scroll	

Department ID : Mobile No. . 9922652000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उल्ह न - १
द. क्र. ३९९३ २०२३
पान ७५

Print Date 07-08-2023 07:12:57

विजय विजय पाडवे

D Pudare

Gikunda

The Joint Sub Registrar Class-II, Ulhasnagar-1 * Dist. Thane *

दुय्यम - १	
३३६३	२०२२
६५	९२२

The Joint Sub Registrar Class-II, Ulhasnagar-1 * Dist. Thane *

दुय्यम - १	
क्र. क्र. ३३६३	२०२२
पाने २	७५

सत्यमेव जयते
जि. ठाणे

विजया विलास पाडावे

V Padave

Ulhasnagar

CHALLAN
MTR Form Number-6

GRN	MH006348711202324E	BARCODE	Date 07/08/2023-18:46:11	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AIBPT8788M
Office Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR	Full Name	LALIT S TARTE
Location	THANE		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	CTS NO 2447 KOHINOOR PRIME VILLAGE SHAHAD

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	ULHASNAGAR						
Area/Locality	ULHASNAGAR						
Town/City/District							
PIN		4	2	1	0	0	1
Remarks (If Any)	PAN2=AAYFK2911J~SecondPartyName=KGI UNIVERSAL LLP~CA=1						
Amount In Words	Six Hundred Rupees Only						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080715287	730171623
Cheque/DD No.		Bank Date	RBI Date	07/08/2023-18:57:07	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 08/08/2023	

Department ID : Mobile No. : 9922652000

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

सदर चलन केवल दुय्यम निबंधक कार्यालात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

द. क्र. 3923 २०२३
पाने 3 ४

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-77-3193	0003326720202324	08/08/2023-16:53 06	IGR128	100.00

Print Date 08-08-2023 04:57:15

विनया विलास पडावे

GRN : MH006348711202324E Amount : 600.00 Bank : IDBI BANK Date : 07/08/2023-18:46:11

2	(IS)-77-3193	0003326720202324	08/08/2023-16.53:06	IGR126	500.00
			Total Defacement Amount		600.00

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उल्हास - १
द. क्र. ३०९३ २०२३
पाने १ १५

विनया विजय पाडोळ

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उल्हास - १
द. क्र. ३३४३ २०२३
पाने ७० १२२

Print Date 08-08-2023 04:57:15

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0808202307501	Date	08/08/2023
Received from KGI UNIVERSAL LLP , Mobile number 8454819276, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	Date	08/08/2023
Bank CIN	10004152023080807012	REF No.	322012748224
This is computer generated receipt, hence no signature is required.			

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 Dist. Thane

उल्हास - १
द. क्र. ३९८३ २०२३
पाने ५ | ४५

विजया विठ्ठल पांडये

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 Dist. Thane

उल्हास - १
द. क्र. ३९८३ २०२३
पाने ७७ | ९२२

The Seat of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

दस्त क्र. - १	
दु. क्र. ३१८३	२०२२
पाने ६	४५

विनया विलास पाडवे

D Padave

Vinaya

The Seat of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

दस्त क्र. - १	
दु. क्र. ३३६३	२०२२
पाने ७२	१२२

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उ ह न - १
३३९३ २०२३
पाने ०२ | १२२

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0808202307501	Receipt Date	08/08/2023

Received from KGI UNIVERSAL LLP , Mobile number 8454819276, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 3193 dated 08/08/2023 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

DEFACED
₹ 900
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	08/08/2023
Bank CIN	10004152023080807012	REF No.	322012748224
Deface No	0808202307501D	Deface Date	08/08/2023

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

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उ ह न - १
द. क्र. ३१९३ २०२३
पाने ०८ | ०५

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १

विनया विजय पाडवे

VPadave

Ulhasnagar

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

सत्यमेव जयते

उ ह न - १

द. क्र. ३९९३ २०२१

पाने ८ ७५

विनया विजय पडावे

VD Padave

Vijendar

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उ ह न - १

द. क्र. ३९९३ २०२१

पाने ७ १२२

SPECIAL POWER OF ATTORNEY TO PRESENT DOCUMENT FOR REGISTRATION

3383 / 2023
04 / 9 / 23

TO ALL WHOM THESE PRESENTS SHALL COME know all these men by presents that I, Mr. Sonu Anil Hotchandani, Aged 32 years, Director of KGI UNIVERSAL LLP, having address : B-701/702 Kohinoor Waves, Shanti nagar, near Ulhasnagar-Kalyan entry gate, Ulhasnagar 3 state as follows: -

I have been authorised by the Resolution dated 04.08.2023 passed by the Board of Directors of KGI UNIVERSAL LLP to represent the company in relation to the development of the property bearing Portion U No. 198, Section -7B, Sheet No. 83, bearing CTS No. 2447, situated at Ulhasnagar - 421001, District: Thane, and sign the necessary documents on behalf of the company.

उल्हास - १
क्र. 3383 २०२३
पाने 6 ४५

BY THIS POWER OF ATTORNEY, I appoint:

1. Mr. Lalit S. Tarte , R/o. B/001, Arihant Pooja CHSL LTD, Gandhi Nagar near Tarte Plaza Dombivli East, Kalyan

2. Sanjay Vasant Paranjape, R/o. 202, Janaki Apartment,Chhedha Road,Near Dedhia BI,Dombivali East, Kalyan ,Tilaknagar Kalyan Thane,421201

3. Sameer Nandkumar Payle, R/o. 202, Janaki Apartment,Chhedha Road,Near Dedhia BI.Dombivali East, Kalyan ,Tilaknagar Kalyan, Thane,421201

individually as my Attorney to appear before the Sub-registrar, for lodging / submitting / presenting for registration, the agreements, deeds and documents executed by me in favour of prospective flats purchasers of the project named Kohinoor Prime, proposed to be constructed.

PROVIDED THAT the said Attorney shall keep true accounts of all activities performed by virtue of this Power of Attorney.

I hereby agree and undertake to confirm and ratify all and whatsoever my said attorney shall do or purport to do by the virtue of this power of attorney.

विजया विजय पाडवे

VPadave

Vijaya

IN WITNESS WHEREOF this SPECIAL POWER OF ATTORNEY is signed by me at Ulhasnagar on this day of 8th Aug. , 2023.

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 Dist. Thane

उल्हास - १
द. क्र. 3923 २०२३
शनि 90 ऑ

EXECUTANT

Mr. Sonu Anil Hotchandani

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 Dist. Thane

उल्हास - १
द. क्र. 3322 २०२३
शनि 09 ऑ

ATTORNEY HOLDER

I hereby Accept all powers." 1) Mr. Salim Shaikh

2) Sanjay Vasant Paranjape

3) Sameer Nandkumar Payle

WITNESSES: -

Prashad Nandu Pagare
Age: 34
Kalyan (E)
4548 4192 3370

Vicky Ashoklal Nirwan
Age: 38
Ulhasnagar

PL-5254

विनया मिलन पाडावे

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

SONU ANILKUMAR HOTCHANDANI

ANILKUMAR PRITAMDAS HOTCHANDANI

23/02/1989

Permanent Account Number

ACIPH0920N

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAYFK2941J

KGB UNIVERSAL LLP

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 * Dist. Thane *
सत्यमेव जयते
जि. ठाणे

उहन - १
द. क्र. ३९९३ २०२३
पृष्ठ ७ ४५

आपका आधार क्रमांक / Your Aadhaar No.
2961 1368 1800
मेरा आधार, मेरी पहचान

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 * Dist. Thane *
सत्यमेव जयते
जि. ठाणे

उहन - १
द. क्र. ३३९३ २०२३
पृष्ठ ७ १२२

भारत सरकार
Government of India

2961 1368 1800
मेरा आधार, मेरी पहचान

विभा विजय पडावे

Pudave

Uhendra

Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उल्हास - १
न. क्र. ३१८३ | २०२२
मानेवडा | ७५

सूची क्र 2

दुय्यम निबंधक कुलि उल्हासनगर 1
दस्त क्रमांक 87/2022
नोंदणी
Regn 63m

गावाचे नाव उल्हासनगर (शहर)

दस्ताचा प्रकार	विक्रीकरारनामा
मोबदला	127213000
बाजारभाव(भाडेपट्याच्या बाबतीत वार्षिक भाडे)	[illegible]
भूमापन,पोटहिस्सा व घरक्रमांक	[illegible] 53, सॅनिलार न 22, सेक्टर-7ए, कुल 198 [illegible] 4600.29 [illegible] Survey Number [illegible] C.T.S. Number [illegible]
(5) क्षेत्रफळ	1) 4600.29 [illegible]
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	[illegible]
(7) दस्तऐवज करुन देणा-या पक्षकाराचे नाव व पत्ता	[illegible] 3 [illegible] सॅनिलार [illegible] न 5 कल्याण पश्चिम [illegible] -ASCP-0559C [illegible] 39 [illegible] न -, [illegible] न. 3, [illegible] न 6 कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -AGXPH6056L 3) [illegible] न. 3 [illegible] न 8, कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -ACSPH7503B 4) [illegible] -36, [illegible] न -, [illegible] न 8, कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -ASKPH7753E 5) [illegible] -41 [illegible] न 8, कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -BHXPS3610H 6) [illegible] -35 [illegible] न -, [illegible] न 3, [illegible] न 6, कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -ACCPH7051C 7) [illegible] -32 [illegible] न -, [illegible] न 3 [illegible] न 6, कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -ACHPH2737P [illegible] -65 [illegible] न 8, कल्याण पश्चिम [illegible] -ABCP-[illegible] [illegible] -67 [illegible] न -, [illegible] न 3 [illegible] न 6 कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -ACCPH7050D 10) [illegible] -35; [illegible] न -, [illegible] न 3, [illegible] न 6, कल्याण पश्चिम [illegible] महाराष्ट्र, [illegible] पिन कोड-421301 पॅन नं -ACCPH7510C
(8) दस्तऐवज करुन देणा-या पक्षकाराचे नाव व पत्ता	[illegible]
(9) दस्त ऐवज करुन दिल्याचा दिनांक	07/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	87/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	8697500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १

(14) शेरा	[illegible] 660202[illegible]
(15) मुद्रांक शुल्क आकारणीचे शेरे	[illegible] within the [illegible]

विनया विजय वाडवे

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 ★ Dist. Thane ★

उ ह न - १
द. क्र. ३९६३ | २०२१
पान ९३ | ७५

उल्हासनगर महानगर पालिका

पोहच पत्र

नोंदणी क्रमांक : 41202100018344 नोंदणी दिनांक : 06/12/2021 05:12:14 PM

स्विकारकर्त्याचे नाव : प्रशासक उल्हासनगर महानगरपालिका तथा उपविभागीय अधिकारी उल्हासनगर

स्विकारकर्त्याचा पत्ता : पालिका मुख्यालय, उल्हासनगर क्रमांक नं.३, उल्हासनगर-३.

पाठविणा-याचा वर्ग : शासकीय

पाठविणा-याचा वर्ग : उपविभागीय अधिकारी

पत्र क्रमांक : ३९६३ / ०९/१२२ पत्राचा दिनांक : 06-DEC 21

पत्राचा प्रकार : सामान्य पत्र पत्राचा वर्ग : नर्देस धारण पत्र

पत्राची वर्गवारी :

विभागाचा चिन्हांकित : General Administration Department

पत्राचा विषय : सनद पडताळणीबाबत...

सोबत जोडलेले :

नोंद : भविष्यात पुढील पत्र व्यवहारासाठी वरील नोंदणी क्रमांकाचा उपयोग करावा लागेल

विनया विजय पाडवे

Scanned by CamScanner

१६१३

प्रशासक उल्हासनगर शहरवसाहत तथा उपविभागीय अधिकारी उल्हासनगर, यांचे कार्यालय

पत्ता - पवई चौक उल्हासनगर कॅम्प नं.३ उल्हासनगर ४२१००३

फोन नं. ०२५१-२५६८६८५ फॅक्स नं. ०२५१-२५६८६८५ Email:-ulhasnagarsdo@gmail.com

उ ह न - १	
न. क्र. ३१९३	२०२३
मानी	७५

क्र.उपविअ/भूखंड/सी-१/कावि-४) जा.क्र. १९ ... दिनांक ०५ /१२/२०२१

उल्हासनगर महानगरपालिका
उल्हासनगर- ३.

उ ह न - १	
३३९३	२०२३
७	१२२

विषय :- सनद पडताळणीबाबत.

संदर्भ :- १) आपले कडील पत्र जा.क्र.उमपा/नरवि/बांध/५८/२१/२०२१ दि.नगर-१०७ उल्हासनगर दिनांक- ०७/०९/२०२१.

२) अर्जदार यांनी सादर केलेले प्रतिज्ञापत्र क्र.६१२१ दिनांक ०६/१२/२०२१.

३) अर्जदार यांनी शासन जमा केलेल्या अकृषिक आकाराची पावती क्र B-०१३६२७, दिनांक ०६/१२/२०२१.

४) अर्जदार यांनी आकृषिक आकार भरलेबाबत सन १९८३ ते १९९१ रोजीच्या पावत्या.

५) या कार्यालयाचे पत्र क्र. प्रशासन/भुखंड/छा.१/वशि-८१४ दि.२५/११/१९८७.

६) या कार्यालयाचे फेरफार क्र. No.ADM/C-१/Plot/ME.No. ८०९३ दि.२१/०५/१९९३, या कार्यालयाचे फेरफार क्र. No ADM/C-५/Plot/ME.No.८९९३ दि.२१/०५/१९९३, या कार्यालयाचे फेरफार क्र. No.ADM/C-१/Plot/ME.No.८२९३ दि.२१/०५/१९९३.

७) नगर भुमापन अधिकारी यांचे कार्यालयकडील मिळकत पत्रिका क्र.२४४७ दि.२१/०८/१९९९.

८) या कार्यालयाचे पत्र क्र. उपविअ/सी-१/वशि-५ दि.०९/०१/२००१

९) या कार्यालयाची डिमांड नोटीस दि.२६/०२/२००१.

१०) या कार्यालयाचे पत्र क्र. उपवि/भुखंड/छा-१/कावि/६२ दि.०१/०८/२०१२

११) नगर भुमापन अधिकारी यांचे कार्यालयाकडील मिळकत पत्रिका क्र.२४४७ दि.१८/०८/२०२१

१२) या कार्यालयातील शिट नं.८३ अंमलबजावणी रजिस्टर.

१३) या कार्यालयाचा मुदतीनिहाय अहवाल दि.१३/०३/२०२०.

१४) मा. जमाबंदी आयुक्त यांचेकडील रिव्हीजन पिटीशन क्र. ०४/२०१२ दि.०७/०१/२०२१ रोजीचे आदेश.

विनया विलास पाडावे VPadave.

Ulhasnagar Divisional Officer & Sub-Divisional Officer

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 ★ Dist. Thane ★

उ ह न - १
द. क्र. ३१६३ | २०२३
पाने ५४ | ४५

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 ★ Dist. Thane ★

उ ह न - १
द. क्र. ३३६३ | २०२३
पाने ५१ | १२२

१४) अर्जदार यांचा दि.२२/०९/२०२१ रोजीचा अर्ज
१५) कार्यालयाची सुनावणी नोटीस क्र.उपवि/भुखंड/सी-१/कावि-४१ जा.क्र.१६८, दि.३०/०९/२०२१.
१६) अर्जदार यांनी सुनावणीचेअनुषंगाने सादर केलेले कागदपत्र.

उपरोक्त विषयाबाबत संदर्भिय पत्रान्वये कळविणेत येते की, या कार्यालयाच अभिलखा प्रमाण खालील प्रमाणे सनद देण्यात आली आहे.

अ. क्र.	सनदधारकाचे नाव	मालमत्तेचा तपशील	क्षेत्र	सनद क्र.	दिनांक
१.	श्रीम. निर्मलाकौर बलवंतसिंग श्री जोगींदर हुकुमतसिंग	शिट नं.८३, सेक्शन ७-B, यु नं.१९८, उल्हासनगर-१	२०७६२.५/९ चो.वार	No.ACC/C-१/Plot/ CDR-२२	२०/०७/१९८३ (कार्यालयीन अभिलेखावरुन)

Sub-Divisional Officer & Sub-Divisional Officer Ulhasnagar Division, Ulhasnagar

व्यवस्थापकीय अधिकारी
उल्हासनगर शहर वसाहत तथा
उपविभागीय अधिकारी, उल्हासनगर

विनया विजय पाडावे

VPaduve

Vijendra

KOHINOOR
Foundation for a better life

Date – 04.08.2023

RESOLVED FURTHER THAT Mr Amit Anil Hotchandani, Mr. Sonu Anil Hotchandani & Mr. Aashish Shankar Hotchandani are the Partners of the company be and are hereby authorized severally to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub – Registrar of assurances and other concerned authorities, duly signed and executed by them.

RESOLVED FURTHER THAT a copy of the foregoing resolution duly certified as true by any one Director of the Company, be and is hereby furnished to any party as and when required.

Certified true copy

For KGI UNIVERSAL LLP

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 ★ Dist. Thane ★

उहन - १
द. क्र. ३९९३ | २०२३
पाने ४९ | ४५

Mr Amit Anil Hotchandani
For KGI UNIVERSAL LLP

Designated Partner/Partner/Authorised Sign.

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 ★ Dist. Thane ★

उहन - १
द. क्र. ३३९३ | २०२३
पाने २ | १२२

Mr. Sonu Anil Hotchandani
For KGI UNIVERSAL LLP

Designated Partner/Partner/Authorised Sign.

Mr. Aashish Shankar Hotchandani
For KGI UNIVERSAL LLP

Designated Partner/Partner/Authorised Sign.

KGI UNIVERSAL LLP
Mezzine Floor, Sagarica Bunglow, Opp. Regency Hotel, Chopra Court Rd, Ulhasnagar - 421 003

विनयी विलम पाडवे

LIMITED LIABILITY PARTNERSHIP AGREEMENT

OF

KGI UNIVERSAL LLP

LLPIN – AAZ-9479

Incorporation Date – 20TH DECEMBER, 2021

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 Dist. Thane

जहान - १	
क्र. ३९६३	२०२३

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 Dist. Thane

जहान - १	
क्र. ३३२३	२०२३

VIKAS KAMRA & CO.

CHARTERED ACCOUNTANTS

SHOP NO. 3, MENKA TOWER,

NEAR PRABHAT GARDEN, ULHASNAGAR – 421005

Landline : 7507608300/9890376608

Email ID : ca.vikas.kamra@gmail.com

विनया विजय पडाव

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Form 16
[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
CERTIFICATION OF INCORPORATION

LLP Identification Number: AAZ-9479

It is hereby certified that KGI UNIVERSAL LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twentieth day of December Two thousand twenty-one.

Amarpreet Kaur

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:
KGI UNIVERSAL LLP
Entire Mezzaalan Floor, Sagarica Apt,Opp Shallimar Society, Chopda Court Road, Ulhasnagar,Thane,Maharashtra, 421003,India

15 DEC 2021

भारतीय गैर न्यायिक

भारत INDIA

₹ 500 FIVE HUNDRED RUPEES

Rs.500

NON JUDICIAL

महाराष्ट्र MAHARASHTRA ⊕ 2020 ⊕ BA 398967

उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक शुल्क विभाग

7 DEC 2021

उप कोषागार अधिकारी, उल्हासनगर
7/12/21

7 DEC 2021

उ.ह.न.-१
द. क्र. ३९६३ २०२१
पाने ९९ ४५

Seal of The Joint Sub Registrar Class-II, Ulhasnagar Dist. Thane

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LIMITED LIABILITY PARTNERSHIP AGREEMENT

KGI UNIVERSAL LLP

उ.ह.न.-१
द. क्र. ३९६३ २०२१

This Limited Liability Partnership Agreement is made on 20th December, 2021 BETWEEN [illegible] of the Partners as listed in Schedule II hereto WHEREBY it is agreed as follows:

विनय विजय पाडवे V Padave

Vinayak

जोडपत्र-२ / Annexture-II

L. 29 B DEC 2021

Nature of Document/Article No. _____

Whether it is to be registered _____

If Registrable Name of S.R.O. _____

Property description in brief _____

Consideration Amount _____

Stamp Purchaser's Name: Avinash Anil Hirlekar

Name of the Other party: _____ Ad: 7673 8582 0113

If through other person then name & address: Rohit D. Dandekar

Stamp Duty Amount: _____

Serial No: _____ Date: 15 DEC 2021

Stamp Purchaser's Sign./Date: _____

परवान्याचा मुद्रांक विकत घेणाऱ्याची सही व परवाना क्र. व त्याचा मुद्रांक विकणाऱ्याचे नाव पत्ता

RAMESH M. PATIL
Lic No 121/2005
Opp. Bus Stop, Ulhasnagar-421001

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६(सहा) महिन्यात वापरणे बंधनकारक आहे.

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 Dist. Thane

उहन - १	
द. क्र. 3962	२०२१
पान २०	४५

विलास विठ्ठल पाडवे

V Padave

Vikendas

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1 Dist. Thane

उहन - १	
द. क्र. 3962	२०२१
पान ४९	922

1. INTERPRETATION

1.1. This Agreement shall be interpreted in accordance with Schedule I.

1.2. Reference to a statute or statutory provision includes a reference to that statute or statutory provision as amended, extended or re-enacted.

1.3. Words denoting the singular number include the plural and vice versa.

1.4. Unless the context otherwise requires, a reference to any clause, sub-clause, paragraph or schedule is to a clause, sub-clause, paragraph or schedule of or to this Agreement.

1.5. The headings in this document are inserted for convenience only and shall not affect the constitution or interpretation of this Agreement.

1.6. Reference to a Partner, Defaulting Partner, Continuing Partner or Outgoing Partner (where the context admits) includes a reference to his or her personal representatives, estate, receiver or trustee in bankruptcy.

2. LANGUAGE

2.1 If this Agreement is translated into any language other than English, the English language text shall prevail.

3. INCORPORATION AND COMMENCEMENT

3.1 The Name of the LLP shall be KGI UNIVERSAL LLP

3.2 The Registered Office of the LLP will be situated in the State of MAHARASHTRA

The address of the Registered Office of the LLP shall be at *Entire Mezzanian Floor, Sagarica Apt., Shalimar Society, Chopda Court Road, Ulhasnagar - 421003, Maharashtra, India* or at such other places as mutually agreed by majority of partners.

3.3 The LLP is in the lawful business of *To purchase, acquire, take on lease, or in exchange or in any other lawful manner any area, land, building, flats, other structures and to turn the same into account, develop the same and dispose of or maintain the same and to build townships, markets or other buildings residential and commercial or conveniences thereon.*

3.4 The Partners identified in the list of Designated Partners in Schedule 2 Part B shall be the first Designated Partners of the LLP.

विजय विजय पाडवे

VD Padave

3.5 The certificate of incorporation of the LLP issued under the Act shall be kept at the Registered Office.

3.6 The Commencement Date shall be the incorporation date.

3.7 The LLP shall not have a Common Seal.

3.8 The provisions of this Agreement shall be deemed to have taken effect on the Commencement Date.

3.9 In the event that any Partner may be personally liable under any contract entered into by him prior to the incorporation of the LLP which was for the benefit of the LLP and with the express or implied consent of the other Partners then the LLP shall be deemed to ratify that contract and shall indemnify that Partner from and against all claims, liabilities and costs in connection with it.

4. DURATION AND CONSTITUTION

4.1 The LLP shall subsist until the Partners unanimously resolve to wind it up in accordance with the provisions of the Act.

4.2 Any alteration to the terms and conditions of this Agreement shall be made in accordance with this agreement and the Act. Any alterations shall be in writing and shall be signed by each of the Partners or such other partner authorized by a resolution passed by the partners, such to record their consent to any such alteration.

5. LLP PROPERTY

5.1 The Property shall be vested in the LLP.

5.2 The cost of all rents (if applicable), taxes, insurance and other outgoings and expenses relating to the Premises and to any other new premises acquired for the purpose of the LLP business shall be borne by the LLP.

5.3 If any part of the Property is vested in the individual names of one or more Partners then, in the absence of an express written agreement to the contrary, each Partner shall hold the same in trust for the LLP and shall be indemnified from any liability which may arise directly or indirectly from such vesting.

विजय विलास पाडावे D Padave

Vijendra

उल्हास - १	
क्र. ३९८३	२०२३
पावती	

6. RECORDS AND ACCOUNT

6.1 Proper books of account (including the computerized accounting system from time to time used by the LLP) as to the affairs of the LLP shall be kept and maintained up to date by the Partners in terms of Section 34 of the Act. Each Partner shall keep full and proper records of all business transacted by him or her on account of the LLP.

6.2 Such books of account (including the data held on any such computerized system as is referred to in clause 6.1.) shall be;

6.2.1 kept at such place(s) as the Partners may from time to time determine; and

6.2.2 open to inspection by all Partners who may take copies of all entries.

6.3 The Financial Year shall run from 1 April to 31 March each year.

6.4 First auditors if required shall be appointed by Designated Partners

6.5 With in six month from the end of each Financial Year a balance sheet and a profit and loss account shall be prepared of all the assets and liabilities of the LLP on that date and of all dealings and transactions of the LLP during the Financial Year ending on the Accounts Date ("the Accounts").

6.6 The Partners shall ensure that the accounts comply with all the applicable requirements of Accounting Standards. The Accounts shall be approved by the Partners.

6.7 To indicate that they approve the Accounts in accordance with clause 6.6., all Designated Partners are required to sign them.

6.8 When the Accounts are approved and signed, they shall be binding on the Partners.

6.9 The Designated Partners shall ensure that the LLP's Annual Return and the Accounts are submitted to the Registrar of Companies on or before the dates specified by the Act.

6.10 The Partners may from time to time in accordance with any relevant statutory provisions and following a majority decision, resolve to;

6.10.1 replace the Auditors (or any replacement for them); or

6.10.2 appoint other Auditors to advise on, and in connection with, a matter other than the preparation of the Accounts.

7. BANKING

7.1 The bankers of the LLP shall be such bank as the Partners may from time to time appoint as a bank of the LLP.

7.2 The Partners reserve the right to replace the Bank (or any replacement for it) at any time following unanimous resolution.

7.3 All LLP moneys, cheques and drafts (not required for current expenses) shall, as and when received, be paid into the bank accounts of the LLP and all securities for money shall be promptly deposited in the name of the LLP with such bankers as may be appropriate.

7.4 LLP cheques drawn on or instructions for the electronic transfer of moneys from any such account as referred to in this section shall be in the name of the LLP and may only be given or drawn by [illegible] authorized by Designated partners from time to time.

8. CAPITAL

8.1 The Contributions of the Partners [illegible] capital of the LLP as at the Commencement Date are set out in [illegible] Partners' Contribution Accounts shall on the Commencement Date be credited with these amounts.

8.2 All Capital shall belong to the Partners jointly and be held by them in the proportions set out Schedule II.

8.3 The Partners' Capital Accounts shall at the relevant time have credited or debited to each of them as the case may be:

8.3.1 any Contributions made by them;

8.3.2 any Repayments made to them;

8.3.3 any share of any capital profit or loss belonging to or to be borne by them and

8.3.4 the balance of their Current Accounts as at each Accounts Date as determined by the partners.

8.4 The relevant time for any credit or debit to be effected under clause 8.3. shall:

8.4.1 in the case of any Contribution, Repayment, or share of capital profit or loss, be when the item in question is paid or realized; and

8.4.2 in the case of any transfer of a Current Account balance, be the Accounts Date in question (to the Intent that Partners' Current Accounts on the first day of each Financial Year shall be deemed to have had nil balances).

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8.5 Any Partner wishing to make a Contribution or seeking a Repayment may make the Contribution or take the Repayment if the Partners shall agree to this and shall do so subject to any reasonable terms and conditions that the Partners impose in relation to the time or manner of payment.

8.6 The Partners may decide that Contributions of specified amounts or Repayments of specified amounts shall be made upon such dates as they shall require and in the case of any Contribution the Partners shall upon the appropriate date make the appropriate payment to the LLP bank account unless the decision shall have been that such Contributions are to be made out of retained profit in respect of any Financial Year.

8.7 In the event that any Contribution by a Partner or any Repayment to a Partner takes the form of the transfer of an asset rather than the payment of a sum of money then the Partners shall endeavour to agree between themselves the value to be placed on the asset in question but in default of agreement:

8.7.1 the same shall be valued in writing by a valuer who shall be a Chartered Accountant or Firm of Chartered Accountants, selected by majority of partners other than the partners whose property contribution is in question of valuation and whose terms of instruction shall be decided by the LLP and whose fees shall be payable as a business expense of the LLP, provided that any decision as to the identity, terms of instruction, or fees of any such valuer shall only be made after giving reasonable opportunity to the Partner by whom or to whom the Contribution or Repayment is to be made to comment on the same and after taking reasonable account of any such comments;

8.7.2 a copy of the report of any valuer as above shall be made available without cost to any Partner who shall request the same; and

8.7.3 any such valuation shall (unless the Partners shall unanimously agree) be final and binding upon the Partners;

8.7.4 The Partners shall be entitled to a share in the Capital in the ratio of their contribution.

9. CURRENT ACCOUNTS

9.1 LLP shall be kept in respect of each of the Partners showing the amounts of:

9.1.1 Profit or loss (other than profit or loss of a capital nature) to be credited or debited to them in accordance with clause 8;

9.1.2 any Drawings to be debited to them;

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9.1.3 any other credits or debits which are of an annual and not of a capital nature.

9.2 Upon the approval or deemed approval of the Accounts in respect of any Financial Year, the credit or debit balance as the case may be of the Current Accounts of each Partner for the Financial Year in question shall be transferred to each Partner's Capital Account in accordance with clause 8 unless otherwise decided by the Partners.

9.3 After determination of the sums which are to be reserved, provided, set aside or released each Partner must, unless otherwise agreed, draw out of the LLP's bank account the undrawn balance (if any) of his or her share of the profits shown in the profit and loss account, less his or her share of the amounts reserved, provided or set aside together with his or her share of any amount released under clause 8.3.2. Any balance which is not drawn by the Partners shall not be drawn by him or her shall be placed to the credit of his or her Capital Account with the LLP.

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10. PROFITS AND LOSSES

10.1 The profits or losses of the LLP for each financial year (excluding capital profits or losses realized or incurred) shall be divided as set out in this clause.

10.2 Before the division of profits as set out below interest at such rate as determined by the Designated Partners with in the overall limit of Income tax Act, 1961 shall be payable out of such profits upon the amount of each Partner's Capital Account.

10.3 The profits of the LLP after taking into account interest payable under clause 10.2 and any losses of the LLP shall be payable to or borne by the Partners in the ratio of contribution as provided in Schedule II part A.

11. DRAWINGS

11.1 There shall be paid to each Partner such sum by way of Drawings as the LLP may from time to time decide. The limit on Drawings entitlement of each Partner is in the profit sharing as provided in Schedule II Part A

11.2 The Partners shall, before approving the Accounts, by simple majority resolution determine:

11.2.1 what reserve should be made out of profits before distribution;

11.2.2 what other reserves should be made;

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11.2.3 whether any amount provided for, reserved or set aside in an earlier Financial Year which the Auditor advise is no longer necessary should be released.

11.3 Subject to this agreement each Partner shall, unless the Partners decide otherwise, be entitled to be paid by the LLP the balance (if any) of his actual share of any undrawn profits shown in the accounts for any Financial Year at any time after the same have been approved.

12. INDEMNITY

12.1 The LLP will indemnify the Partners from and against any sums, demands or claims arising or liabilities incurred in the performance of their LLP duties, in the ordinary course of the LLP's Business, or in respect of any action taken that is necessary for the preservation of the LLP or in respect of any contract entered into by a Partner(s) on behalf of the LLP with the express or implied consent of the other Partners subject to the limitations otherwise set out within this Agreement.

13. EXPENSES

13.1 Each Partner shall be fully reimbursed for all out of pocket expenses properly incurred in accordance with his or her duties provided that:

13.1.1 A full receipt and invoice where appropriate is provided for each expense claimed; and

13.1.2 If a LLP credit card is used, all vouchers or receipts for items charged to the credit card are provided for each charge made.

13.2 The Partners may from time to time resolve to place upper limits on any category or categories of expenses of which reimbursement may be claimed by Partners.

14. GENERAL INSURANCE

14.1 The Partners may maintain policies of insurance with a reputable company for such respective amounts as they determine in respect of:

14.2 loss or damage including consequential loss of profit by reason of such loss or damage, in relation to:

14.2.1 the Property;

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14.2.2 all plant, equipment and other items belonging to or used by the LLP;

14.2.3 any virus or the corruption or loss of any software or data in the case of any computers or ancillary equipment of or used by the LLP.

14.3 The Partners shall review the policies and the respective amounts that they insure on a regular basis as and when is necessary.

15. ADVANCES TO THE LLP

15.1 If a Partner, with the written consent of the other Partners, advances a sum of money to the LLP in excess of his or her due contribution to the Capital, the advance shall be a debt due from the LLP to him or her and shall carry interest, calculated on a day-to-day basis at such rate as may be determined by the Partners with in the overall rates allowable under Income tax Act 1961 and be payable yearly on the last day of each Financial Year whilst the advance remains outstanding and on repayment.

15.2 The sum advanced shall not be credited to the Partner's Capital Account or entitle him or her to an increased share in the profits of the LLP.

15.3 An advance made under clause 15.1 shall be repaid with accrued interest, at the expiration of not less than [illegible] or as mutually decided between partners.

16. MANAGEMENT OF THE LLP

16.1 The day-to-day management of the LLP shall be the responsibility of the Partners.

16.2 Partners may elect one among them as the Managing Partner/Chief Executive Officer (CEO) with such powers for the overall management of the LLP.

16.3 Partners may appoint one or more partners among them as working Partners /Executive Partners, specifying terms and conditions.

16.4 Partners, from time to time by a resolution determine remuneration payable to working partner not exceeding the limit prescribed in the Income Tax Act 1961 or any other law for the time being in force.

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17 MEETINGS AND VOTING

17.1 Any Partners may call a meeting of the Partners at any time. However, if an item on the meeting's agenda requires a unanimous resolution of the Partners then the partner will be required to give each 14 days clear written notice. For any other meeting, at least 7 days clear written Notice.

17.2 Written notice of LLP meetings shall specify the place, day and hour of the meeting and shall contain an agenda of issues to be discussed.

17.3 The chairman of the meeting shall be a Partner that is elected by a majority vote of the Partners, but he or she shall not be entitled to any second or casting vote by reason of being the chairman.

17.6 All decisions that are fundamental to the structure of the LLP and/or the Business as below shall require a unanimous resolution or written consent from all partners;

17.6.1 borrowing any sum in excess of Rs. 1,00,000;

17.6.2 giving a guarantee;

17.6.3 increasing the capital of the LLP;

17.6.4 expanding, altering or otherwise changing the nature of the business;

17.6.5 introducing into the LLP a new Partner (profit sharing, salaried or otherwise);

17.6.6 amending this Agreement;

17.6.7 a change in the name or the adoption of an additional trading name to be used by the LLP;

17.6.8 the expulsion of any Partner (for which purpose the vote of the Partner whose expulsion is being considered shall not be counted); and a decision to wind up the LLP.

17.7 Any matter that is not fundamental to the structure of the LLP and/or the Business or listed above shall be decided by a simple majority resolution of the Partners or written consent of majority of partners.

17.8 The quorum for a meeting shall be two. If the quorum is not present within 15 minutes of the time for which the meeting is convened, the meeting shall be cancelled.

17.9 In case, number of Partners falls below the minimum, partners, required for quorum, remaining partners shall constitute quorum for induction of another partner.

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17.10 Minutes shall be taken of all LLP meetings and (subject to any agreed amendments) shall be approved and signed by the chairman of the following meeting and partners present at that meeting. The minutes, when signed, shall be binding on the partners.

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18 GOOD FAITH

18.1 Each Partner shall at all times:

18.1.1 be just and faithful to the other partners in all matters relating to the LLP and give them at all times full information and explanation of all matters relating thereto;

18.1.2 devote his or her time and attention to the LLP and use his or her best skills and endeavors to carry it on for the benefit of the LLP;

18.1.3 conduct himself or herself in a proper and responsible manner;

18.1.4 conduct himself or herself in accordance with the requirements of any professional regulator or organisation as appropriate; and

18.1.5 use his or her best endeavours to promote the LLP.

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19 LIMITATIONS ON PARTNERS

19.1 No Partner shall without the prior written consent of the other partners

19.1.1 engage directly or indirectly in any business other than that of the LLP or accept any office or appointment;

19.1.2 engage or (except for gross misconduct) dismiss any employee of the LLP;

19.1.3 employ any of the assets of the LLP or pledge its credit otherwise than in the ordinary course of business and for the benefit of the LLP;

19.1.4 compromise or compound or (except upon payment in full) release or discharge any debt due to the LLP;

19.1.5 lend money or give credit on behalf of the LLP or have any dealings with any person, firm, LLP or company with whom the LLP has forbidden him or her to deal;

19.1.6 buy or contract for any goods, services or property on behalf of the LLP involving an aggregate commitment of more than Rs100000 Contracting for goods and/or services or lease any asset for an amount involving more than Rs.200000 Lease of assets per annum or Rs.500000 Lease term value over the term of the lease;

19.1.7 give any guarantee on behalf of the LLP;

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19.1.8 procure that the LLP shall enter into any bond or become bail or surety any person, firm or company or do or knowingly cause or suffer to be done anything if, as a result, any LLP property may be taken in execution or otherwise endangered;

19.1.9 assign, mortgage, or charge his or her share in the LLP or enter into partnership or any other arrangement with any other person, firm or company concerning his or her share in the LLP;

19.1.10 draw any cheque on any account of the LLP which is not in accordance with the then current mandate in respect of that account.

19.2 Any Partner in breach of the limitations imposed by this clause 19 shall indemnify and keep the other Partners indemnified from and against all losses, damages, actions, proceedings, costs and expenses arising directly or indirectly out of such breach (without prejudice to any power of the other Partners to expel him by reason of such breach).

20. CONFIDENTIALITY

20.1 Unless specifically instructed by the other Partners, a Partner or Outgoing Partner shall not divulge, shall not communicate to any individual, LLP or company, shall not make use for him or herself of, and shall use his or her best endeavors to prevent the publication or disclosure of:

20.1.1 any trade secret;

20.1.2 any secret or confidential operations;

20.1.3 any confidential information concerning the structure, Business or finances of the LLP;

20.1.4 any dealings, transactions or other information whether relating to the LLP or any customer of, or supplier to, the LLP, which the Partner or Outgoing Partner has come to know, has received or obtained by reason of his or her being a Partner.

20.1.5 For the avoidance of doubt and without prejudice to the generality of this clause 20, the names and addresses of the LLP's customers, suppliers and special processes are confidential.

20.2 The restrictions in this clause 20 do not apply to information or knowledge which is in the public domain other than by wrongful disclosure

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21 DEATH OR VOLUNTARY, RETIREMENT OF PARTNER

21.1 If any Partner shall die or have voluntarily retired, a statement of account shall be taken and made out of his share of the capital and effects of the LLP and of all unpaid interest and profits due to him up to the time of his demise or retirement and be paid at the earliest as may be decided by the Designated Partners of the LLP, subject to required adjustments between his capital and income account transactions and transfer made till the date of death or retirements as the case may be and balances struck as certified by the Auditor for the time being of the LLP. The said statement of account shall include the Partner's share of profit and loss for the period from the beginning of the financial year in which his death or retirement occurs until the end of the calendar month in which the event takes place.

22 EXPULSION

22.1 If a Partner (the "Defaulting Partner") ...

22.1.1 is unable to perform his or her duties by reason of illness, injury or other cause for a period of 12 months during any period of 18 months

22.1.2 commits an act of bankruptcy or is adjudicated bankrupt or has granted a trust deed for the benefit of his or her creditors or has assigned the whole of part of his or her share of the LLP within the meaning of the Limited Liability Partnerships Act 2008 or otherwise; or

22.1.3 commits a grave breach or persistent breaches of this Agreement; or

22.1.4 fails to pay any moneys owing by him or her to the LLP within Failure to pay debt days of being requested in writing by the Designated Partners to do so; or

22.1.5 is guilty of conduct likely to have a serious adverse effect upon the LLP;

22.2 then upon the Partners becoming aware of the circumstances they may by written notice following a unanimous vote in accordance with this agreement expel the Defaulting Partner from the LLP forthwith or upon such subsequent date as they may specify.

22.3 Any Partner may be expelled by the other Partners if acting in good faith they decide that it is in the best interests of the LLP to do so (regardless of the fact that the Partner may not be in breach of any provision of this Agreement) and

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they serve written notice of expulsion upon that Partner taking effect either forthwith or upon such future date as they may specify in the notice.

23. OUTGOING PARTNER'S SHARE

23.1 The provisions of Schedule II apply in relation to an Outgoing Partner.

24. WINDING UP OF THE LLP

24.1 For the avoidance of doubt no Partner has agreed with the other Partners or with the LLP that he shall in the event of the winding up of the LLP contribute in any way to the assets of the LLP within the meaning of the Act or any other Act applied by Regulations made thereunder.

24.2 In the event of the winding up of the LLP, any surplus of assets of the LLP over its liabilities remaining at the conclusion of the winding up after payment of all money due to the creditors of the LLP and all expenses of the winding up shall be payable by the liquidator to the Partners in the Agreed Proportions.

25. ARBITRATION

25.1. All the matters not expressly provided in this Agreement shall be decided by the consent of all the Partners in writing. Failing that all disputes and questions about and in connection with the LLP under this Agreement arising between the Partners or between anyone of them and the legal representative of the other or others or between the legal representatives of the Partners or with the LLP at any time and from time to time, shall be settled by conciliation or by arbitration as provided under the Arbitration and Conciliation Act, 1996 as if the parties to the dispute have consented in writing for determination of the same as aforesaid and the provisions of the said Act apply accordingly. If any question arises whether the dispute relates to formation, management or business of the LLP, the question shall be referred to the arbitrator, whose decision thereon shall be final.

26. CESSATION PROVISIONS

26.1. The provisions of Schedule IV shall apply on a Cessation Date.

27 GOVERNING LAW AND JURISDICTION.

27.1 This Agreement and any disputes or claims arising out of or in connection with its subject matter are governed by and construed in accordance with the law of India.

27.2 The Partners irrevocably agree that the courts of MAHARASHTRA have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this Agreement.

28 SEVERABILITY OF CLAUSES

28.1 The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision of this agreement and any invalid or unenforceable provision will be severable.

29 NOTICES.

29.1 Any notice herein referred to shall be in writing and shall be sufficiently given to or served on the person to whom it is addressed if it is handed to that person or is delivered to or sent by Certificate of Posting or Registered Post addressed to that person's last known residential address and shall be deemed to have been delivered in the ordinary course of post.

29.2 For the purposes of this Agreement, any notice shall be deemed to have been given to the personal representatives of a deceased Partner notwithstanding that no relevant grant of representation has been made if the notice is addressed to the deceased Partner by name or to that Partner's personal representatives by title and is sent by prepaid first class letter to the residential address of the deceased at the time of death.

The Seal of The Joint Sub Registrar Class II Ulhasnagar-1 Dist. Thane

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IN WITNESS WHEREOF THIS AGREEMENT IS SIGNED BY THE PARTIES HERETO THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

SIGNED and DELIVERED as a DEED by the said

Sr. no.	Name of the Designated Partner	Signature & Thumb	Photo
1	AMIT ANIL HOTCHANDANI 701-702, B wing, Kohinoor Waves, Shantinagar, Opp Regency Plaza, Ulhasnagar 421002, Thane, Maharashtra. PAN. : AEPPH9721L		
2	SONU ANILKUMAR HOTCHANDANI Flat no. 701-702, B wing, Kohinoor Waves, Opp. Regency Plaza, Shanti Nagar, Ulhasnagar – 421002. PAN. : ACIPH0920N		
3	AASHISH SHANKAR HOTCHANDANI 501-502, B wing, Kohinoor Waves, Shantinagar, Opp. Regency Plaza, Ulhasnagar, 421002, Thane, Maharashtra. PAN. : AILPH6283K		

In Presence of Witness

1. Name :- Amit Hotchandani
   Pan no :- AEPPH9721L
   Address :- Kohinoor Waves B-701/702
   Opp regency plaza Shantinagar Ulhasnagar Maharashtra-421002
2. Name :- Shankar Hotchandani
   Pan no :- AHDPH3539R
   Address :- Kohinoor Waves B-501/502
   Opp regency plaza Shantinagar Ulhasnagar Maharashtra-421002

BEFORE ME

O. K. SAPRE
NOTARY
Government of India
ULHASNAGAR

20 DEC 2021

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DEFINITIONS AND INTERPRETATION

SCHEDULE

GENERAL DEFINITIONS

'Accountants'	means the Initial Accountants, their replacement or any additional accountants appointed by the Partners to manage the Accounts of the LLP.
'Accounts'	means the balance sheet and profit and loss account as prepared by the Accountants at the end of each Financial Year in accordance with clause 9.6.
'Accounts Date'	means the 31 March in each year.
'Financial Year'	means the period from the 1st April of a Year to the 31st day of March of the following year.
'the Act or Act'	means the Limited Liability Partnerships Act 2008
'Agreement'	means this Limited Liability Partnership agreement
'Capital Accounts'	are accounts showing the balances of the Capital that belongs to each Partner as calculated in accordance with clause 8.
'Capital'	means all the Property and all other assets vested in the LLP or held in trust for the LLP.
'Cessation Date'	is a date on which an Outgoing Partner ceases, or is deemed under this Agreement to cease, to be a Partner.
'Cessation Provisions'	are the provisions that shall apply on a Cessation Date.
'Continuing Partners'	mean the other partners that continue in their role as Partners when one or more Partner leaves the LLP.
'Contribution'	means the amounts of money contributed by any Partner into the LLP by way of addition to his or her Capital Accounts or the value of any assets transferred by them to the LLP.
'Consent in writing'	written consent given by a partner expressing assent or decent to any matter.
'Current Accounts'	means accounts in respect of each of the Partners to be kept in accordance with clause 9.
'Defaulting Partner'	means a Partner who is being expelled from the LLP under clause 22.

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DEFINITIONS AND INTERPRETATION

SCHEDULE 1

GENERAL DEFINITIONS

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'Agreement'	means this Limited Liability Partnership agreement
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'Contribution'	means the amounts of money contributed by any Partner into the LLP by way of addition to his or her Capital Accounts or the value of any assets transferred by them to the LLP.
'Consent in writing'	written consent given by a partner expressing assent or decent to any matter.
'Current Accounts'	means accounts in respect of each of the Partners to be kept in accordance with clause 9.
'Defaulting Partner'	means a Partner who is being expelled from the LLP under clause 22.

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'Designated Partner'	has the meaning set out in section 2(j) of the Limited Liability Partnerships Act 2008
'Drawings'	means sums drawn by any Partner on account of any anticipated profits of the LLP and any other sums paid or the monetary equivalent of any assets applied for his personal benefit by the LLP (other than for any such expenses as shall be specified in this Agreement as being a general expense of the LLP).
'Ex Partner'	means an individual who has ceased to be a Partner.
'Intellectual Property'	means all intellectual and industrial property rights anywhere in the world including, without limitation, any patent, copyright, trade or service mark, trade name, design, design right, database right, typography right and any other right of a similar character whether or not capable of protection by registration, and the right to apply for any of the
'Managing Partner or CEO'	the Partner occupying the office of Managing partner/CEO in accordance with clause 2.2
'Outgoing Partner'	means a Partner who ceases to be a Partner of the LLP for any reason.
'Partner(s)'	means any person becomes a partner in the LLP in accordance with this agreement and persons listed in Schedule 2 as the context shall require.
'LLP Funds'	are the total sum of the Partners' Capital Accounts and Current Accounts.
'LLP'	means the LLP carried on by the Partners under this Agreement as varied by any supplemental written agreement.
'Premises'	means the property or properties to be occupied by the LLP for the purpose of the Business of the LLP.
'Proper Cause'	means acting in accordance with the provisions, duties, rights and entitlements that are provided for within the terms of this Agreement.
'Property'	means the Premises and all items used for the purposes of the Business (or rights in them as appropriate) including all Intellectual Property and computers and

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associated equipment and all office equipment, furniture and other property and equipment.

'Repayment' means the amount of money repaid to any Partners from the bank accounts of the LLP by way of reduction of their Capital Accounts or the value of any assets transferred to them by the LLP.

'Working Partner' the Partner occupying the office of Working partner /executive partner in accordance with clause 16.3, including managing partner;

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SCHEDULE II

PART A

PARTNER DETAILS, CONTRIBUTION AND PROFIT SHARING RATIO

Name & Fathers' Name of the Partners	Address	Contribution towards Capital	Profit Sharing ratio
Amit Hotchandani S/o Anil Hotchandani	701-702, B wing, Kohinoor Waves, Shantinagar, Opp. Regency Plaza, Ulhasnagar 421002, Thane, Maharashtra.	Cash: 16,500/-	33%
Sonu Hotchandani S/o Anilkumar Hotchandani	Flat no. 701-702, B wing, Kohinoor Waves, Opp. Regency Plaza, Shanti Nagar, Ulhasnagar – 421002, Thane, Maharashtra.	Cash: 17,000/-	34%
Aashish Hotchandani S/o Shankar Hotchandani	501-502, B wing, Kohinoor Waves, Shantinagar, Opp Regency Plaza, Ulhasnagar 421002, Thane, Maharashtra	Cash: 16,500/-	33%

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3.2 The amount showed standing to the credit of the Outgoing Partner's Capital Account in the Termination Accounts.

3.3 Each installment payable under paragraph 3 shall bear interest until paid at a rate of interest of payment at such rate calculated from the date of completion of the Termination Accounts until the date of actual payment.

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SCHEDULE IV

CESSATION PROVISIONS

1 DEBTS AND LIABILITIES

1.1 The Continuing Partners shall pay and discharge, and indemnify the Outgoing Partner against, all debts and liabilities of the LLP, and all costs, claims and liabilities arising from them, as at the Cessation Date, other than:

1.1.1 in the case of a Partner expelled under the provisions of this agreement at any time after the Cessation Date;

1.1.2 from any fraudulent act of the Outgoing Partner or from any negligent act or omission of the Outgoing Partner prior to the Cessation Date in so far as the same is not covered by insurance.

2 ADVERTISEMENT OF RETIREMENT OR CHANGE IN LLP

2.1 If the Outgoing Partner is living, due notice of his or her retirement from the LLP shall be given to all persons, firms and companies with whom the LLP currently has dealings or has had dealings within the previous 12 months. For this purpose the Outgoing Partner and the Continuing Partners shall each sign all necessary documents and, if any of them refuses or neglects to sign, any of the others of them may sign on behalf of and in the name of the Partner who has refused or neglected to sign.

3 BOOKS OF ACCOUNT AND OTHER DOCUMENTS

3.1 The Outgoing Partner shall deliver to the Continuing Partners all books of account, records, letters and other documents in his or her possession relating to the LLP Business. During the period of 18 months following his or her retirement, the Outgoing Partner or his or her duly authorised agent shall be permitted to inspect by appointment the books of account, records, letters and other documents of the LLP Business in so far as they relate to any period ending

विजय विजय पाडवे VPadave

PART B

DESIGNATED PARTNERS

THE FOLLOWING PARTNERS WILL BE THE INITIAL DESIGNATED PARTNERS

Name & Others Name of the Partners	Address
Anil Hotchandani S/o Anil Hotchandani	701-702, B wing, Kohinoor Waves, Shantinagar, Opp Regency Plaza, Ulhasnagar 421002, Thane, Maharashtra.
Sonu Hotchandani S/o Anilkumar Hotchandani	Flat no. 701-702, B wing, Kohinoor Waves, Opp. Regency Plaza, Shanti Nagar, Ulhasnagar – 421002, Thane, Maharashtra.
Aashish Hotchandani S/o Shankar Hotchandani	501-502, B wing, Kohinoor Waves, Shantinagar, Opp Regency Plaza, Ulhasnagar 421002, Thane, Maharashtra

SCHEDULE III

SUPPLEMENTAL PROVISIONS RELATING TO A RETIRING PARTNER

1. ACCOUNTS TO BE PREPARED

1.1 Where a Partner dies or ceases to be a Partner for any other reason, a balance sheet as at the Cessation Date and a profit and loss account for the period between the last Accounts Date and the Cessation Date (together the "Termination Accounts") shall be prepared by the Accountants as soon as practicable.

2. VALUE OF DEBTORS AND WORK-IN-PROGRESS

2.1 In preparing the Termination Accounts the Accountants shall value all work-in-progress at the Cessation Date and provide for bad or doubtful debts, in accordance with the previous practice of the LLP.

3. OUTGOING PARTNER'S PAYMENTS

3.1 Any undrawn balance of the Outgoing Partner's share of the profits of the LLP as at the Cessation Date as shown by the Termination Accounts.

on or before the Cessation Date but he or she may not remove any of them from the Premises of the LLP.

4 POWER TO GET IN ASSETS AND FURTHER ASSURANCE

4.1 The Outgoing Partner shall sign and execute all such documents and deeds and perform all such acts and things as the Continuing Partners reasonably request for the purpose of enabling them to recover the outstanding assets of the LLP or for the purpose of transferring to the Continuing Partners any LLP Property which, on the Cessation Date, was vested in the Outgoing Partner as nominee or in trust for the LLP.

भारत सरकार
Government of India

समीर नंदकुमार पायले
Sameer Nandkumar Payle
जन्म तिथि / DOB: 05/10/1982
पुरुष / Male

7182 3803 8839

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

प्रशांत नंदू पागेरे
Prashant Nandu Pagere
जन्म तारीख / DOB: 13/09/1988
पुरुष / MALE

4548 4192 3370

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

ललित श्रीनिवास तर्टे
Lalit Shreeniwas Tarte
जन्म तारीख / DOB : 09/09/1990
पुरुष / Male

9511 4247 7576

मेरा आधार, मेरी पहचान

Seal of The Joint Sub Registrar Dist. Thane

उहन - १
३३६२ २०२३
क्र. ८४ / १२२

भारत सरकार
Government of India

संजय वसंत परांजपे
Sanjay Vasant Paranjape
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male

3975 4567 6108

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

विकी अशोकलाल मिरवानी
Vicky Ashoklal Mirwani
DOB: 05-02-1984
Gender: Male

5025 9300 7124

आम आदमी का अधिकार

Seal of The Joint Sub Registrar Class-II Ulhasnagar-1

उहन - १
दु. क्र. ३९३ २०२३
पृष्ठ ४२ ४५

विनया विजय पाडावे V Padave Vijendra

77/3193
मगळवार,08 ऑगस्ट 2023 4:54 म.नं.

दस्त गोषवारा भाग-1

उहन1
दस्त क्रमांक: 3193/2023

दस्त क्रमांक: उहन1 /3193/2023

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. उहन1 यांचे कार्यालयात
अ. क्रं. 3193 वर दि.08-08-2023
रोजी 4:52 म.नं. वा. हजर केला.

पावती:4367 पावती दिनांक: 08/08/2023
सादरकरणाराचे नाव ललित श्रीनिवास तर्टे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकुण:	1000.00

दस्त हजर करणाऱ्याची सही:

उहन - १
द. क्र. 3383 २०२३
पान 90 ए 922

Sub Registrar Ulhasnagar-2
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १

Sub Registrar Ulhasnagar-2
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिक्का क्रं. 1 08 / 08 / 2023 04 : 52 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 08 / 2023 04 : 53 : 32 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी सर्वस्वी निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण करारामुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहुन घेणार सही

लिहुन देणार सही

उहन - १
द. क्र. 3383 २०२३
पान 83 | 94

विनयो विजय पाडावे

Vijendra

08/08/2023 4 56:36 PM

दस्त गोषवारा भाग-2

उल्हन1
दस्त क्रमांक:3193/2023

दस्त क्रमाक :उल्हन1/3193/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:ललित श्रीनिवास तर्टे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अरिहंत पूजा को.ऑप.हौ.सो., ब्लॉक नं: -, रोड नं: गांधीनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-33 स्वाक्षरी:-		
2	नाव:संजय वसंत परांजपे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अरिहंत पूजा को.ऑप.हौ.सो., ब्लॉक नं: -, रोड नं: गांधीनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AGGPP3750N	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-59 स्वाक्षरी:-		
3	नाव:समीर नंदकुमार पायगे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अरिहंत पूजा को.ऑप.हौ.सो., ब्लॉक नं: -, रोड नं: गांधीनगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-40 स्वाक्षरी:-		
4	नाव:मेसर्स केजीआय युनिव्हर्सल एल एल पी तर्फे भागीदार सोनू अनिल होतचंदानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोहिनूर, ब्लॉक नं: -, रोड नं: रिजन्सी हॉटेल समोर, चोपडा कोर्ट रोड, उल्हासनगर, महाराष्ट्र, ठाणे. पॅन नंबर:AAYFK2911J	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 08 / 2023 04 : 56 : 07 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रशांत [illegible] वय:34 पत्ता:कल्याण पु[illegible] पिन कोड:421301		
2	नाव:विकी अशोकलाल निरवानी वय:38 पत्ता:उल्हासनगर पिन कोड:421002		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:08 / 08 / 2023 04 : 56 : 41 PM

शिक्का क्र.5 ची वेळ:08 / 08 / 2023 04 : 57 : 04 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक वर्ग [illegible]
उल्हासनगर क्र. [illegible]

The Joint Sub Registrar Class-II, Ulhasnagar-2, Dist. Thane

उल्हन - १
द. क्र. 3193 २०२३

Payment Details.

sr.	Purchaser	Type	Verification ID	Vendor	GRN	Amount	Used At	Deface Number	Deface Date
1	LALIT S TARTE	eChallan	6010833202308071528		MH006348711202324E	500.00	SD	0003326720202324	08/08/2023
2	LALIT S TARTE	eChallan			MH006348711202324E	100	RF	0003326720202324	08/08/2023
3		DHC			0808202307501	900	RF	0808202307501D	08/08/2023

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

विजय विजय पाडवे

3193 /2023

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 Dist. Thane

उ ह न - १	
द. क्र. ३९३	२०२३
पाने ५	५

प्रमाणित करण्यात येत की या
दस्तऐवज मध्ये एकुण .....५.....पाने आहेत

सहदुय्यम निबंधक वर्ग - २,
उल्हासनगर क्र.१

पुस्तक क्रमांक ....५.....
.....३९३.....
दिनांक ८-८-२०२३ क्रमांकावर नोंदला.

सहदुय्यम निबंधक वर्ग २,
उल्हासनगर क्र. ५

विनया विजय पाडावे D Padave Vijaya

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 Dist. Thane

उ ह न - १	
३३९३	२०२३
१११	१२२

CONSENT LETTER

From,
Mrs. Vinaya Vijay Padave ,
Mr. Vikrant Vijay Padave &
Mr. Virendra Vijay Padave

To,
Kohinoor Prime Management
M/S KGI UNIVERSAI LLP.

Sub : Consent given to the Promoter individually by me

Sir,
I/ We Mrs. Vinaya Vijay Padave , Mr. Vikrant Vijay Padave & Mr. Virendra Vijay Padave the Purchasers of Flat No. 809 in Wing "B" On 8th Floor area admeasuring 37.12 sq.mt. area carpet in Building known as "Kohinoor Prime" being constructed on portion of land forming a part of piece and parcel of land lying, being and situate at Sheet No 83, bearing the U. No.198, Section - 7B, bearing CTS No. 2447, Sheet No. 83, of Village Shahad, Taluka Ulhasnagar, District Thane, Ulhasnagar 421001, area admeasuring 4600.29 sq. meters now within the limits of the Ulhasnagar Municipal Corporation do hereby provide and grant express, clear and specific consent to you for

i) Revision of plans from time to time in respect of future expansion of buildings, floors by availing, using, utilizing and consuming of entire and maximum available floor space index as well as potentiality of transferable development rights, staircase floor space index as well as increases and incentives from time to time and thereby having additional floors on the existing building/s
ii) Amalgamating the adjacent land and obtaining revised sanction and approval for additional floors as permitted by the Ulhasnagar Municipal Corporation and also to have additional building in such scheme of amalgamation and to sell the flats and units therein to the intending purchasers.
iii) Proportionate sharing of common infrastructural, recreational facilities, amenities, internal roads, open spaces and common area together with the purchasers of the other buildings to be constructed in scheme of construction
iv) Proportionate contribution for management, up keepment and maintenance of the common infrastructural, recreational facilities, amenities, internal roads, open spaces along with the purchasers of future expansion buildings in the scheme of construction.
v) Giving excess of entry to any adjacent property for using the Margin Space for going to any adjacent property now or in future as decided by M/s KGI UNIVERSAL LLP.

This is to state that as per the terms and conditions of the agreement dated _____ registered at the office of Sub registrar of Assurances at Ulhasnagar under serial No_____ under which I have agreed to purchase the above said flat is and shall be binding upon me.

You have disclosed to me and I have granted my express consent for

i) Your option to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted on completion of the sale of all the flats and unit in the said scheme of construction.
ii) Your option to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased in the said scheme of construction
iii) Your option to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed

विनया विजय पाडावे V Padave Virendra

(v) Your option to decide from time to time when and what sort of document of transfer should be executed.

I/ We state that the brochure and the prospectus of the scheme of construction shown and displayed to me only provides an overall idea of the scheme of construction and the actual development / construction activities will be carried out as per the sanctioned or revised plan and the items and provisions of furniture lay out, colour scheme shown therein will not form an integral part of the flat agreed to be acquired by further the Promoter has the right to make changes in Elevations. Designs and Colors of all the materials to be used in completing the said flat as well as entire scheme of construction and discretion of the Promoter is and shall be accepted and binding upon me for which I do hereby grant my consent.

I/ We say that the above consent shall also be for the purposes of change in the larger layout shown as well as proposed which is disclosed by you wherein you are expressly allowed to make necessary changes keeping in mind the overall interest of the entire project for better planning, quality and urban design and also your right to exploit and use the full potential of the project as and where you deem fit and proper.

I/ We say and declare that the above consent also expressly allows you to do such changes in restricted amenities as and where disclosed for which I have no specific right other than the right to entry and use at your discretion or any person/agency on your behalf.

I/ We state that the above express consent is given to you save and except to changes done in the flat / unit which I have agreed to purchase and the structure within the said flat / unit unless specifically instructed by me to do so. That all other statutory rights in regard change in carpet area of the flat / unit agreed to be purchase and the specification in the building shall remain unchanged unless I provide specific instruction to allow you to change the same for the reason given by me.

I/ We say and declare that the above consent is given to you for seeking and obtaining financial assistance and cash credit facilities from any banks or financial institution by creating charge and mortgage on the construction and / or said property or any part thereof and I shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter.

I/ We say and declare that the above consent is given to you for transferring and/or assigning the development rights in respect of the said property or any part thereof or entering into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof.

I/ We re-iterate that in terms of the agreement dated _____.
I/We shall abide by, accept and agree to the terms and conditions stated therein and the above express consent shall be in furtherance to the agreed terms read, accepted and executed by me including but not limiting to structural design and those which have been disclosed by you in different places and based on which I have executed the said agreement.

I/ We state that my above express consent shall be filed as a part of your record.

Hence this consent.

The Seal of The Joint Sub-Registrar Class-II Dist. Thane

3383
993/720

(Purchaser's)
Mrs. Vinaya Vijay Padave ,
Mr. Vikrant Vijay Padave &
Mr. Virendra Vijay Padave

Flat No. B-809.

Building Name: Kohinoor Prime

विनया विजय पाडवे VPadave Virendra

भारत सरकार

संजय वसंत परांजपे
Sanjay Vasant Paranjape
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male

3975 4567 6108

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: वसंत परांजपे, 202, जानकी अपार्टमेंट, छेडा रस्ता, देडिया बिल्डिंग जवळ, डोंबीवली पूर्व, कल्याण, टिळकनगर ठाणे, कल्याण, महाराष्ट्र, 421201

Address: S/O: Vasant Paranjape, 202, Janaki Apartment, Chhedha Road, Near Dedhia Bl, Dombivali E, Kalyan, Tilaknagar, Thane, Kalyan, Maharashtra, 421201

1947 1800-180-1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

भारत सरकार
Government of India

Issue Date 03/10/2011

अशोक भिवाजी धाडवे
Ashok Bhivaji Dhadve
जन्म तारीख / DOB: 01/06/1957
पुरुष / MALE

7685 3146 7689

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Print Date 01/10/2020

पता. S/O भिवाजी धाडवे, फ्लॅट नं. सी1/1203, 12 फ्लोर, नंदनवन होमस सी1, पारसिक नगर, रिलायन्स मार्केट समोर, कळवा वेस्ट, ठाणे, ठाणे, महाराष्ट्र, 400605

Address: S/O Bhivaji Dhadve, Flat No C1/1203, 12TH Floor, Nandanvan Homes C1, Parsik Nagar, Opp Relaiance Market, Kalwa West, Thane, Thane, Maharashtra, 400605

7685 3146 7689

help@uidai.gov.in | www.uidai.gov.in

Registrar Class

भारत सरकार
Government of India

रणवीर चंद्रकांत माने
Ranavir Chandrakant Mane
जन्म तारीख/DOB: 02/06/1993
पुरुष/ MALE

4730 0188 2357
VID : 9145 1186 4810 2161

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Download Date

पत्ता: रणवीर चंद्रकांत माने, 305 बी शिव प्रेरणा अपार्टमेंट, जवळ अभिनव विद्यालय, डोंबिवली, सागली, सागाव (न.व.), ठाणे, महाराष्ट्र - 421201

Address:
Ranavir chandrakant mane, 305 B shiv prerana apartment, Near Abhinav vidyalaya, Dombivali, Sagrali, Sagaon (n.v.), Thane, Maharashtra - 421201

4730 0188 2357
VID : 9145 1186 4810 2161

1947 | help@uidai.gov.in | www.uidai.gov.in

The Seal of The Joint Sub Registrar Class-I ★ Dist. Thane ★

दस्त - १

2283	२०२३
991 922	





Self Declaration

नी. लिहून देणार : करण सिंग इंगळे

बिल्डिंग नं. २, रामबाग हॉल, कल्याण - पश्चिम

आधार क्रमांक असल्यास

नी. लिहून घेणार : विनया विजय पाडावे रू. नं. १९

चव्हाण मोहल्ला चाळ, भटवाडी, घाटकोपर - ८४

आधार क्रमांक असल्यास 6545 0052 7707

चेतन : विक्रांत विजय पाडावे 5248 3391 4900

नी. मान्यता देणार : विरेन्द्र विजय पाडावे

आधार क्रमांक असल्यास 3144 1154 3644

मान्यता देणार : सोनू अनिल गोलचंदानी

2961 1368 1800

वरील प्रतिज्ञापत्रातील सर्व नी. नी. हाच खरा/खरी. (Self Attested) केलेल्या प्रति या मूळ कागदपत्रांच्या सत्य प्रती आहेत. तसेच मोटार अपघातामुळे आलेल्या आर्थिक आपत्तीस, भारतीय दंड संहिता आणि महाराष्ट्र-गोवा जमीन महसूल अधिनियम १९०८ किंवा सध्यांत [illegible] नुसार [illegible] मी जिल्हा पात्र राहीन सांगी सत्य सदर्भ जाणीव आहे.

नि. देणार सही :

नि. घेणार सही : विनया विजय पाडावे
VPadave.

नि. मान्यता देणार : Virendra

The Seal of The Joint Sub Registrar Dist. Thane

3383
7961 922

घोषणापत्र / शपथपत्र

मी [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] साठी सदर [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible]

The Seal of The Joint Sub Registrar Class [illegible] ★ Dist. Thane

टनन-[illegible]
दस्त क्र. 3363 / २०२३
[illegible] / १२२

[illegible] [illegible] मिळकतीस [illegible] कुळमुखत्यारपत्र [illegible] तयार [illegible] [illegible] कुलमुखत्यारपत्र [illegible] आलेले जाडी यावेळी अन्ही [illegible] [illegible] मिळकतीची नाहा व मिळकतीतील इतर [illegible] कर्जे बँक, [illegible] [illegible] [illegible] धारकांचे [illegible] [illegible] राहून आम्ही [illegible] [illegible] [illegible] केलेला आहे

[illegible] दस्तासोबत [illegible] जोडलेले [illegible] कागदपत्रे [illegible] आहेत [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] मालक कुलमुखत्यारधारक [illegible] [illegible] दस्तऐवज [illegible] [illegible] अधिकारी यांची जबाबदारी नाही, [illegible]

[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] अनुषंगाने [illegible] [illegible] [illegible] [illegible] दस्तावेजामधील मिळकती [illegible] [illegible] नोंदणी अधिनियम १९०८ [illegible] [illegible] [illegible] आम्ही [illegible] मुद्रांक शुल्क किंवा नोंदणी [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible] [illegible] कुलमुखत्यार [illegible] गुन्हे [illegible] आम्हा [illegible] अधिनियम १९०८ चे [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

१ विनय विजय पडवळ
२ V Padave
३ [illegible]

हमीपत्र

या हमीपत्राद्वारे घोषित करण्यात येते की दिनांक 23 / 8 / 23 रोजी या दस्ता सोबत निवासी / वाणिज्य या स्थावर मिळकती सोबत वाहनतळ विकत देण्यात / भाडेकरार देण्यात आलेले नाही

Sub Registrar Seal of The Joint Sub Registrar Ulhasnagar-1 Dist. Thane

दस्त - ६
३३६३
२४/१२२

लिहून देणार सही ----------

लिहून घेणार सही १ विनया विजय पडावे
२ D Padave
३ Vijayendra

!! घोषणा पत्र !!

मी, संजय पुंडलिक परांजपे ..... याद्वारे घोषित करतो की, मुख्य निबंधक उच्चस्तरीय कार्यालयात ..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे श्री ..... व ड. यांनी दिनांक / रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला / निष्पादित करून कबुली जबाब दिला आहे सदर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीबाबत कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे सदरचे कथन खोटे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणिव आहे.

दिनांक :- 23/8/23

सही :-

कुलमुखत्यारपत्र धारकाचे नांव

The Joint Sub Registrar Thane 4 Dist. Thane

3363 | 2023

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77/3363
बुधवार,23 ऑगस्ट 2023 3:33 म.नं.

दस्त गोषवारा भाग-1

उहन1
दस्त क्रमांक: 3363/2023

दस्त क्रमांक: उहन1 /3363/2023

बाजार मुल्य: रु. 23,76,000/- मोबदला: रु. 32,17,822/-

भरलेले मुद्रांक शुल्क: रु.1,93,100/-

दु. नि. सह. दु. नि. उहन1 यांचे कार्यालयात
अ. क्रं. 3363 वर दि.23-08-2023
रोजी 3:31 म.नं. वा. हजर केला.

पावती:4637 पावती दिनांक: 23/08/2023

सादरकरणाराचे नाव: विनया विजय पाडावे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकुण:	32000.00

विनया विजय पाडावे
दस्त हजर करणाऱ्याची सही:

कमी पडलेली पोच फी रु ७२०/- दिनांक - २३/८/२०२३ रोजी पावती क्र. ४६७८ ने DHC चलन द्वारे वसुल केली

सहदुय्यम निबंधक वर्ग २
Sub Registrar Ulhasnagar 2
उल्हासनगर क्र. १.

Sub Registrar
सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 23 / 08 / 2023 03 : 31 : 30 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 08 / 2023 03 : 33 : 34 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६७ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील [illegible] जबाबदार आहेत तसेच सदर हस्तांतरण [illegible] यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन [illegible] नाही.

विनया विजय पाडावे
लिहून घेणार सही

लिहून देणार सही

D Padave.

The Seal of The Joint Sub Registrar Class II, उल्हासनगर-१, ठाणे * Dist. Thane *

उ ह न - १	
द. क्र. ३३६३	२०२३
पृष्ठ २०	१२२

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उ ह न - १

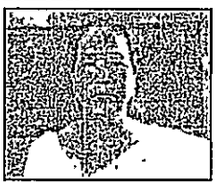
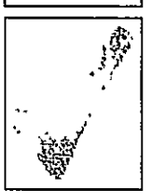
२०२३

23/08/2023 3 46.18 PM

दस्त गोषवारा भाग-2

उहन1/
दस्त क्रमांक:3363/2023

दस्त क्रमांक उहन1/3363/2023
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मान्यता देणार - मेसर्स केजीआय युनिव्हर्सल एल एल पी तर्फे ऑथोराईज सिग्नेटरी सोनू अनिल होतचंदानी तर्फे कुलमुखत्यारी कबुली जबाब सजय बसंत पराजपे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोहिनूर, ब्लॉक नं: -, रोड नं: रिजन्सी इंटिल समोर, चोपडा कोर्ट रोड, उल्हासनगर, महाराष्ट्र, ठाणे. पॅन नंबर:AAYFK2911J	मान्यता देणार वय :-59 स्वाक्षरी:-		
2	नाव:करणदिप सिंह हेयर - - पत्ता:प्लॉट नं: -, माळा नं. -, इमारतीचे नाव: बाबा हकीम सिंह पाळ, ब्लॉक नं: बगलो नं 3, रोड नं: रूपबाग लेन नं. 6, कल्याण(प.), महाराष्ट्र, ठाणे. पॅन नंबर:ACSPH7503B	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव.विनया विजय पाडावे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 19, चव्हाण भोसले चाळ, रोड नं: गणेश मंदिर जवळ,भटवाडी, घाटकोपर, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AUSPP7215L	लिहून घेणार वय :-53 स्वाक्षरी:- विनया विजय पाडावे		
4	नाव:विक्रांत विजय पाडावे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 19, चव्हाण भोसले चाळ, रोड नं: गणेश मंदिर जवळ,भटवाडी, घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:CYTPP4187N	लिहून घेणार वय :-27 स्वाक्षरी:- VPadave		
5	नाव:वीरेंद्र विजय पाडावे पत्ता.प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 19, चव्हाण भोसले चाळ, रोड नं: गणेश मंदिर जवळ,भटवाडी घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:DGLPP1239J	लिहून घेणार वय :-24 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र 3 ची वेळ:23 / 08 / 2023 03 : 45 : 37 PM

ओळख -
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव.रणवीर चद्रकांत माने - - वय 29 पत्ता:डोंबिवली पुर्व पिन कोड:421201	स्वाक्षरी		
2	नाव:अशोक भिकाजी धाडवे - - वय.66 पत्ता:कळवा पिन कोड:400605	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:23 / 08 / 2023 03 : 46 : 20

शिक्का क्र.5 ची वेळ:23 / 08 / 2023 03 . 46 40 PM

नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

The Seal of The Joint Sub Registrar Class-II ★ Dist. Thane ★ जि. ठाणे

उहन - १
नं. क्र. ३३६३ २०२३
१२९ १२२

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINAYA V PADAVE	eChallan	69103332023082220464	MH007000965202324E	193100.00	SD	0003659964202324	23/08/2023
2		DHC		0823229116367	2000	RF	0823229116367D	23/08/2023
3	VINAYA V PADAVE	eChallan		MH007000965202324E	30000	RF	0003659964202324	23/08/2023

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

3363 /2023

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प्रमाणित करण्यात येत की या
दस्तऐवज मध्ये एकुण ...१२२..पाने आहेत

सहदुय्यम निबंधक वर्ग - २,
उल्हासनगर क्र.१

पुस्तक क्रमांक .....१.....
.....३३९३ ..... क्रमांकावर नोंदला
दिनांक २३-०८-२०२३

सहदुय्यम निबंधक वर्ग २,
उल्हासनगर क्र १

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1, Dist. Thane

उल्हास - १	
दु. क्र. ३३९३	२०२३
पाने १२२	१२२

23/08/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1
दस्त क्रमांक : 3363/2023
नोंदणी :
Regn:63m

गावाचे नाव : उल्हासनगर (शहाड)

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3217822
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2376000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.उल्हासनगर म.न.पा इतर वर्णन :, इतर माहिती: विभाग ई 1/5 मौजे शहाड सि.स.न. 2447, शीट नं. 83, यु.न. 198 सेक्शन 7 बी वरील कोहिनूर ग्राईम प्रोजेक्ट, मधील सदनिका नं. 809, आठवा मजला. बी विंग,क्षेत्रफळ 37.12 चौ.मी. कार्पेट,रेरा क्रं. पी51700032822((C.T.S Number : 2447 ;))
(5) क्षेत्रफळ	1) 37.12 चौ.मीटर
(6)आकारणी किवा [illegible]	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-करणदिप सिंह हेयर - - वय:-41; पत्ता:-प्लॉट न. -, माळा नं -, इमारतीचे नाव: बाबा हकीम मिग पार्क, ब्लॉक नं: बंगली नं. 3, रोड नं: रामबाग लेन न. 6, कल्याण प , महाराष्ट्र, ठाणे पिन कोड:-421301 पॅन न:-ACSPH7503B 2): नाव:-मान्यता देणार - मेसर्स केजीआय युनिव्हर्सल एल एल पी तर्फे ऑथोराईज सिग्नीटरी सोनू अनिल होतचंदानी तर्फे कुलमुखत्यारी कबुली जबाब संजय बसंत पराजपे वय-59; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोहिनूर, ब्लॉक नं: -, रोड न: रिजन्सी हॉटेल समोर, चोपडा कोर्ट रोड, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAYFK2911J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनया विजय पाडावे वय:-53; पत्ता:-प्लॉट नं -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक न: रूम नं. 19, चव्हाण भोसले चाळ, रोड नं: गणेश मंदिर जवळ,भटवाडी, घाटकोपर, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-AUSPP7215L 2): नाव:-विक्रांत विजय पाडावे वय:-27; पत्ता:-प्लॉट न: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम न. 19, चव्हाण भोसले चाळ, रोड नं: गणेश मदिर जवळ,भटवाडी, घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-CYTPP4187N 3): नाव:-वीरेन्द्र विजय पाडावे वय:-24; पत्ता:-प्लॉट न -, माळा न: -, इमारतीचे नाव -, ब्लॉक न: रूम न 19, चव्हाण भोसले चाळ, रोड नं: गणेश मंदिर जवळ,भटवाडी, घाटकोपर, मुबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-DGLPP1239J
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3363/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	193100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

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सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Dei
1	VINAYA V PADAVE	eChallan	69103332023082220464	MH007000965202324E	193100.00	SD	0003659964202324	23/08/2023
2		DHC		0823229116367	2000	RF	0823229116367D	23/08/2023
3	VINAYA V PADAVE	eChallan		MH007000965202324E	30000	RF	0003659964202324	23/08/2023

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