



STHAPATYA NIRMAAN

CIVIL & ARCHITECTURAL SERVICES

Architects & Civil Engineers
Urban & Regional Planners ^{SN-9}
Project Management Consultants
Land Surveyors, Estimators & Valuers
Interior Designers

208, 2nd Floor, Jagannath Commerce Plaza, Near Godrej Showroom, Manpada Road, Dombivli (E). Tel.: 8828264907
1st Floor, Kailash Mansion, Agarkar Road, Near Aditya Mangal Karyalaya, Dombivli (E). Ph.: 7715928251 Email : sthapatyanirmaan@gmail.com

Dated – 08/09/2023

TO WHOMSOEVER IT MAY CONCERN

WORK PROGRESS REPORT

In respect of the Construction work of proposed Building No. 2, Wing 'A' - Stilt + First Floor to Twenty First Floor (Residential) known as 'BALAJI ESTATE PHASE -2' is under Construction on plot bearing S.No .18, H. No. 5 & 6, S . No. 20, S. No. 41, H. No. 1/4 at Village –Umbroli, Taluka –Ambarnath, District – Thane.

The civil construction works of the said Building as per approved plans by the approving authority Kalyan Dombivli Municipal Corporation vide their revised sanction no. KDMC/TPD/BP/27 Village/2019-20/16/62, Dated –09/05/2023.

The Progress of the work is described here under:-

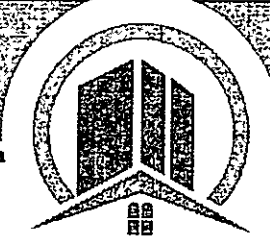
The Civil Construction work up to Second slab R.C.C. work of Building No. 2 "Wing -A" has been completed so far.

For, STHAPATYA NIRMAAN,

SHIRISH G. NACHANE

(Architect)





SAI BALAJI BUILDCON

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

DEMAND LETTER

Date:- 15-12-2023

To,

Name:- Mr. Amit Raghunath Kumbhar & Mrs. Lalita Amit Kumbhar.

Address:- 414/18, Piter Louise Wadi, Veer Savarkar Marg, Prabhadevi, Mumbai - 400025 .

Contact No:- 9619190472

Dear Sir,

We would like to inform you that you have purchased & registered Flat No.401, A Wing (UMA) on 4th floor in the project named "Balaji Estate Phase 2" at Survey No.18/5, 18/6 ,20 & 41-1/4, Village: Umbroli, Tal: Ambernath, Dist: Thane, Maharashtra. As per the Booking Letter/ Dated 13th December 2023 registered on 13th December 2023 Vide Document No. ULH3-14704-2023 & the terms & conditions there in total cost of the flat is Rs.44,99,800/- (Rupees Forty Four Lakhs Ninety Nine Thousand Eight Hundred Only).

In view of the above an amount of Rs.4,49,980/- (Rupees Four Lakhs Forty Nine Thousand Nine Hundred and Eighty Only) is paid by you.

We would like to inform you that in line with the payment schedule, your amount against this flat booking is due and payable for 39% (Till Completion of 2nd Slab), You are therefore requested to pay the balance amount of Rs.17,54,922/- (Rupees Seventeen Lakhs Fifty Four Thousand Nine Hundred and Twenty Two Only), kindly make the payment at the earliest. Find the details as per mention Below:

Sr. No	Particulars	Amount
Flat No. A-401 (UMA)		
1.	Agreement Value	44,99,800/-
2.	Total Received Amount (10%)	4,49,980/-
3.	Current Demand 49%(Till Completion of 2 nd Slab)	22,04,902/-
4.	Total Balance Due Amount (39%)	17,54,922/-
Total In Words- Rupees Seventeen Lakhs Fifty Four Thousand Nine Hundred and Twenty Two Only.		

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

RTGS/NEFT DETAILS:

Sai Balaji Buildcon - Balaji Estate Phase 2

Account No.0183102000028680

Account Type: Current Account

Bank: IDBI Bank

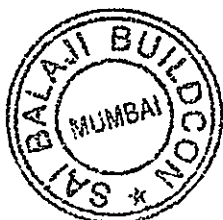
Branch: CBD Belapur

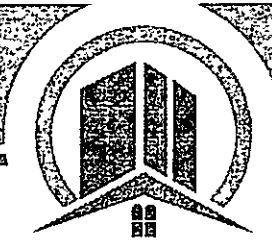
IFSC: IBKL0000183.

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

Thanking you,

Sai Balaji Buildcon





SAI BALAJI BUILDCON

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

To:

Date: 15-12-2023

The Assistant General Manager
State Bank of India
Kalyan RACPC.

Sub: NOC TO CREATE SECURITY.

Dear Sir,

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

1. We have transferable rights to the property described below, which has been allotted by us to Mr. Amit Raghunath Kumbhar & Mrs. Lalita Amit Kumbhar (herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 13th December 2023, & Registered on dated 13th December 2023 (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	401
Building No./Name/Project Name	UMA / A , Balaji Estate Phase - 2
Plot No	Survey No.18/5,18/6,20 & 41-1/4
Street No./Name	Manpada – Umbroli Road
Locality Name	Vill: Umbroli
Area Name	Vill: Umbroli
City Name	Dist-Thane, DOMBIVALI EAST
Pin Code	421204

ok
2. That the total consideration for this transaction Rs.44,99,800/- (Rupees Forty Four Lakhs Ninety Nine Thousand Eight Hundred Only) towards sale document and Rs.44,99,800/- (Rupees Forty Four Lakhs Ninety Nine Thousand Eight Hundred Only)

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

Sai Balaji Buildcon

Partner



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

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

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

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

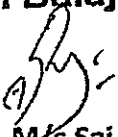
8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favoring "SAI BALAJI BUILDCON-BALAJI ESTATE PHASE 2", Bank Name-IDBI BANK Branch, CBD BELAPUR Account No. 0183102000028680".

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the Bank A/C "Mr.Amit Raghunath Kumbhar & Mrs. Lalita Amit Kumbhar", and forward the same to you directly.

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

Yours faithfully,

Sai Balaji Buildcon



Partner

M/s Sai Balaji Buildcon

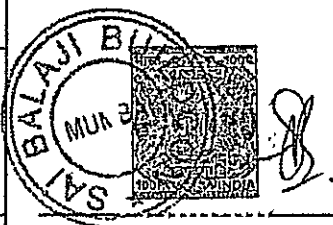


BALAJI ESTATE

RECEIPT NO. 1412

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

Date: 17/11/2023

RECEIVED WITH THANKS FROM					Rs. 54,000/-	
SHRI/SMT. Lalita. Amist Kumbhar.						
THE SUM OF REPEES Fifty Four Thousand Only.						
BY	DATE	DETAILS			PROJECT NAME	
CHEQUE	04/11/2023	UPI-367496355977			BALAJI ESTATE	
UPI ✓		Saraswat Bank.			PHASE - 2	
NEFT / RTGS						
INSTALMENT	PAYMENT	FLAT NUMBER	WING/BUILDING	FLOOR		
Token.	ADVANCE	401	A UMA	4th		
	PART					
	FULL					
*PAYMENT BY CHEQUES ARE ACKNOWLEDGED SUBJECT TO REALISATION.					ACCOUNTANT'S SIGNATURE	





BALAJI ESTATE

RECEIPT NO. 1488

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

Date: 04/12/2023

RECEIVED WITH THANKS FROM SHRI/SMT. <u>Amit Kumbhar.</u>	Rs. <u>2,50,000/-</u>
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THE SUM OF REPEES Two Lacs Fifty Thousand Only.

BY	DATE	DETAILS			PROJECT NAME BALAJI ESTATE PHASE - 2
CHEQUE	01-12-23	RTGS - HDFC 52023120158			
UPI		648308			
NEFT / RTGS		HDFC Bank.			
INSTALMENT	PAYMENT	FLAT NUMBER	WING/BUILDING	FLOOR	BALAJI BUILDCON MUMBAI ACCOUNTANT'S SIGNATURE
OCR	ADVANCE	401	A UMA	4th.	
	PARTY				
	FULL				
*PAYMENT BY CHEQUES ARE ACKNOWLEDGED SUBJECT TO REALISATION.					ACCOUNTANT'S SIGNATURE



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

BALAJI ESTATE

RECEIPT NO. 1491

Date: 05/12/2023

RECEIVED WITH THANKS FROM

SHRI/SMT. Amit Kumbhar.

Rs. 1,45,980/-

THE SUM OF REPEES One Lac Forty Five Thousand Nine
Hundred and Eighty Only.

BY	DATE	DETAILS			PROJECT NAME BALAJI ESTATE PHASE - 2
CHEQUE	<u>04.12.23</u>	<u>NEFT - N338232766124012</u>			
UPI		<u>HDFC Bank.</u>			
<input checked="" type="checkbox"/> NEFT / RTGS					
INSTALMENT	PAYMENT	FLAT NUMBER	WING/BUILDING	FLOOR	 ACCOUNTANT'S SIGNATURE
<u>OCR-I</u>	ADVANCE	<u>401</u>	<u>A</u> <u>UMA</u>	<u>4th.</u>	
	PART <input checked="" type="checkbox"/>				
	FULL				
*PAYMENT BY CHEQUES ARE ACKNOWLEDGED SUBJECT TO REALISATION.					

339/14704

पावती

Wednesday, December 13, 2023

3.28 PM

Original/Duplicate

नोंदणी क्र. :39म

Regn. 39M

नावाचे नाव उंबरोली
दस्तावेजाचा अनुक्रमांक ७६३-14704-2023
दस्तावेजाचा प्रकार करारनामा
मादर करणाऱ्याचे नाव अमित रघुनाथ कुंभार --

पावती क्र : 17395 दिनांक 13/12/2023

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1360.00
पृथकी नंख्या, 68	
एकूण.	₹ 31360.00

आज मूळ दस्त, भवनेम सिटी, मुंबई-७ अंदाजे
3:48 PM ह्या वेळीन मिळाले.


Sub Registrar Uthasnagar 3

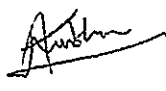
वाजार मूल्य: ₹.2157300/-

नोंदणी ₹.4499800/-

दस्तावेजाचे मूल्य ₹ 315000/-

सुब रेजिस्ट्रार उथासनागर-३
३४, १५३, उथासनागर ३, ३.

- 1) दस्तावेजाचा प्रकार DHC रकम: ₹.1360/-
डीडी/प्रनादेश/पि ऑर्डर क्रमांक 1223126111995 दिनांक 13/12/2023
बँकेचे नाव व पत्ता:
- 2) दस्तावेजाचा प्रकार eSBTR/SimpleReceipt रकम: ₹.30000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक MHQ12293528202324R दिनांक: 13/12/2023
बँकेचे नाव व पत्ता: (DBI)





13/12/2023

सूची क्र.2

दुय्यम विवधक नम्र दू नि.उन्दासनगर 3

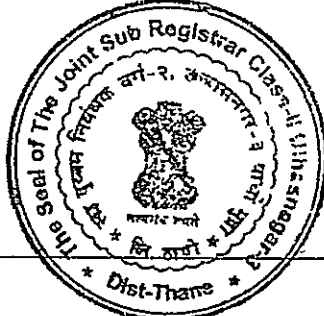
उन्दासनगर 14704/2023

नादरणी

Regn 63m

गावाचे नाव : उंवरोली

(1)विलंबाचा प्रकार	कनागनामा
(2)मोबदला	4499800
(3) बाजारभावा(भाडगट्टयाच्या वावनिवपट्टाकावा अकारणी इतरां की पट्टेदार नें नमुद वगवे)	2157300
(4) भू-मापन सोदरिण्या व अकारणाव(अनन्यमान)	1) पालिकेचे नाव:कल्याण-डोबिवली इतर अर्थेन इतर नादरिणी मोज - उयणेनी,नामुका अकरनाय,विल्हा टाण यधीन मवे न 18/5,18/6,20 आणि 41-1/4 यावरील वावाजी इन्टरे फेज 2 मधील मदतिका न 401,वाधा मजला,ए विम(दमा),क्षेत्र 527 ची फूट कापेट म्हाजे 48 96 ची मी + 42 ची फूट म्हाजेच 3 9 ची मी थाळकी रेग प्रोजेक्ट अर्था मिळवण (Survey Number 18/5, 18/6 20 and 41-1/4))
(5) क्षेत्रफळ	1) 527 ची फूट
(6)अकारणी किंवा जुडी देणयान अनंत वेळा.	
(7) दल्लमंत्रज करन देगा-या/निदुन देवया-या पक्षवागचे नाव किंवा दिवाणी म्यापालयाचा हुतुमनामा देवा आदेश अनन्यमान,प्रतिवादिचे नाव व पना	1) नाव.-मेनन मोई बाबाजी विन्डरान गवे भागीदार अमिन शानीमान ग्यानी याच्यावरील कृती जयावाकरीना अगविद गोट - बय.-34, पना -ज्योट न - माळा न - इमारतीचे नाव - ज्योत न - गेट न 402, रगत नेंपकी जे गन गेट मेडल विनेमा जवळ मुवुड पत्रिम मुवडे, म्हागाट्ट मुवडे पिन कोड -400080 पं न-ACHFS1365F
(8)दल्लमंत्रज करन देगा-या पक्षवागचे व किंवा दिवाणी म्यापालयाचा हुतुमनामा किंवा अदेश अनन्यमान प्रतिवादिचे नाव व पना	1) नाव.-अमिन गुनाथ कुंभार -- बय -35, पना -ज्योट न - माळा न - इमारतीचे नाव - ज्योत न - गेट न 414 /18 पीटर नुईग वाडी, वीर नावरकर मार्ग, प्रभादेवी, मुवडे महानाट्ट, मुवडे पिन कोड -400025 पं न-BCIFK3077J 2) नाव -मलिता अमिन कुभार -- बय -38, पना -ज्योट न - माळा न - इमारतीचे नाव - ज्योत न - गेट न 414 /18 पीटर नुईग वाडी, वीर नावरकर मार्ग, प्रभादेवी, मुवडे, म्हागाट्ट, मुवडे पिन कोड -400025 पं न -CDAPK0870M
(9) दल्लमंत्रज करन दिव्याचा दिनाक	13/12/2023
(10)दल्ल नादरणी नेंयाचा दिनाक	13/12/2023
(11)अनुक्रम नम्र व गुट	14704/2023
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	315000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)अंश	



Handwritten signature

सह दुय्यम विवधक एव-रे
उन्दासनगर कू म

नल्लमंत्रज करनी विवागन घननेना नपशीन -

मुद्राक शुल्क अकारणावा निवडयेला अनुच्छेद - .

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202312131502			13 December 2023 11:28:16 AM		
मूल्यांकनाचे दर्ज	2023			उठनः		
जिल्हा	ठाणे					
मूल्य विभाग	तालुका कल्याण					
उप मूल्य विभाग	57154-उदररती गावातील रहिवास विभागातील मिळकती					
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation			सर्व्हे नंबर न भू क्रमांक	सर्व्हे नंबर#18	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
4180	37100	42600	36500	42000	चौ मीटर	
बांधीव क्षेत्राची माहिती	वाधकाम क्षेत्र(Built Up)-	मिळकतीचा वापर-	निवासी सदनिळा	मिळकतीचा प्रकार-	बांधीव	
	33 856चौ मीटर	मिळकतीचे दय -	0 10 2वर्षे	बांधकामाचा दर-	Rs.26020	
वाधकामाचे वर्गीकरण-	1-आर सी सी	मजला -	1st To 4th floor			
ट्रॅव्हलर सुविधा -	आहे					
Sale Type - First Sale						
Sale Result of built up Property constructed after circular dt 02/01 2018						
मजला निहाय घट/वाढ	= 100 - 100 Apply to Rate - Rs. 37100/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर ; = ((37100-4180) * (100 * 100)) + 4180) = Rs. 37100/-					
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 37100 * 33 856 = Rs. 19980576 -					
2) वदिल्ले वाल्कनी जागेचे क्षेत्र	4 29चौ मीटर					
वदिल्ले वाल्कनी जागेचे मूल्य	= 4 29 * 37100 = Rs. 159159 -					
Applicable Rules	= 3, 9, 18, 19 3(i)					
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य तळघराचे मूल्य मॅरीनाईन मजला क्षेत्र मूल्य तालुका गजबंद मूल्य(खुली वाल्कनी) वरील भूखेच मूल्य - वदिल्ले वाल्कनी जागेचे मूल्य खुल्या जमिनीवरील वाहने तळघराचे मूल्य इमारती भावतीच्या खुल्या जागेचे मूल्य वदिल्ले वाल्कनी जागेचे मूल्य कर तळ = A + B - C - D - E - F + G + H - I - J = 19980576 + 0 - 0 - 0 + 0 - 0 + 0 + 0 - 159159 - 0 = Rs. 2157217/- = ₹ एकवीस लाख सत्तावन हजार दोन शें सतरा -/					

उठन - 3
दरत क्र. 2002/2023
9/12



सहाय्यक निदेशक शाखे-2
उदररती गावातील रहिवास विभाग

Data of Bank Receipt for GRN MH012293528202324R

Bank - IDBI BANK

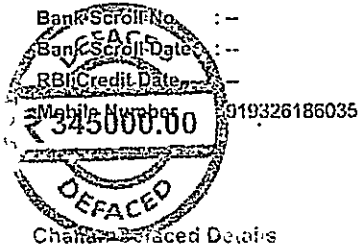
Bank/Branch :
 Pmt Txn id : 735472335 Simple Receipt
 Pmt DtTime : 12/12/2023 20:28:29 Print DtTime
 ChallanIdNo : 69103332023121350051 GRAS GRN : MH012293528202324R
 District : 1201 / THANE GRN Date : 12/12/2023 20:30 05
 Office Name : IGR129 / ULH2_ULHASNAGAR 2 JT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 3,15,000.00/- (Rs Three Lakh Fifteen Thousand Rupces Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupces Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Consideration : 44,99,800.00/-
 Prop Descr : A 401,4th floor,Balaji Estate 2 , Umbroli
 : Thane,S no 20
 : 421204
 Duty Payer : PAN-BCIPK3077J AMIT RAGHUNATH KUMBHAR
 Other Party : PAN-ACHFS1365F Sai Balaji Buildcon



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-339-14704	0006472851202324	13/12/2023-15 28.25	IGR130	30000 00
2	(S)-339-14704	0006472851202324	13/12/2023-15 28 25	IGR130	315000.00
Total Defacement Amount					3,45,000.00

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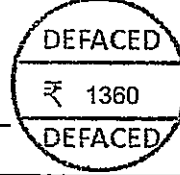


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1223128111995	Receipt Date	13/12/2023
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Received from MS SAI BALAJI BUILDCON, Mobile number 9000000000, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered on Document No 14704 dated 13/12/2023 at the Sub Registrar office Joint S.R. Ulhasnagar 3 of the District Thane Grm



Payment Details

Bank Name	SBIN	Payment Date	12/12/2023
Bank CIN	10004152023121211404	REF No	CHO4643432
Deface No	1223128111995D	Deface Date	13/12/2023

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

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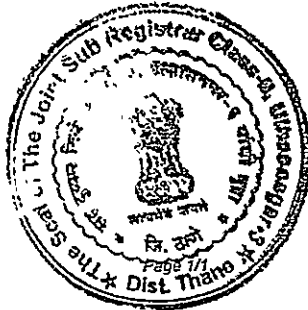


CHALLAN
MTR Form Number-6



GRN	MH012293528202324R	BARCODE	11 1185 7 01080111 1181 1111 11000000 11000000 11000000 11000000 11000000				Date	12/12/2023-20 30 05	Form ID	B25									
Department					Inspector General Of Registration					Payer Details									
Bank Portal - Simple Receipt					TAX ID / TAN (If Any)														
Type of Payment					PAN No (If Applicable)					BCIPK3077J									
Office Name					ULH2_ULHASNAGAR 2 JT SUB REGISTRAR					Full Name					AMIT RAGHUNATH KUMBHAR				
Location					THANE					Flat/Block No					A 401,4th floor,Balaji Estate 2				
Year					2023-2024 One Time					Premises/Building									
Account Head Details					Amount In Rs.					Road/Street					Umbror				
0030046401 Stamp Duty(Bank Portal)					315000 00					Area/Locality					Thane S no 20				
0030063301 Registration Fee					30000 00					Town/City/District									
										PIN					4 2 1 2 0 4				
										Remarks (If Any)					Prop mvblty=N/A--Prop Amt=4499800.00--Prop area=569 00--Prop area UOM=Sq Feet--oth Prop ID=PAN-ACHFS1365F--oth Prop Name=Sal Balaji Buildcon-				
										Amount In					Three Lakh Forty Five Thousand Rupees Only				
Total					3,45,000 00					Words									
Payment Details					IDBI BANK					FOR USE IN RECEIVING BANK									
Cheque/DD Details					Bank CIN					Ref. No					69103332023121350051 735472335				
Cheque/DD No					Bank Date					RBI Date					12/12/2023-20:28 29 Not Verified with RBI				
Name of Bank					3 हल - ३					Bank-Branch					IDBI BANK				
Name of Branch					दस्त कर ४००४					Scroll No					Date Not Verified with Scroll				

Department ID: 919326186035
 NOTE.- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दफ्तर निबंधक कार्यालयाने नोंदणी करायलायला दस्तावेजांची लागू आहे - नोंदणी न केल्याच्या दस्तावेजांची सदर चलान लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1223128111995	Date 12/12/2023
Received from MS SAI BALAJI BUILDCON, Mobile number 9000000000, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Ulhasnagar 3 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 12/12/2023
Bank CIN 10004152023121211404	REF No. CHO4643432
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Ambernath, District Thane, on this 13 day of Dec 2023.

BY AND BETWEEN

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

AND

- (1) Mr. Amit Raghunath Kumbhar, Age- 35 Years, Indian Inhabitant, PAN – BCIPK3077J,
- (2) Mrs. Lalita Amit Kumbhar, Age- 38 Years, Indian Inhabitant, PAN – CDAPK0870M, having address at, 414/18, Piter Luise Wadi, Veer Savarkar Marg, Prabhadevi, Mumbai - 400025, hereinafter called and referred to as the "PURCHASER/S" (which expression unless excluded by or repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, shall mean and include his/her/their respective heirs, executors, administrators, successors and assigns) OF THE OTHER PART.

WHEREAS:

A. DESCRIPTION OF PROPERTIES:

- A1. Mr. Balu Lahu Choudhary and Mr. Jaywant K. Thombre are the owners of and are well and sufficiently entitled to and are absolutely seized and possessed of or otherwise of all that pieces and parcels of land bearing Survey No.18/5, admeasuring 330 square meters, Survey No. 18/6, admeasuring 880 square meters, and Survey No. 20, admeasuring 5410 square meters, totally admeasuring 6620 square meters, lying, being and situate at Revenue Village Umbroli, Taluka Ambernath, District Thane and within the jurisdiction of the Sub-Registration District Ambernath and Registration District Thane and within the local limits of Kalyan Dombivli Municipal Corporation, hereinafter called and referred to as the "SAID LAND - A" and more particularly described in the FIRST SCHEDULE hereunder written.
- A2. Nirabai Dharma Patil and others are the owners of and are well and sufficiently entitled to and are absolutely seized and possessed of or otherwise of all that piece and parcel of land bearing Survey No.41-1/4, admeasuring 3400 square meters, lying, being and situate at Revenue Village Umbroli, Taluka Ambernath, District Thane and within the jurisdiction of the Sub-Registration District Ambernath and Registration District Thane and within the local limits of Kalyan Dombivli Municipal Corporation, hereinafter called and referred to as the "SAID LAND - B" and more particularly described in the SECOND SCHEDULE hereunder written.
- A3 The "Said Land - A" and the "Said Land - B" are hereinafter for the sake of brevity and convenience collectively called and referred to as the "SAID PROPERTY"

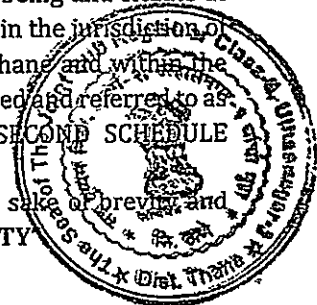
B. BRIEF HISTORY OF RIGHTS OF PROMOTERS:

- B1. Mr. Balu Lahu Choudhary and Mr. Jaywant K. Thombre are the owners of and are seized and possessed of the Said Land - A more particularly described in the First Schedule hereunder written. Mr. Balu Lahu Choudhary and Mr. Jaywant K. Thombre have acquired ownership rights and title in respect of the Said Land - A by and through Deeds of

[Handwritten signature]

1 *[Handwritten signature]* L. A. Kumbhar

[Handwritten notes and signatures in a box]



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

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

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

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

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

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

B7 By virtue of Sale Deed 30th June 2016, executed by Nirabai Dharma Patil and others, therein referred to as the Owners and M/s. Sai Balaji Buildcon, through its partner Shri. Sanjay

Ramnarayan Singh, therein referred to as the Purchasers being the Promoters herein, the said owners sold, transferred, granted, assigned, conveyed and assured upon the Purchasers therein the Said Land - B for the total consideration and upon the terms and subject to the conditions contained therein. The said Sale Deed dated 30th June 2016 duly registered before the Office of Sub Registrar of Assurances Ulhasnagar - 3 at serial no. UHN3-6794-2016 and that the same is legal, valid, subsisting and enforceable under law.

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

C. APPROVALS AND PERMISSIONS:

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

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

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

- C4 The Kalyan Dombivli Municipal Corporation has approved plans, drawings, designs, specifications, elevations, sections and details of the said new buildings and while approving and sanctioning the same the said Planning Authority has laid down certain

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

D. PROJECT:

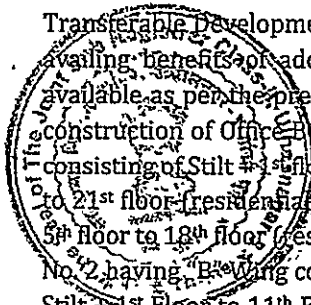
D1. Pursuant to the rights and authorities obtained by Promoters under relevant Development Agreement, Sale Deed and Irrevocable Power of Attorney, Promoters are entitled to develop the Said Property, by constructing thereon a building being Office Building 1 (Office at Ground Floor), Building No. 2 having "A" wing consisting of Stilt + 1st floor to 21st floor (residential), "D" Wing consisting of Stilt + 1st floor to 21st floor (residential), "E" Wing consisting of Stilt + 1st floor to 4th floor (MHADA) and 5th floor to 18th floor (residential), and also revised permission for construction of Building No. 2 having "B" Wing consisting of Stilt + 1st floor to 11th floor and "C" Wing consisting of Stilt + 1st Floor to 11th Floor consisting of Offices/flats/apartments, tenements, dwelling units and premises of all kinds, for residential and/or any other authorized user, together with provision of parking spaces and other necessary amenities and services thereto, to be known as "BALAJI ESTATE PHASE 2" and referred to as the "SAID PROJECT". The Promoters have been developing the said Project for the purpose of selling, transferring and conveying the same to the prospective purchasers, allottees and other transferees and also entitled to sign and execute necessary agreements, deeds, documents and writings with the purchasers/transferees/allottees of the said residential/ apartments.

D2. The Promoters, in terms of the above Development Agreement, Power of Attorney, sanctions and approvals are entitled to develop the Said Project on the Said Property and carry out the construction of the said buildings in the scheme of construction in the manner as may be considered expedient by the Promoters on the above Said property by amalgamating the said property with adjacent pieces and parcels of land seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential flats constructed in the buildings on ownership basis and to enter into agreements with the prospective Purchasers/Allottees and to receive the sale price in respect thereof and upon such disposal of the flats / office /units to convey the said property together with the building constructed thereon in favour of the co-operative housing society or Federation or Association or Apex Body of all those several persons acquiring the respective flats as per the provisions of the said RERA Act, rules and regulations made thereunder.

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E. BUILDING PLANS/LAYOUT PLANS:

The Promoters have specifically made it clear that Promoters shall be uploading Transferable Development Rights (TDR) to the maximum permissible extent and shall be availing benefits of additional FSI, Staircase FSI, Premium FSI and all other benefits available as per the prevailing Development Control Rules thereby obtain permission of construction of Office Building 1 (Office at Ground Floor), Building No. 2 having "A" wing consisting of Stilt + 1st floor to 21st floor (residential), "D" Wing consisting of Stilt + 1st floor to 21st floor (residential), "E" Wing consisting of Stilt + 1st floor to 4th floor (MHADA) and 5th floor to 18th floor (residential), and also revised permission for construction of Building No. 2 having "B" Wing consisting of Stilt + 1st floor to 11th floor and "C" Wing consisting of Stilt + 1st Floor to 11th Floor. The Promoters have further made it clear that layout plans



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and building plans may be changed due to any directions/conditions imposed by the Municipal Corporation and/or concerned local authority/ies at any stage of the proposed development. The Purchasers hereby agree that, it shall not be necessary on the part of Promoters to seek consent of Purchaser/s for the purpose of making any changes, alterations or modifications in order to comply with such directions, conditions and changes. The building plans/ layout plan of the said residential Project as may be amended or revised and approved from time to time shall supersede the presently sanctioned building plans.

F. ARCHITECT AND STRUCTURAL CONSULTANT:

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

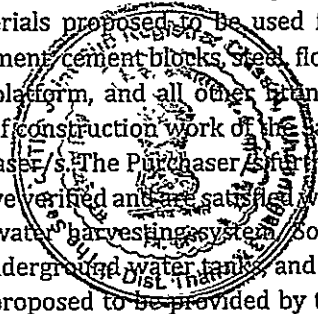
G. PREMISES DETAILS:

G1 The Purchaser/s has/have applied to the Promoters for allotment of Residential Flat / Office Premises bearing No: 401 on the 4th floor, admeasuring 527 Square Feet of carpet area i.e. 48.96 Square Meters (as defined under RERA) + 42 Square Feet Enclosed balcony i.e. 3.9 Square Meter Enclosed balcony for exclusive use, in the "A" Wing (UMA) of building Known as "BALAJI ESTATE PHASE 2" and as shown in the floor plan thereof hereto annexed along with 0 parking space in the Stilt (here in after called and referred to as the "SAID FLAT") and more particularly described in THIRD SCHEDULE hereunder written (Present Car Parking Space, if purchased / allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters).

G2 The Promoters have agreed to allot, sell and transfer the Said Flat for the lump sum Consideration of Rs.44,99,800/- (Rupees Forty Four Lakhs Ninety Nine Thousand Eight Hundred Only) subject to charges as mentioned in the payment schedule. Relying upon the aforesaid application, Promoters have agreed to allot, sell and transfer to Purchaser/s, the Said Flat at consideration and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

G3 Upon request of the Purchaser/s, the Promoters have given inspection of the construction site of the Said Project and that the Purchaser/s represent, declare and assure that the Purchaser/s is/are fully satisfied with the plans, designs and drawings of the Said Project building known as "BALAJI ESTATE PHASE 2" to be constructed on the Said Properties and are also satisfied with the quality of building materials proposed to be used for construction work of the Said Flat such as sand, bricks, cement, cement blocks, steel floor tiles, bathroom fittings, doors, window panels, kitchen platform, and all other fittings, fixtures and furniture and are also satisfied with quality of construction work of the Said Project and that the same have been verified by the Purchaser/s. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have verified and are satisfied with the electric connection, water supply connection, rain water harvesting system, solar system, Firefighting system, lift, overhead water tanks, underground water tanks, and all external amenities and facilities including safety norms proposed to be provided by the Promoters for the Said Project. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have agreed to purchase the Said Flat only upon satisfaction as to quality of construction work, amenities, facilities and safety systems as agreed to be provided herein by the Promoters and not through any visible representations or

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advertisements pertaining to the Said Project proposed to be constructed on the Said Property and that the Purchaser/s has/have acknowledged the same.

- G4 The Promoters have clearly brought to the notice and knowledge of the Purchaser/s that all common facilities and amenities of the present construction scheme proposed to be constructed on the Said Property will be used, utilized, availed and shared by the Allottees / Purchasers / Occupants of all the buildings proposed to be constructed on the Said Property and that the Purchaser/s herein along with the other Allottees/Purchasers shall not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other Allottees/Purchasers and the Purchaser/s herein has/have granted his/her/their express, unconditional and irrevocable consent for the same and agree and assure that the Purchaser/s shall abide by the present covenant.
- G5 The Promoters are entitled to develop the Said Project being "BALAJI ESTATE PHASE 2" on Said Property and carry out the construction of the Said Project at their own costs, charges and expenses and to dispose of the residential flats constructed in the Said Project on ownership basis and to enter into agreements with the prospective Purchasers/Allottees and to receive the sale price in respect thereof and upon such disposal of the flats to form and register a Co-operative Housing Society or corporate body or association or condominium as the case may be within such period and in such manner as stipulated under the said RERA Act and shall further execute and register and/or cause to be executed and registered a Deed of Conveyance of the structure of the Said Project building in favour of such co-operative housing society or association or corporate body, and shall further form and register an Apex Body or Federation or Holding Company as the case may be and shall further execute a Deed of Conveyance of the Basement and Stilt constructed structure of the Said Project and the Said Property in favour of such Apex Body or Federation or Holding Company of the said entire undivided and inseparable land underneath the said buildings proposed to be constructed on the Said Property within such period and in such manner stipulated, provided and prescribed under the provisions of Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules 2017.

H. INSPECTION OF DOCUMENTS BY PURCHASER/S:

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

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

- (a) Certificate of Title issued by advocate of the Promoters M/s. Ray Legal;
- (b) 7/12 Extract of the Said Property;
- (c) Index II of Development Agreement & Sale Deed;

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- (d) Index II of Irrevocable Power of Attorney;
- (e) Building Construction Permission;
- (f) Revised Building Construction Permission;
- (g) Sanctioned Building Plan;
- (h) Floor Plan exhibiting the Said Flat.

I. AUTHORITY TO SIGN:

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

J. REGISTRATION OF PROJECT:

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

J. GOVERNING ACT:

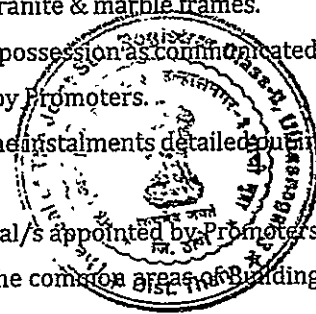
The present transaction is governed under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Rules (MAHARERA) thereunder accordingly parties hereto are required to execute the present Agreement for Sale and register the same under the provisions of Registration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

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

**ARTICLE 1
INTERPRETATION AND DEFINITIONS**

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

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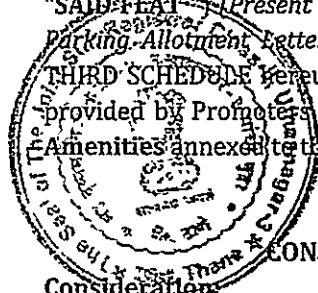
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Signature of A. Kumbhar

**ARTICLE 2
SALE**

दस्तावेज नं. 401
The Promoters hereby agree to allot, sell, assign and transfer the Residential Flat Premises bearing No. 401, on the 4th floor, admeasuring 527 Square Feet of carpet area i.e. 48.96 Square Meters (as defined under RERA) + 42 Square Feet Enclosed balcony i.e. 3.9 Square Meters Enclosed balcony for exclusive use, of "A" Wing (UMA) building in the

Project Known as "BALAJI ESTATE PHASE 2" and as shown in the floor plan thereof hereto annexed along with 0 parking space in the Stilt (hereinafter called and referred to as the "SAID FLAT" (Present Car Parking Space, if purchased / allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters) and more particularly described in THIRD SCHEDULE hereunder written in favour of the Purchaser/s. The amenities to be provided by Promoters in respect of the Said Flat are those that are set out in List of Amenities annexed to this Agreement.



**ARTICLE 3
CONSIDERATION AND PAYMENT TERMS**

3.1 Consideration

The Purchaser/s agree/s to pay to the Promoters for the purchase of the Said Flat an amount of Rs.44,99,800/- (Rupees Forty Four Lakhs Ninety Nine Thousand Eight Hundred Only) (hereinafter referred to as the 'Consideration') along with payables, as per the payment schedule mentioned in the present Agreement.

PAYMENT SCHEDULE

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

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[Signature] L. A. Kumbhar

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

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

3.2 Amount received:

The Purchaser/s has/have paid sum of Rs.4,49,980/- (Rupees Four Lakhs Forty Nine Thousand Nine Hundred and Eighty Only) for purchase of the Said Flat to Promoters, the receipt whereof, Promoters do hereby acknowledge. The Purchaser/s agree/s to pay the balance consideration of Rs.40,49,820/- (Rupees Forty Lakhs Forty Nine Thousand Eight Hundred and Twenty Only) as per the Payment Schedule mentioned hereinbefore:

Sr. No.	Date	Transaction Details	In Favor Of	Amount
1	04-11-2023	UPI	Sai Balaji Buildcon	54,000/-
2	01-12-2023	RTGS	Sai Balaji Buildcon	2,50,000/-
3	03-12-2023	NEFT	Sai Balaji Buildcon	1,45,980/-
			Total	4,49,980/-

3.3 Advance Maintenance, Development Charges etc.:

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

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

(i) Rs. 600/-

(i) Rs. 600/- towards share money, application and entrance fee of the Society / Organization.

(ii) Rs.25000/-

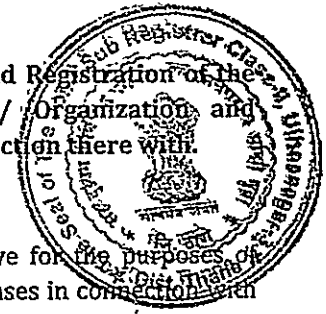
towards Formation and Registration of the Society /Apartment / Organization and Legal Charges in connection therewith.

(iii) Rs. 10,000/-

towards Legal Fees.

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

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3.4 The Purchaser/s, simultaneously with the execution hereof but in any event before taking possession of the Said Flat, shall pay such amounts to the Promoters as may be decided by the Promoters towards electric meter installation and security Deposit/charges for the meter payable to MSEB and erection of transformer, cable laying etc., towards proportionate share of Development Charges and including premium payable to Local Authority, towards Water Connection Charges and Deposit, GST and other taxes and charges levied by Government and Local Authorities & proportionate Building Insurance Premium to be paid. The Purchaser/s shall tender the amount of difference in the event of there being any increase in the general charges as on the date of handing over the possession of the Said Flat. If, however, at any time the amounts paid or deposited by the Purchaser/s shall be found short or deficit, the Purchaser/s shall on demand by the Promoters deposit with them a further reasonable amount as may be demanded by them after adjusting any excess from other heads. The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units, and other premises in the Said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Property with the new building constructed thereon to the Said Co-operative Society/ Condominium/Organization/Corporate Body to be formed by the Purchaser/s of premises in the building/s in the Said Project excluding the constructed area and the part area of the Said Property to be transferred and conveyed in favour of the Kalyan Dombivli Municipal Corporation, the Promoters shall render a consolidated account to Said Co-operative Society/ Condominium/Organization/Corporate Body and pay over to them the excess, if any, of such collections or recover from them the deficit, if any therein. Rendering of such consolidated accounts to Said Co-operative Society/ Condominium/Organization/Corporate Body and settlement of accounts with them shall discharge the Promoters of their responsibility to refund excess, if any, out of such collections to the individual Purchaser/s of flats / other premises entitled for such refund, and the Purchaser/s/Allotters of residential flats shall make up and adjust their respective accounts amongst themselves as members of Said Co-operative Society/ Condominium/Organization/Corporate Body.

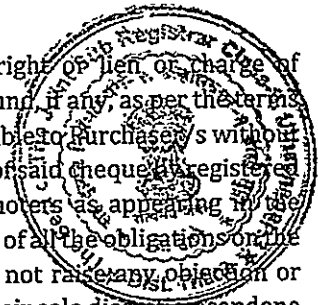
The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Promoters shall engage a Maintenance Agency to maintain the Said Project building and the common amenities and facilities in the Said Project. The Promoters shall levy and collect and the Purchaser/s shall duly pay to the Promoters such amounts of monthly maintenance management fee or charges calculated @ Rs.4/- per square feet in respect of the Said Flat and as may be levied by the Promoters. The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units, and other premises in the said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Property with the new building constructed thereon to the Said Co-operative Society/ Condominium/Organization/Corporate Body to be formed by the Purchaser/s of the residential flats, in the building/s in the said Project, the Promoters shall render a consolidated account to Said Co-operative Society/ Condominium/Organization/Corporate Body and pay over to them the excess, if any, of such collections or recover from them the deficit, if any therein. Rendering of such consolidated account to Said Co-operative Society/ Condominium/Organization/Corporate Body and settlement of account with them shall discharge the Promoters of their responsibility, to refund excess, if any, out of such collections.

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3.5 Failure/Delay in Payment

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

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and prevailing consideration) in proportion to total amount outstanding on the date of restoration and subject to such additional conditions/undertaking as may be decided by the Promoters. The Promoters may at its sole discretion waive the breach by Purchaser/s for not paying the instalments as per the Payment Schedule but such waiver shall not mean any waiver in the interest amount and Purchaser/s have to pay the full amount of interest due thereon

- (f) Upon the cancellation of the booking, the Promoters shall be at a liberty to sell/assign or otherwise dispose of the Said Flat to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as the Promoters may in its sole, absolute and unfettered discretion think fit and proper and Purchaser/s shall not be entitled to raise any objection or dispute in this regard.
- (g) The Purchaser/s agree/s and undertake/s to execute a Deed, Document, or Writing including the Cancellation Deed to cancel the Agreement, the balance amount, if any shall be paid to Purchaser/s only upon the cancellation of the Agreement and/or receipt of the Cancellation Deed, Documents, writings as aforesaid and upon sale of the Said Flat to any prospective Purchaser/s. In the event of cancellation of Agreement as aforesaid, the Promoters shall be entitled to file declaration with respect to termination and cancellation of the Agreement, before the Office of Sub Registrar of Assurances.

3.6 Time is the Essence:

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

3.7 Alteration in the Layout Plans and Design:

- (a) Purchaser/s agree/s and confirm/s that if in the event of increase/decrease in the RERA Carpet Area up to 3% of the Said Flat, then the same shall be acceptable to Purchaser/s and no charges/refund as the case may be will be made.

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

3.8 Mode of Payment:

All Demand Drafts/Pay Order/Cheques are to be made in favour of "M/s. Sai Balaji Buildcon - Balaji Estate Phase 2" payable at A/c no. 0183102000028680 of IDBI Bank, CBD Belapur Branch. If any of the cheques submitted by Purchaser/s to Promoters are dishonoured for any reasons, then the Promoters shall intimate Purchaser/s of the dishonor of the cheque and Purchaser/s would be required to tender a Demand Draft of the same amount to the Promoters within ten (10) days from the date of dispatch of such

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

3.9 Payment of Costs:

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

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

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

3.12 Minor alterations:

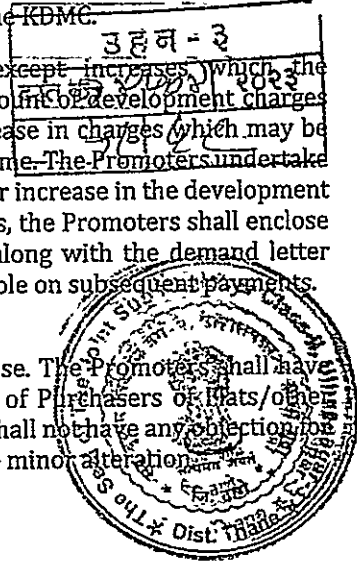
The said Project has been sanctioned as Residential purpose. The Promoters shall have right to change floor plan of any floor by taking consent of Purchasers of flats/other premises on the relevant floors only and other Purchasers shall not have any objection for change of floor plan of other floors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

ARTICLE 4 POSSESSION

4.1 Possession Time and Compensation:

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

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provision of infrastructure facilities and /or consequent delay in handing over the possession of the Said Flat in the Said Project.

- (b) The Promoters shall endeavour to give possession of the Said Flat to Purchaser/s on or before 31st December 2026 and subject to force majeure circumstances and reasons beyond the control of the Promoters.
- (c) The Promoters on obtaining the Occupancy Certificate by the competent authorities shall hand over the Said Flat to Purchaser/s for occupation and use and subject to Purchaser/s having complied with all the terms and conditions of this Agreement.
- (d) If there is delay in handing over possession of the Said Flat on the date mentioned herein, subject to Clause 4.1(a), then, the Promoters shall be entitled to reasonable extension of time for giving possession. Thereafter Purchaser shall be entitled to either:
- Terminate the present Agreement and receive refund of consideration paid by the Purchaser/s to the Promoters excluding stamp duty, registration charges, GST and other taxes and charges within period of 6 months from the date of cancellation Or
 - Claim for the compensation @ highest cost of marginal lending rate plus 2% per annum for the amounts paid towards the Said Flat for the delay exceeding the agreed moratorium period. The adjustment of compensation shall be done at the time of delivery of possession of the Said Flat and not earlier.

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

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

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Force Majeure

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

- Disasters, calamities, epidemics, pandemics;
- Explosions or accidents, air crashes and acts of terrorism;
- Non-availability of cement, steel or other construction material, labour, ban on mining, strikes of manufacturers, suppliers, transporters resulting in virtual stoppage of construction and development activities;
- War and hostilities of war, riot, bandh or civil commotion, sabotage, plagues blockades, embargoes, insurrection, Governmental directions and intervention of defence Authorities or any other agencies of government, prolonged failure of energy;
- Any legislation, order or rule or regulation made or issued by the Governmental Authority or Court, Tribunal and/ quasi-judicial authority/body; if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals, occupation certificate,

completion certificate/s for the Said Flat / Said Project or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a competent court or; for any reason whatsoever;

- (f) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement;
- (g) In case of Force Majeure event, the Promoters shall be entitled to a proportionate extension for delivery of possession of the Said Flat, depending upon the contingency/prevaling circumstances at that time. The Promoters as a result of such a contingency arising thereto reserves its right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the Promoters so warrants the Promoters may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever may be claimed by Purchaser/s for the period of suspension of scheme.

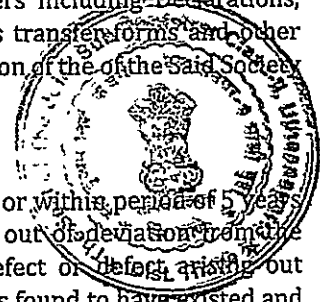
4.3 Conditions Precedent for Delivery of Possession:

- (a) The Purchaser/s shall before be taking possession of the Said Flat clear all the dues of the Promoters towards the Said Flat.
- (b) The Purchaser/s hereby agree/s that they shall be responsible and liable to pay GST and other taxes as may be applicable on transfer and assignment of the Said Flat by the Promoters to Purchaser/s. The Purchaser/s would also be liable to pay interest/penalty/loss incurred to the Promoters on account of Purchaser/s' failure and/or delay to pay GST and/or such other levies, statutory charges, taxes etc. within 7(seven) days of being called upon by the Promoters.
- (c) The Purchaser/s further agree/s that they shall be liable to pay any taxes, levies, statutory charges imposed by appropriate authorities applicable to transfer and assignment of the Said Flat with retrospective effect, and if any recovery proceedings in consequence thereof are initiated.
- (d) Maintenance charges, deposits, electrical meter deposits/ connection charges, water and sewer connection charges, documentation/legal charges and any other charges/deposits as may be applicable, shall be separately charged either by the Promoters or Maintenance Agency appointed by it and the same shall be paid by Purchaser/s within the timelines as may be requested by the Promoters or Maintenance Agency from time to time.
- (e) Monies towards the taxes may be refunded as per the scheme applicable to the Promoters on the date of refund. The Purchaser/s do/does hereby agree to comply with all the laws of the land at all times, as may be applicable from time to time in respect of the Said Flat. The Purchaser/s shall be liable to pay the maintenance charges, taxes, statutory levies as applicable to the Said Flat from the date of possession.
- (f) Before receiving possession of the Said Flat, the Purchaser/s shall execute all writings and documents as may be reasonably required by the Promoters including Declarations, Applications, Indemnities, Possession receipt, Electric Meters transfer forms and other documents necessary or expedient for formation and registration of the of the Said Society or Condominium of Apartment.

4.4 Defect Liability:

If at the time of handing over the Said Flat to the Purchaser/s or within period of 5 years from obtaining Occupancy Certificate, if any defect (arising out of deviation from the sanctioned plan, use of substandard material, structural defect or defect arising out of workmanship issues) in the Said Flat and/or the said Project is found to have existed and the same is communicated by the Purchaser/s to the Promoters, then wherever possible, such defects shall be rectified by the Promoters at their own costs, charges and expenses. The term Defect shall include only the defects specifically attributable to the defect in construction process or variance from the sanctioned plan by the Promoters. The Promoters shall not be responsible for any alteration /changes/modification carried out

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by Purchaser/s or any other person in the Said Flat and/or the said Project. In the event of such unauthorized alteration resulting in defect to other premises in the said Project, the Purchaser/s shall be responsible for rectifying such defect entirely at their own costs, charges and expenses. The Defect/s arising out of natural calamities, fire, war, or any other force majeure circumstances, normal wear and tear, careless use of premises and amenities therein, abstinence from regular maintenance, unauthorized use and/or alterations of premises shall not be treated as defect/s in premises.

ARTICLE 5 ALLOTMENT

5.1 Right of Promoters:

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

5.2 Compliance of Rules, Regulations and By-laws:


- (a) The Purchaser/s shall observe all the rules, regulations and bye-laws applicable to the allotment of the Said Flat and agree/s that it will be used only as per the regulations and designs concerning to the said Project as approved by Planning Authority.
- (b) The Said Flat along with the said Project shall be subject to the provisions of Real Estate Regulatory Authority or any statutory enactment or modifications thereof and Purchaser/s agree/s and confirm/s that the Purchaser/s shall comply with the statutory obligations created there under and any such other enactment applicable governing the allotment, sale and transfer of the Said Flat.
- (c) The Said Flat shall be used for the purpose for which it has been allotted and no obnoxious/unauthorized/illegal use will be carried out by the Purchaser/s and/or occupant/s in the Said Flat the said Project. The Promoters have full authority to enter the Said Flat after giving 24 hours' notice to ascertain and to take action individually or jointly in case the Purchaser/s or his/her/their nominee/occupant is/are found violating the terms and conditions laid down by Planning Authority, and to recover from Purchaser/s as first charge upon the Said Flat, the cost of doing all or any such acts and things, all costs incurred in connection therewith or in and any way relating there to, for putting the things correctly and in order.

ARTICLE 6 MAINTENANCE

6.1 Payment of Maintenance Charges:

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

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

6.2 Maintenance:

- (a) The Purchaser/s hereby give their irrevocable consent to become member of the co-operative Housing Society or the Condominium or the Association or the Corporate Body in accordance with the applicable Acts, Rules and bye laws and execute necessary documents as and when required. The Purchaser/s undertake/s to join the Said Organization and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Promoters in its sole discretion for this purpose. The Purchaser/s, till completion and handover of the Said Project, authorizes the Promoters to enter into a Maintenance Agreement with a Maintenance Agency or any other nominee/ agency/ association (s) or other body as may be appointed/ nominated by the Promoters from time to time at its sole discretion for the maintenance and upkeep of the said Project/the Said Flat and the Purchaser/s undertake/s to pay the maintenance charges as raised by the Maintenance Agency from the date of the Certificate for Occupation and use granted by the competent authority on pro-rata basis irrespective of whether the Purchaser/s is in occupation of the Said Flat or not and work is still going on in adjacent tower/buildings and infrastructure facilities are not fully completed.
- (b) In order to secure due performance by the Purchaser/s in prompt payment of the maintenance charges and other charges/deposits raised by the Maintenance Agency, the Purchaser/s agrees to deposit, as per the schedule of payment/this Agreement and to always keep deposited with the Promoters or the Maintenance Agency, nominated by the Promoters, advance maintenance charges @ Rs.4/- per square feet in respect of the Said Flat for 24 months till the formation of the organization for the said Project.

6.3 Right of entry in the Said Flat:

After the possession, the Purchaser/s shall permit the Promoters and its surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Said Flat or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the Said Project and for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Said Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes. In case the Purchaser/s has/have failed to effect repairs despite dispatch of notice of one week contemplated above and the Promoters are constrained to effect repairs at its cost, in that event such cost shall be recovered from the Purchaser/s. However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Purchaser/s authorizes the Promoters to break opens the doors/windows of the Said Flat and enters to prevent any further damage to the other Flats/Premises/ Project.

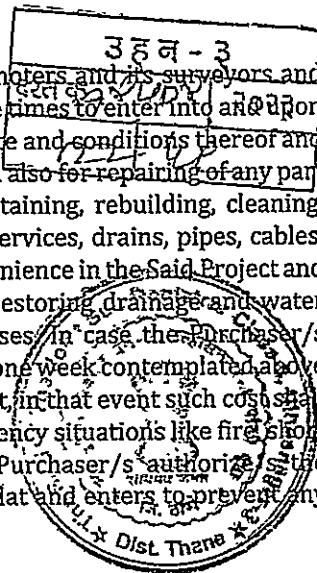
6.4 Delay/Failure in payment of Maintenance charges:

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

6.5 Internal Maintenance:

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

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6.6 Maintenance Accounts:

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

6.7 Sub-Letting of the Said Flat:

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

ARTICLE 7

RIGHTS AND OBLIGATIONS OF PURCHASER/S

7.1 Compliance of Laws:

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

7.2 Loans etc.:

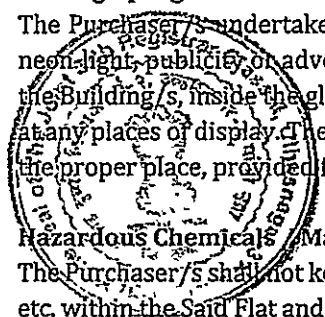
The Purchaser/s may obtain finance from any financial institution/bank or any other source for purchase of the Said Flat at their costs and responsibility. The Purchaser/s' obligation to purchase the Said Flat pursuant to this Agreement shall not be contingent on Purchaser/s' ability or competencies to obtain such financing and the Purchaser/s will always abide and fulfil the terms of the present Agreement. The Promoters shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Said Flat on any ground or revokes the loan already granted. Further, if any bank/financial institution refuses/makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Purchaser/s shall not make such refusal/delay an excuse for non-payment of any Instalments/dues to the Promoters within stipulated time as per the Payment Schedule.

7.3 Putting up Sign Board:

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

7.4 Hazardous Chemicals Material etc.:

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



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[Signature] L. A. Kumbhara

7.5 Commitment:

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

7.6 Inspection:

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

7.7 Transfer:

- (a) The Purchaser/s shall not be entitled to transfer or assign the Said Flat without prior written permission of the Promoters till the Co-operative Society / Organization is duly formed. Any such transfer shall be null and void and the Promoters shall under such circumstances, at their sole discretion entitled to terminate the present agreement. Transfer of booking may be permitted only by prior written confirmation/approval by the Promoters, on such terms and conditions and guidelines as it may deem fit by the Promoters, subject to clearing all the sums due and payable under the present agreement. However, the Purchaser/s agree/s and undertake/s to execute/register the deed, document, agreement or writing as may be requested by the Promoters to record the transfer as mentioned hereinabove.
- (b) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the Purchaser/s. The Purchaser/s shall indemnify and keep indemnified the Promoters against any action, loss, damage or claim arising against the Promoters for non-payment of such stamp duty and requisite charges.
- (c) The transfer shall be allowed only subject to clearing of all the sums that shall be due and payable to the Promoters on the date of submission of the request application. The Purchaser/s shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations/transfer.

7.8 Modification in Terms of this Agreement:

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

7.9 Installation of Air Conditioners:

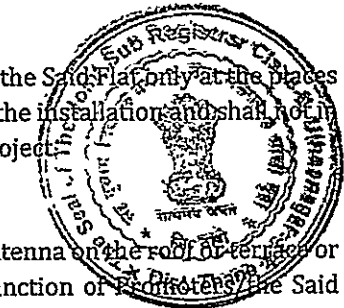
The Purchaser/s agree/s to fix or install air conditioners in the Said Flat only at the places which have been specifically designated in the Said Flat for the installation and shall not in any way disturb the external facade of the Said Flat/Said Project.

7.10 Installation of Window Antenna:

The Purchaser/s agree/s not to fix or install any window antenna on the roof or terrace or external facade of the said Project except by the prior sanction of the Said Society and only at places earmarked by the Promoters.

7.11 Installation of Window Grill

The Purchaser/s agree/s to install and fix Window Grills on all the windows of the Said Flat and also Railings and Shutters on the entrance doors of the Said Flat as per the designs



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specified by the Promoters only and not in any other design or manner. The Purchaser/s shall bear and incur the costs and expenses in respect of such Grills, Railings or Shutters.

7.12 Uses as Per Sanctioned Building Plans:

It is clearly understood and agreed by the Purchaser/s that the Said Flat shall not be used for any purpose other than for the purpose approved and sanctioned by the Municipal Corporation and/or Concerned Authorities and shall not be used in any manner that may cause nuisance or annoyance to the occupants of other flats/premises. The Purchaser/s hereby agree/s to indemnify the Promoters and/or their agents against any action, damages or loss caused on account of any misuse and the same shall be at risk and responsibility of the Purchaser/s and any consequences arising there from shall be borne by the Purchaser/s alone.

7.13 Use of Service Slab:

The Purchaser/s shall not use the Service Slab adjacent to the Said Flat as storage space and that the same shall be kept sufficiently open to facilitate necessary maintenance by the Promoters or the Organization as the case may be.

7.14 Applicability of Provisions:

It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligation arising hereunder in respect of the Said Project shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers/assignees/nominees of the Said Flat as the said obligation go along with the Said Project for all intents and purposes.

7.15 Mischief:

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

ARTICLE 8

RIGHTS AND OBLIGATIONS OF PROMOTERS

8.1 Title of Said Flat

The Promoters shall ensure that the title of the Said Property and the Said Flat is clean, clear and marketable and free from all encumbrances, and that any defect or deficiency in the title shall be resolved by the Promoters at their own costs, charges and expenses and shall make available the Said Flat to the Purchaser/s free from any defects or deficiency.

8.2

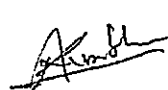
Formation of Society:

The Promoters may form and register Co-Operative Housing Society of the Purchaser/s of the Flats/Premises in the Said Project.

8.3 Rules, Regulations and By-Laws of Said Society:

The Said Society shall be entitled to frame such rules, regulations and by-laws for the effective maintenance/management of the infrastructure as the governing body and the same shall be binding and shall have full effect and full force against the Said Society to be formed of the Purchaser/s of building constructed on the Said Property including its members and others as aforesaid. Any contravention/violation of the said rules, regulations or bye-laws as framed by the Said Society by their members or others shall be liable to such action as stated in the said rules, regulations and bye-laws or as the Said Society may determine from time to time. The Said Society shall unconditionally accept and adopt such guidelines as framed by the Promoters. The Purchaser/s hereby agree/s, confirm/s and undertake/s to pay such monthly charges as may be determined by the Said Society from time to time for the maintenance, upkeep, repairs and replacements and/or

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renovation of such infrastructure facilities as mentioned hereinabove. The Purchaser/s has/have entered into this Agreement after having understood the above arrangement and the Purchaser/s shall not be permitted to question or in any way dispute the said arrangement as stated hereinabove or with regard to the constitution and formation of the Said Society and the said arrangement shall be final and binding on the Purchaser/s. It is further agreed, accepted and confirmed by the Purchaser/s that until the Said Society is formed and constituted for the maintenance and management of the infrastructure as mentioned hereinabove and the Promoters shall manage and maintain the said infrastructure facilities as mentioned hereinabove in the manner they may deem fit and for that purpose the Promoters shall be entitled to lay down such terms and conditions as regards payment by the Purchaser/s of the Said Flat in the Said Project regarding monthly maintenance charges or otherwise to enable the said the Maintenance Agency to effectively maintain the said infrastructure facilities. In the event the Purchaser/s fail/s to abide by the terms and conditions as laid down by the Promoters, the same shall be deemed as a breach of the terms of this agreement and thereupon the Promoters shall have the right to avail of the remedies under the law and as per the terms of this Agreement, even though the Purchaser/s shall not have taken possession of the Said Flat and the Purchaser/s shall not have paid the consideration amount and all other dues under the said Agreement.

8.4 Conveyance:

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

8.5 Raising of funds:

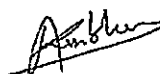
- (a) The Promoters hereby declare/s and confirm/s that Promoters have prior to the execution hereof, specifically informed Purchaser(s) that the Promoters ~~may enter into an arrangement with certain Banks and Financial Institutions~~ (hereinafter collectively referred to "the said Banks"), under which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

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

8.6 Telecommunication, DTH, cable and Internet Services etc.:

It is agreed between the Parties that to ensure uniformity and minimal interference with structures, ducting, internal cabling etc. in the Said Project. It is agreed that the Promoters shall regulate the entry of telecom DTH, cable and Internet Services agency/services in the

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Said Project till formation of Said Society. After formation of Said Society for all buildings, such institution shall regulate the entry of telecom agency/services in the Project.

8.7 Others:

- (a) In case during the course of construction and/or after the completion of the Project, further construction on any portion of vacant land or building or terrace becomes possible, the Promoters shall have the exclusive right to take up or complete such further construction. In such a situation, the proportionate share of contribution towards dues and liabilities of the Purchaser/s in Said Properties and/or in the Common Areas and facilities shall stand varied accordingly. The Purchaser/s has/have no objection and they have given their irrevocable and unconditional consent to such construction by the Promoters.
- (b) In the event of paucity or non-availability of any material the Promoters may use alternative materials/article but of similar good quality. Decision of the Promoters on such changes shall be final.
- (c) The Promoters shall be entitled to allot any portion of the Said Property or portion of common area or amenities to the utility supplier for the purpose of setting up electric transformer, communication or data antenna, or for any other utility services.

8.8 Part Occupancy Certificate:

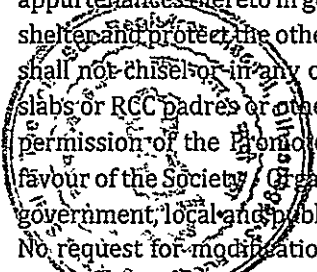
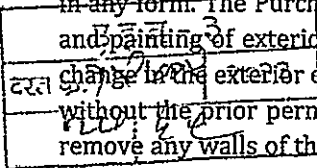
The Promoters shall be at liberty and entitled to complete any part/portion/floor of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser/s of the Said Flat therein and the Purchaser/s herein shall not object to the same. In such event,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

ARTICLE 9

USES

9.1 Alteration / Demolition / Destruction of Structure:

- (a) The Purchaser/s undertake/s that he/she/they will not alter/demolish/destroy or cause to alter/demolish/destroy any structure of the Said Flat or any addition/s or alteration/s of any nature in the same or in any part thereof. The Purchaser/s shall not harm or cause to harm any damage to the peripheral walls, front, side and rear elevations of the Said Flat in any form. The Purchaser/s shall also not change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/hedging/grills without the prior permission of the Promoters. The Purchaser/s shall not partly / fully remove any walls of the Said Flat, which shall remain common between the Purchaser/s and the owners/purchasers of adjacent premises.
- (b) The Purchaser/s shall keep the portion, sewers, drains and pipes in the Said Flat and appurtenances thereto in good and tenantable condition, and in particular, so as to support, shelter and protect the other parts of the said Project in which the Said Flat is situated, and shall not chisel or in any other manner cause any damage to the columns, beams, walls, slabs or RCC padres or other structural changes in the Said Flat, without the prior written permission of the Promoters, and upon conveyance or transfer of the Said Property in favour of the Society / Organization, without the prior written permission of the concerned government, local and public bodies and authorities; and/or licensed structural engineer.
- (c) No request for modification or change in the exterior facades and no internal structural changes of the Said Flat will be permitted. No reimbursement or deduction in the value of the Said Flat shall be considered by the Promoters, in case the Purchaser/s desire/s (with prior written approval/consent of Promoters to do some works/install some different



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fittings/floorings etc. on their own within the Said Flat and request Promoters not to do such work/install fittings/floorings etc. within the Said Flat.

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

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

9.3 Nuisance:

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

9.4 Possession of Common Areas:

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

**ARTICLE 10
INDEMNITY**

10.1 Special, Consequential or Indirect Loss:

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

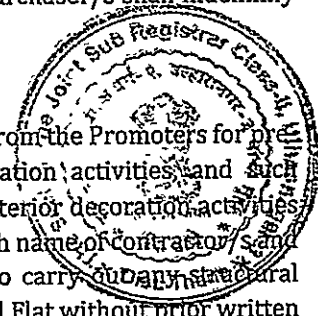
10.2 Abidance by Terms and Conditions:

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

10.3 Furniture and Interior Decoration:

The Purchaser/s shall be required to seek specific permission from the Promoters for pre-
possession or post-possession furniture and interior decoration activities and such permission request shall contain plan of such furniture and interior decoration activities and all the concerned technical specifications thereof along with name of contractor/s and their contact details. The Purchaser/s shall not be entitled to carry out any structural alterations or any other modifications of civil nature in the Said Flat without prior written permission of the Promoters. The Project Engineer of the Promoters shall verify the furniture and interior decoration work. After formation of the Said Society, the Purchaser/s shall be required to obtain previous permission for furniture activities from the Said Society/Organization. The Purchaser/s shall be required to pay reimbursement of expenses incurred by the Promoters or Said Society/Organization, as case may be, for

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rectifying the unauthorized construction/alterations, damage to the structure, other defects arising out of negligence or poor workmanship.

10.4 Further Covenants:

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

**ARTICLE 11
INSPECTION**

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

**ARTICLE 12
AGREEMENT**

12.1 Stamp Duty and Registration Charges:

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

12.2 Prior Permission:

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

**ARTICLE 13
SETTLEMENT OF DISPUTES**

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

13.2 Any ³⁷⁻³dispute between parties shall be settled amicably. In case of failure to settled the ~~dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.~~

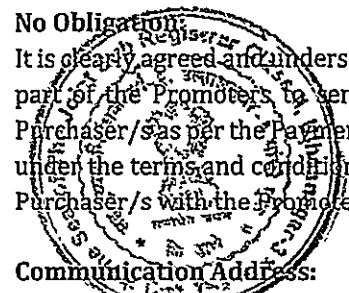
**ARTICLE 14
NOTICE**

14.1 No Obligation

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

14.2 Communication Address:

The Purchaser/s shall get registered his/her/their communication address and email address with the Promoters and it shall be the sole responsibility of the Purchaser/s to



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[Signature] L. A. Kumbhar

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

14.3 Communication Mode:

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

(SCHEDULE OF SPECIFICATIONS AND AMINITIES)

Common Amenities:

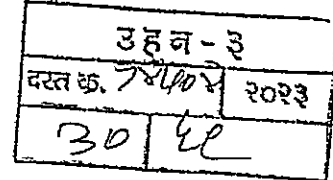
1. Swimming Pool
2. Gymnasium
3. Indoor Games
4. Children Play Area

Tower Features:

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

Internal Specification:

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



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[Signature] L.A. Kumbhar

THE SCHEDULE HEREIN ABOVE REFERRED TO:

FIRST SCHEDULE "LAND A"

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

On or towards East - Survey No.18

On or towards West - Survey No.21

On or towards North - 24 Meter Road

On or towards South - Survey No.19

SECOND SCHEDULE "LAND B"

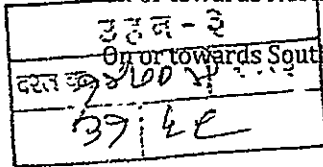
All that pieces and parcels of land bearing Survey No.41-1/4, admeasuring 3400 square meters, lying, being and situate at Revenue Village Umbroli, Taluka Ambernath, District Thane and within the jurisdiction of the Sub-Registration District Ambernath and Registration District Thane and within the local limits of Kalyan Dombivli Municipal Corporation and bounded as under:

On or towards East - Survey No.18

On or towards West - Survey No.21

On or towards North - 24 Meter Road

On or towards South - Survey No.19



THIRD SCHEDULE

(SAID FLAT)

All that piece and parcel of Residential Flat bearing No: 401, on the 4th floor, admeasuring 527 Square Feet of carpet area i.e. 48.96 Square Meters (as defined under RERA) + 42 Square Feet Enclosed balcony i.e. 3.9 Square Meters Enclosed balcony for exclusive use, of "A" Wing (UMA) building in the Project Known as "BALAJI ESTATE PHASE 2" and as shown in the floor plan thereof hereto annexed along with 0 parking space in the Stilt proposed to be constructed / duly constructed on the land and property described in the First and Second Schedule hereinabove mentioned.

A

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

SIGNED, SEALED AND DELIVERED
by the within named "PROMOTERS"
M/S. SAI BALAJI BUILDCON
(PAN ACHFS1365F)
Through its Authorized Partner
Mr. Amit S. Rangani

)
)
)
)
)
)

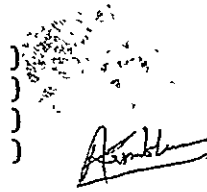


Amit S. Rangani



SIGNED AND DELIVERED
By the within named PURCHASER/S
(1) Mr. Amit Raghunath Kumbhar
(PAN - BCIPK3077J)

)
)
)
)



Amit R. Kumbhar



(2) Mrs. Lalita Amit Kumbhar
(PAN - CDAPK0870M)

)



L.A. Kumbhar



In the presence of....

- 1) Madhukar B Ubale *MUB*
- 2) Jayesh. Mahatekar *Mahatekar*

उह न - ३	
दस्तावेज क्र. १०८१	२०२३
३२	४८



RECEIPT

RECEIVED with thanks from (1) Mr. Amit Raghunath Kumbhar, (2) Mrs. Lalita Amit Kumbhar, both the Purchaser/s herein a sum of Rs.4,49,980/- (Rupees Four Lakhs Forty Nine Thousand Nine Hundred and Eighty Only), being advance / part payment out of total consideration amount as agreed under the present Agreement for Sale for purchase of Residential Flat bearing No: 401, on the 4th floor, admeasuring 527 Square Feet of carpet area i.e. 48.96 Square Meters (as defined under RERA) + 42 Square Feet Enclosed balcony i.e. 3.9 Square Meters Enclosed balcony for exclusive use, of "A" Wing (UMA) building in the Project Known as "BALAJI ESTATE PHASE 2", by us.


We say received

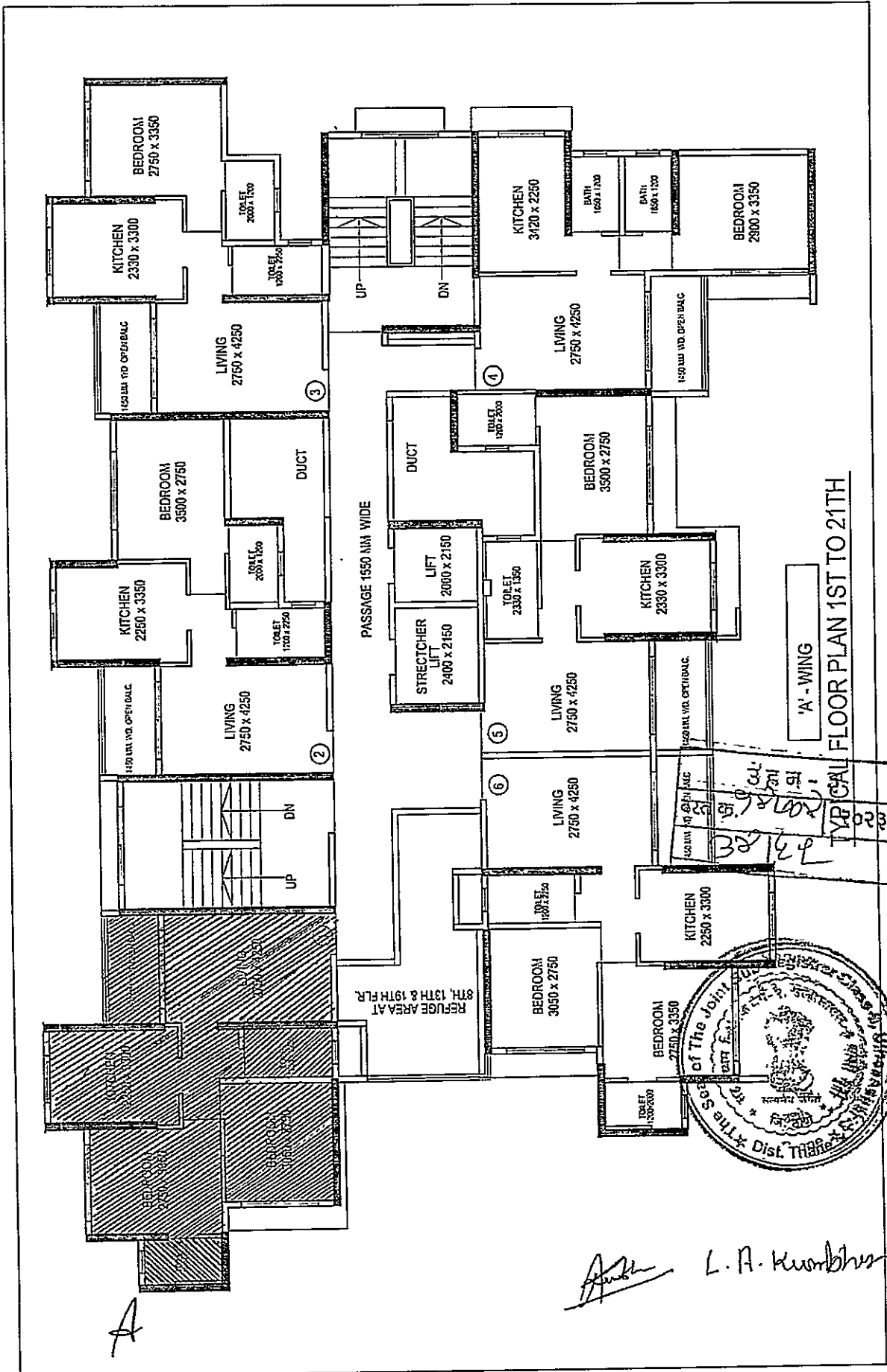


For M/S. SAI BALAJI BUILDCON

महल - ३
दस्तावेज क्र. १४००४
३३ ६६



 L.A. Kumbhar



'A' - WING
TYPICAL FLOOR PLAN 1ST TO 21TH

38/62
 15/9/2002
 15/9/2002
 15/9/2002



Amber L. A. Kumbhar



भारतीय विधि विभाग अधिकार

भारत सरकार

Income Identification Authority of India

Government of India

Enrollment No 083510012/66525

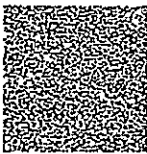
To
Amit Raghunath Kumbhar
S/O Raghunath Kumbhar
414/18, Peter Luse Wadi
Veer Savnikar Marg
Prabhadevi Mumbai
Mumbai
Maharashtra 400025
9619190472

22/08/2011

Ref 883 / 14T / 139673 / 139766 / P



SB987573843FH



Amit

आपका आधार क्रमांक / Your Aadhaar No. :

7834 6256 8604

मेरा आधार, मेरी पहचान

उह न - ३
दस्तावेज १४०२ २०२३
३५ ६६



भारत सरकार
Government of India



Amit Raghunath Kumbhar
DOB 08/05/1988
Male



7834 6256 8604

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT
SAI BALAJI BUILDCON



भारत सरकार
GOVT. OF INDIA

30/01/2013
Permanent Account Number

ACHFS1365F

20022013

[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT SHANTILAL RANGANI
SHANTILAL DHANJI RANGANI

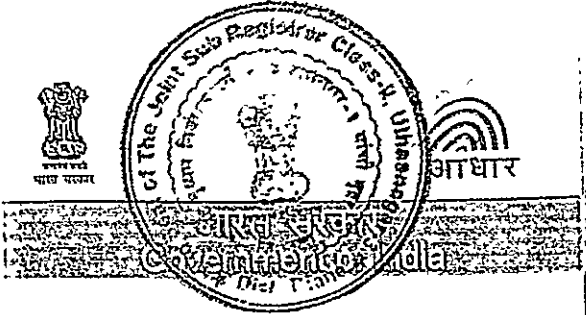
11/11/1983
Permanent Account Number
AGMPR6371F

Signature



10072009

उहल - ३	
वसु की VLD	२०२३
३६	६९



भारतीय निरिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

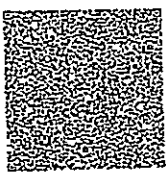
नाम्यकन क्रम / Enrollment No. : 0635/10012/66049

To
Lalita Amit Kumbhar
ललिता अमित कुंभार
W/O Amit Kumbhar,
414/1B, Piler Luise Wadi,
Veer Savarkar Marg,
Prabhadevi,
VTC - Mumbai,
District: Mumbai,
State: Maharashtra, PIN Code: 400025,
Mobile: 9519190473

5780941



KF577689445F1



आपका आधार क्रमांक / Your Aadhaar No. :

2838 6741 4516

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

ललिता अमित कुंभार
Lalita Amit Kumbhar
जन्म तिथि / DOB: 23/10/1955
महिला / Female

Issue Date: 23/08/2011

2838 6741 4516

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LALITA AMIT KUMBHAR

YESHVANT GANU AGRE

29/10/1985
Permanent Account Number
CDAPK0870M

L.A. Kumbhar
Signature

L.A. Kumbhar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABHPU7670A

नाम / Name
MADHUKAR BAJIRAO UBALE

पिता/पति का नाम / Father's Name
BAJIRAO JAYWANT UBALE

जन्म का तिथि /
Date of Birth
02/10/1975

हस्ताक्षर / Signature

mad

07052021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ESIPM7092E

नाम / Name
JAYESH DEVENDRA MAHATEKAR

पिता/पति का नाम / Father's Name
DEVENDRA MAHATEKAR

जन्म का तिथि /
Date of Birth
29/03/2001

Mahatekar

Mahatekar



उ. नं - ३
२०२३
<i>ee</i>

कल्याण नगरपालिका, कल्याण



नगरपालिका विभाग
जा.क्र.कडोंमपा/नरवि/वाप/२७गावे/२०१९-२०/१६/३०४
दिनांक :- ११/१०/२०२१

(सुधारीत बांधकाम परवानगी)

प्रति,
श्री. बाळू लहू चौधरी व इतर
कु.मु.प.धा - मे. साई बालाजी विल्डकॉन तर्फे श्री. भावेश मनिलाल सेंधानी व इतर
द्वारा -मे. स्थापत्य निर्माण तर्फे श्री. शिरीष गजानन नाचणे, डोंबिवली.
स्थापत्य अभियंता - श्री. अच्युत वाटवे.

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

संदर्भ:-१) जा.क्र.कडोंमपा/नरवि/वाप/२७गावे/२०१९-२०/१६, दि. १९/१२/२०१९ रजेची
बांधकाम प्रारंभ परवानगी.

२) आपला दि. ०१/०६/२०१९ रजेची वास्तुशिल्पकार मे. स्थापत्य निर्माण तर्फे
श्री. शिरीष नाचणे यांचेपार्फत सादर प्रस्ताव क्र. १११९०६०१००१००.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म. प्रा. व न. अधिनियम १९६६ चे
कलम ४५ नुसार स.नं. १८, हि.नं. ५ व ६, मौजे उंग्रोली, मध्ये ७/१२ ठान्यानुसार १२२०.०० चौ.मी. क्षेत्राच्या
भूखंडापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ११६८.०० चौ.मी. क्षेत्राच्या भूखंडावर शासनाचे दि. २९/०१/२०१६
रजेची ह.वि.ह. धोरणानुसार २४.०० मी. रुंद विकास योजना रस्त्याखालील क्षेत्राचा विचार केल्यास एकूण ३४७७.००
चौ.मी बांधकाम क्षेत्रास संदर्भित पत्र क्र. १ अन्वये बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती.

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

इमारत क्र. १ - तळमजला (ऑफिस)

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

विंग E - स्टिच + पहिला मजला ते सहावा मजला (म्हाडाकफला)

उद्देग - ३
दस्त क्र. १००४
२०२३
११/१०/२१

सहाय्यक संचालक, नगररचना विभाग
कल्याण डोंबिवली महानगरपालिका, कल्याण

- १) सादर सुधारीत बांधकाम परवानगी दिल्याचे वारखेप्राप्त एक वर्षांपर्यंत वैध असेल, नंतर पुढील वर्षासाठी नवीन परवानगी घेताना त्यावेळी आस्तित्वात असलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुर्लक्षित आपल्यावर बंधनकारक राहतिले
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अमरा विचार करू नये व त्यासही परवानगी देऊ नये.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि बाळू लहू दिलेल्या अटीप्रमाणे करून घ्यावे.
- ६) बांधीत व जोत्याने बांधकाम झाल्यानंतर वास्तुशिल्पकारचे, मंजूर नकाशाप्रमाणे वाडेभित्तीचे केलेल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन दाखला देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सादर अभियंत्यासत कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केलेल्याचे आढळून आल्यास सादरचे सुधारीत बांधकाम परवानगी रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्क्वॅरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य अभियंता यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या सडयेमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच फ्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये



- १०) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आमलेकडे राहिल. सुधारीत बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ११) जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करवण्याची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करावे आवश्यक राहिल.
- १२) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १३) सदर जागेतून पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- १४) सदर प्रकरणी सुकीची व अपुर्ण माहिती दिली असल्यास सदर सुधारीत बांधकाम परवानगी रद्द करण्यात येईल, याची नोंद घ्यावी.
- १५) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रक्कम (दड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरुपयोगी साहित्य महापालिका सांगिल त्यादीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १६) प्रस्तुत भूखंडात धिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिती क.डॉ.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १७) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या सुधारीत बांधकाम परवानगीमुळे रद्द झाला असे समजण्यात यावे.
- १८) गटारचे व पावसाच्या पाण्याचा निचय होणेकरिता महानगरपालिकेच्या गटारस जोडण्यासाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नव्याचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतः बांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- १९) भूखंडातील विकास योजना रस्ते क.डॉ.म.पा.च्या सार्वजनिक बांधकाम विभागाच्या निर्देशाप्रमाणे खंडीकरण व गटार विकसित करून क.डॉ.म.पालिकेस विनामुल्य हस्तांतरित करावे.
- २०) भूखंडातील आरक्षित भाग भरणी करून व बांधेभितीचे बांधकाम करून रितसर करपत्ताना व खरेदीखतासह क.डॉ.म.पा.स विनामुल्य हस्तांतरित करावे.
- २१) जलनिःसारण विभाग व जलनिःसारण विभाग, आग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा.च्या कडोळ ना-हक्कत दाखला बांधकाम नकारासह सादर करावा.
- २२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २३) नकारात दाखविल्याप्रमाणे बांधकामाचा फक्त रहिवास व वाणिज्यसाठी उपयोग करावा.
- २४) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज चापर परवाना मिळणार नाही. तसेच पोहोच रस्त्याबाबत भविष्यात कुठलाही वाद निर्माण झाल्यास त्याचे निराकरण करणेची जबाबदारी आपली राहिल.
- २५) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, नास्तुरित्यकार व स्वयंपत्त्य अभियंता यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- २६) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- २७) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी रेल वॉटर हॉव्होस्टिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- २८) प्रकरणी जागेवर बांधकाम सुरू करणेपूर्वी हाचॅंशन लार्डन बाबत संबंधित विभागाकडोळ ना हक्कत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २९) पाणी पुरवठा ठपलळ करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३०) वॉटलप्रमाणे सर्व ना-हक्कत दाखल्यानुसार इमारतीचे नकारात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- ३१) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मा. जिल्हाधिकारी यांचेकडोळ सनद सादर करणे आपणांवर बंधनकारक राहिल.
- ३२) प्रकरणी भूखंडाचे मालकी हक्काबाबत भविष्यात कुठलाही न्यायालयीन वाद निर्माण झाल्यास त्याचे निराकरण करणेची संपूर्ण जबाबदारी आपली राहिल, याबाबत आपण इमीपत्र सादर केलेले आहे.
- ३३) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून योग्यरिते स्वामित्वपत्र रक्कम फासनास जमा केलेबाबतचा ना हक्कत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- ३४) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचरपट्ट्यांचा व्यवस्था करणे व वनकचर व्यवस्थापन विभागाकडोळ ना हक्कत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- ३५) प्रकरणी ज्येष्ठ नुर्खाचा दाखला घेणेपूर्वी १२.०० मी. व २४.०० मी. संद विकास योजना रस्त्याने बांधीत येनाची ताबा पावतो व भूखंडाच्या नोंदी, याची नोंद घ्यावी.

दर: ३६ प्रकरणी आग्निशमन नकारासह दाखविलेले 'म्हाडा' करिताचे बांधकाम प्राधान्याने करून बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी सदरचे बांधकाम संबंधित विभागास हस्तांतरित करून त्याबाबतचा ना हक्कत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

इशात: मंजूर बांधकाम प्रस्तावाव्यतिरिक्त कोलेल्या अनधिकृत फेरबदलांबाबत आपण महात्तम प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदी नुसार दखलपत्र नुर्खास पत्र राहाल.



सहाय्यक संचालक, नगररचना विभाग, महानगरपालिका, कल्याण

- १) वर आणुनत अनधिकृत बांधकाम विभाग, क.डॉ.म.पा.कल्याण.
- २) संपुर्णत (द. गुल्शन) सानि. नो. महापालिका संकेत स्थळावर प्रसिध्द करणेबाबत
- ३) कृतिधारक व संकलक क.डॉ.म.पा.कल्याण.
- ४) निर्णय विभाग, क.डॉ.म.पा.कल्याण.
- ५) आपणपुरवठा विभाग, क.डॉ.म.पा.कल्याण.
- ६) प्रमाण क्षेत्र अधिकारी, प्रमाण क्षेत्र

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

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

With reference to your application dated 28/02/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S. No. 18, H.No. 5 & 6, S.No. 20, S.No. 41, H.No. 14, Village Umbroli, situated at Dombivali (East) the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BB/27/Village/2019/0016/61.
Office Stamp
Date : 28/04/2022

Yours faithfully,

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





कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

बांधकाम परवानगी क्र.: K.D.M.C./TPD/13P/27 Village | 2019-20 | 16/61.

Dt 28/04/2022.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-उंजोली, स.नं. १८, हि.नं. ५ व ६, स.नं. २०, स.नं. ४१, हि.नं. १/४ मध्ये ७/१२ उतान्यानुसार १००२०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ९८५८.०० चौ.मी. क्षेत्राच्या भूखंडावर १२.०० मी. व २४.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन एकूण १५५२.०८ चौ.मी बांधकाम क्षेत्रास संदर्भ क्र. १ अन्वये तत्कालीन विकास नियंत्रण नियमावलीनुसार सुधारित बांधकाम परवानगी प्रदान करण्यात आली होती.

सद्यस्थितीत शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार Basic-FSI व Ancillary FSI व २४.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच म.प्र. आयुक्त महोदय यांनी मंजूर केलेली १०७९५.२८ चौ.मी. ह.वि.ह. वापरून एकूण ३४८३४.०४ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दि. २८/०२/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भित्तीच्या बांधकामासह, सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील

इमारत	विंग	बांधकामाचा तपशील	क्षेत्र (चौ.मी.)
इमारत क्र. १	-	तळमजला (ऑफिस)	२२६.९०
	विंग A + D	स्टिफ्ट + पहिला मजला ते एकवीस मजले (सहवास)	१६२९२.२६
	विंग B + C	स्टिफ्ट + पहिला मजला ते अकरा मजले (सहवास)	८६७०.६६
इमारत क्र. २		स्टिफ्ट + चौथा मजला (पै) + पाचवा मजला ते अठरा मजले (सहवास)	९३३४.५७
	विंग E	पहिला मजला ते तिसरा मजला + चौथा मजला (पै) (म्हाडाकरीता)	२१३४.८४ (म्हाडाकरीता)
		क्लब हाऊस	३०२.६५
		एकूण बांधकाम क्षेत्र (म्हाडाचे क्षेत्र वगळून)	३४८३४.०४

अटी व शर्ती :-

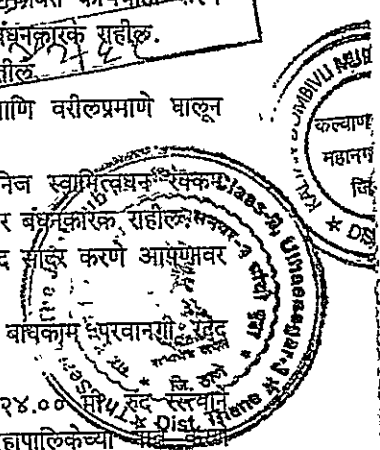
१) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

२) UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.

बांधकाम सुरु करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.



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



२२) प्रकरणी पर्यावरण व वन विभाग यांचेकडील (Environment Clearance) ना हरकत दाखला सादर केल्याशिवाय जागेवर कोणत्याही प्रकारचे बांधकाम सुरु करू नये, याची नोंद घ्यावी.

२३) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी बांधकाम नकाशामध्ये म्हाडाकरीता दर्शविलेले २०% बांधीव क्षेत्र हस्तांतरित करून त्याबाबत संबंधित विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२४) प्रकरणी आपण आय.डी.बी.आय बँक, सी.बी.डी. वेलापूर, नवि मुंबई शाखा यांचेकडील दुसऱ्या टप्प्यातील रु. ४२,४८,४१९/- बाबत घनादेश क्र. ९१७०९६, ९१७०९७ व ९१७०९८ दि. ११/४/२०२३ व तिसऱ्या टप्प्यातील रु. ४०,४५,३५८/- बाबत घनादेश क्र. ९१७०९९, ९१७१०० व ९१४७७६, दि. ११/४/२०२४ अन्वये Post dated Cheque सादर केले आहेत. सदर रकमेचा व्याजासहित भरणा करणे आपणावर बंधनकारक राहिल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल. याची नोंद घ्यावी.

इशारा:- मजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अतिरिक्त फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम ५१ ते ५७ च्या तरतूदी नुसार देखीलपत्र गुन्हेवास पात्र राहिल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल

क्र. (क)	लॅडाशिर्ष	रक्कम	व्यावृत्ती क्र.	दिनांक	यापुर्वीचा एकूण भरणा तपशिल	शेरा
१	ARI 020101	6,75,802/-	FI04/2179	12/04/2022		
२	ARI 020102					
३	ARI 020103	1,26,460/-	FI04/2179	12/04/2022		
४	ARI 020104	17,54,168/-	FI04/2179	12/04/2022		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110					
११	ASL 010304	175,87,600/-	FI04/2179	12/04/2022		
१२	ASI 010513	26,93,092/-	FI04/2179	12/04/2022		
१३	ASL 010518	16,89,506/-	FI04/2179	12/04/2022		
१४	ASI 020519					
उपरोक्त ३ Total		1,45,26,628/-				

डॉ. विवली
पालिका
ठाणे
MAYE *

१२/०४/२०२३
४३१६९

सहाय्यक संचालक, नगररचना (क्रीडा)
कल्याण डॉ. विवली महानगरपालिका, कल्याण.

प्रत
संकलक क.डो.म.पा.कल्याण.
असाध्य क्षेत्र अधिकारी ई प्रभाग क्षेत्र.

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE**

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

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

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

Office No. KDMC/TPD/BP/27 Village

Office Stamp

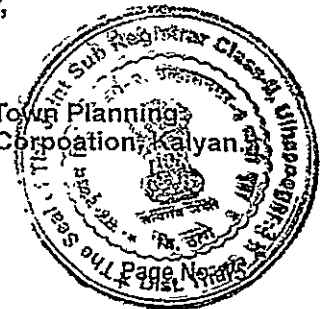
Date : 09/05/2023 .

38 न	
दिनांक 09/05/2023	2023
2019-20	16/62

Yours faithfully,



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



कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

सुधारीत बांधकाम परवानगी क्र: KDMC/TPD/BP/27 Village/2019-20/16/62
Dt 09/05/2023.



- संदर्भ : १) जा.क्र.कडोमपा/नरवि/वांघ/२७गावे/२०१९-२०/१६/६१, दि. २८/०४/२०२२
रोजीची सुधारीत बांधकाम परवानगी.
२) वास्तुशिल्पकार मे. स्थापत्य निर्माण तर्फे श्री. शिरीष नाचणे यांचा दि.१६/०६/२०२२
रोजीचा प्रस्ताव.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार. मौजे-उन्नोली, स.नं. १८, हि.नं. ५ व ६, स.नं. २०, स.नं. ४१, हि.नं. १/४ मध्ये ७/१२ उताऱ्यानुसार १००२०.०० चौ.मी. क्षेत्रापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ९८५८.०० चौ.मी. क्षेत्राच्या भूखंडावर Basic FSI व Ancillary FSI विचारात घेऊन तसेच १२.०० मी. २४.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच मा. आयुक्त महोदय यांनी मंजूर केलेले १०७९५.२८ चौ.मी. ह.वि.ह. वापरून एकूण ३४८३४.०४ चौ.मी. बांधकाम क्षेत्रास संदर्भ क्र. १ अन्वये सुधारीत बांधकाम परवानगी प्रदान करण्यात आलेली आहे.

सद्यस्थितीत सद्यस्थितीत Premium FSI व त्याअनुषंगाने अनुज्ञेय होणारा Ancillary FSI विचारात घेऊन तसेच १२.०० व २४.०० मी. रुंद रस्त्याखालील क्षेत्र विकास हक्क स्वरूपात विचारात घेऊन तसेच मा. आयुक्त महोदय यांनी यापूर्वी मंजूर केलेले १०७९५.२८ चौ.मी. ह.वि.ह. क्षेत्रासहित एकूण ४२५१५.११ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दि. १६/०६/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

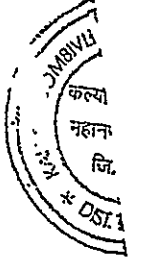
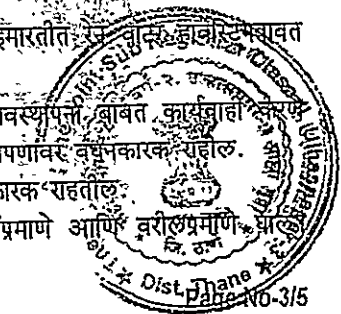
इमारत	विंग	बांधकामाचा तपशील	क्षेत्र (चौ.मी.)
इमारत क्र. १	—	तळमजला + पहिला मजला (ऑफीस)	४५३.८०
	विंग A + D	स्टिक्ट + पहिला मजला ते एकवीस मजले (रहिवास)	१६२९९.२६
	विंग B	स्टिक्ट + पहिला मजला ते एकवीस मजले (रहिवास)	८१४९.६३
	विंग C	स्टिक्ट + पहिला मजला ते अकरा मजले (रहिवास)	४३३५.३३
इमारत क्र. २	विंग E	स्टिक्ट + चौथा मजला (पै) + पाचवा मजला ते चौवीस मजले (रहिवास)	१२९७४.४४
		पहिला मजला ते तिसरा मजला + चौथा मजला (पै)	२१३४.८४ (म्हाडाकरीता)
		क्लब हाऊस	३०२.६५
		एकूण बांधकाम क्षेत्र (म्हाडाचे क्षेत्र वगळून)	४२५१५.११



—: अटी व शर्ती :-

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

उद्देश - ३
२६/११



- २०) बांधकाम पूर्णत्वाचा दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २१) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २२) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यामध्ये २४.०० मी. रुंद रस्त्याने बांधीत क्षेत्राची ताबा पावती व महसूल दफ्तरी ७/१२ उतारा महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल. तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करता येणार नाही, याची नोंद घ्यावी.
- २३) प्रकरणी State Environment Impact Assessment Authority (SEIAA) यांचेकडील EC22B038MH162060 या ना हरकत दाखल्यामधील अटी व शर्ती आपणावर बंधनकारक राहिल.
- २४) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी बांधकाम नकाशामध्ये म्हाडाकरीता दर्शविलेले २०% बांधीव क्षेत्र हस्तांतरीत करून त्याबाबत संबंधित विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २५) प्रकरणी आपण दि. ११/०४/२०२२ रोजीच्या फी पत्रातील तिसऱ्या टप्प्यातील रु. ४०,४५,३५८/- बाबत आय.डी.बी.आय बँक, सी.बी.डी. बेलापूर, नवि मुंबई शाखा यांचेकडील घनादेश क्र.९१७०९९, ९१७१०० व ९८४७७६, दि. ११/४/२०२४ अन्वये Post dated Cheque सादर केले आहेत. सदर रकमेचा विहित वेळेत व्याजासहित भरणा करणे आपणावर बंधनकारक राहिल.

उद्देश्ये प्रकरणी दि. ०३/०८/२०२२ रोजीच्या फी पत्रातील दुसऱ्या टप्प्यातील रु. ४१,०२,२१५/- बाबत आय.डी.बी.आय बँक, सी.बी.डी. बेलापूर, नवि मुंबई शाखा यांचेकडील घनादेश क्र. ९८४७१६ दि. ०३/०८/२०२३ व तिसऱ्या टप्प्यातील रु. ३८,१८,६८९/- बाबत घनादेश क्र. ९८४७१७, दि. ०३/०८/२०२४ अन्वये Post dated Cheque सादर केले आहेत. सदर रकमेचा विहित वेळेत व्याजासहित भरणा करणे आपणावर बंधनकारक राहिल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:- बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनाधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार बांधकामात गुन्ह्यास पात्र राहिल.

बांधकाम परवानगी अर्जात भरण्यात आलेल्या रकमेचा तपशिल :-

क्र.	आ. क्र.	प्लॉट नं.	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101		2,68,189	AC 42014	31/03/2023		
२	ARI 020102						
३	ARI 020103		38,965/-	AC 42015	31/03/2023		
४	ARI 020104		4,94,912/-	AC 42015	31/03/2023		
५	ARI 020105						
६	ARI 020106						
७	ARI 020107						
८	ARI 020108						
९	ARI 020109						
१०	ARI 020110		14,42,225/-	AC 42015	31/03/2023		



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

सहाय्यक उपखालक नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण.

प्रत :-

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

उह न - ३
दस्त क्र १००४ २०२३
१०६६





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 :
P51700031992

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

- 1 MIS Sai Balaji Buildcon having its registered office / principal place of business at *Tehsil Kurla, District Mumbai Suburban, Pin: 400080*
- 2 This registration is granted subject to the following conditions, namely-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 03/12/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

उत्तर - ३
दस्तावेज क्र. १०२३
२३/१२/२१

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date.03-12-2021 11:12:56

Dated: 03/12/2021
Place. Mumbai

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



S. V. Tarte

B. Com LLB

Advocate & Notary

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

FORMAT -A
(circular No 28/2021)

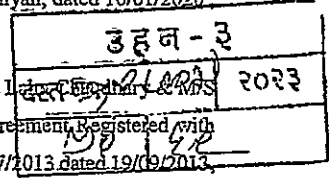
To,
MahaRERA,

LEGAL TITLE REPORT

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

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

1. Description of the property Survey No 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq.mtrs, situated at Revenue Village Umbroli, Taluka Ambernath, District Thane.
2. Safbara, ferfar.
3. 7 /12 extract or property card issued by. Tahasildar Kalyan, dated 10/01/2020 mutation entry no. 1323
4. Development Agreement executed between Shri. Balu Lahu Chaudhary & M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ulhasnagar 3, under Document no. 5627/2013 dated 19/09/2013, property area admeasuring 5516 sq.mtrs.
5. Development Agreement executed between Shri. Jaywant Khandu Thombre & M/S SAI BALAJI BUILDCON the said Development Agreement Registered with Sub Registrar Ulhasnagar 3, under Document no. 5627/2013, dated 19/09/2013, property area admeasuring 1104 sq.mtrs.
6. Search report for 30 years from 1992 till 2021



S. V. Tarte

B. Com LL.B

Advocate & Notary

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

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri. Balu Lahu Chaudhary & Shri. Jaywant Khandu Thombre is clear, marketable and without any encumbrances. Further, M/S SAI BALAJI BUILDCON holds development rights of the land.

Owners of the land

1. Survey No. 18/5, Survey No. 18/6, Survey No. 20, admeasuring Area 6620 sq.mtrs.
3. The plot reflecting the flow of the title of the Shri. Balu Lahu Chaudhary & Shri. Jaywant Khandu Thombre and M/S SAI BALAJI BUILDCON on the said land is enclosed herewith as annexure.

Mutation Entry wise title flow:

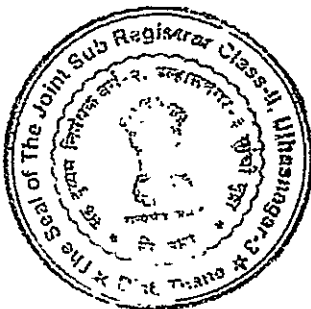
Shri. Gautam Shripat Patil and others have sold Piece and Parcel of Land bearing Survey No. 18/5, 18/6, 20, to Shri. Balu Lahu Chaudhary, the said Sale Deed / Kharedikhat is registered on 19/09/2013 with Sub Registrar Ulhasnagar 3, Under Document No. 5621/2013.

And since then Shri. Balu Lahu Chaudhary are the absolute owner of the Piece and Parcel of Land bearing Survey No. 18/5, Survey No. 18/6, Survey No. 20, property area admeasuring 5516 sq.mtrs (as per 7/12 extract).

Shri. Gautam Shripat Patil and others have sold Piece and Parcel of Land bearing Survey No. 18/5, 18/6, 20, to Shri. Jaywant Khandu Thombre, the said Sale Deed / Kharedikhat is registered on 19/09/2013 with Sub Registrar Ulhasnagar 3, Under Document No. 5622/2013.

And since then Shri. Jaywant Khandu Thombre are the absolute owner of the Piece and Parcel of Land bearing Survey No. 18/5, Survey No. 18/6, Survey No. 20, property area admeasuring 1104 sq.mtrs (as per 7/12 extract).

उहज - ३	
दस्त. २००२	२०२३
५७	६९



S. V. Tarte

B. Com. LLB

Advocate & Notary

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

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

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

Encl - Annexure.

Dated : 07/10/2021



Advocate & Notary

उह न - ३	
दस्त क्र. १००४	२०२३
५७	६६



S. V. Tarte

B. Com. I.L.B.

Advocate & Notary

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

NON ENCUMBRANCE TITLE CERTIFICATE

Cum
SEARCH REPORT

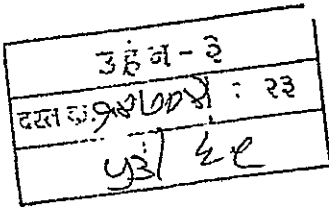
PROPERTY: All that piece of parcel land of bearing Survey No. 41, Hissa No. 1/4 area admeasuring 3400 sq.mtrs, Revenue Village Umbroli, Taluka Ambernath, District Thane and within the jurisdiction of the Sub-Registration District Ambernath and Registration District Thane and within the local limits of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

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

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

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

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



S. V. Tarte

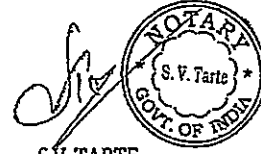
B. Com. LL.B.

Advocate & Notary

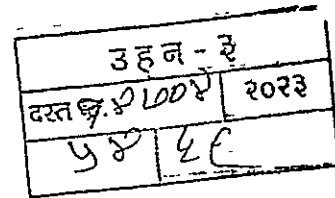
Arihant Puja CHS Ltd., Ground Floor,
Nr Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone : 2820491 Mob : 9821313285

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

Date : 07/10/2021



S.V. TARTE
Advocate & Notary



गाव नमुना ६
 फरफार नाट्यही (फरफार पारक)
 महाराष्ट्र ग्रामीण महसूल अधिकाऱ अंभिनल आणी नोंदवादा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ पारतील नियम १०]

पार :- ३१/१०/१८

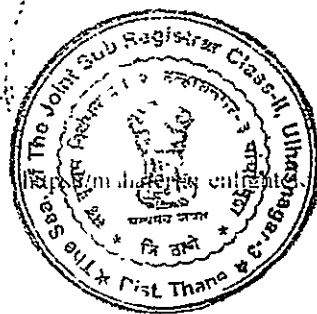
तहसील :- अंभिनल

जिल्हा :- ठाण

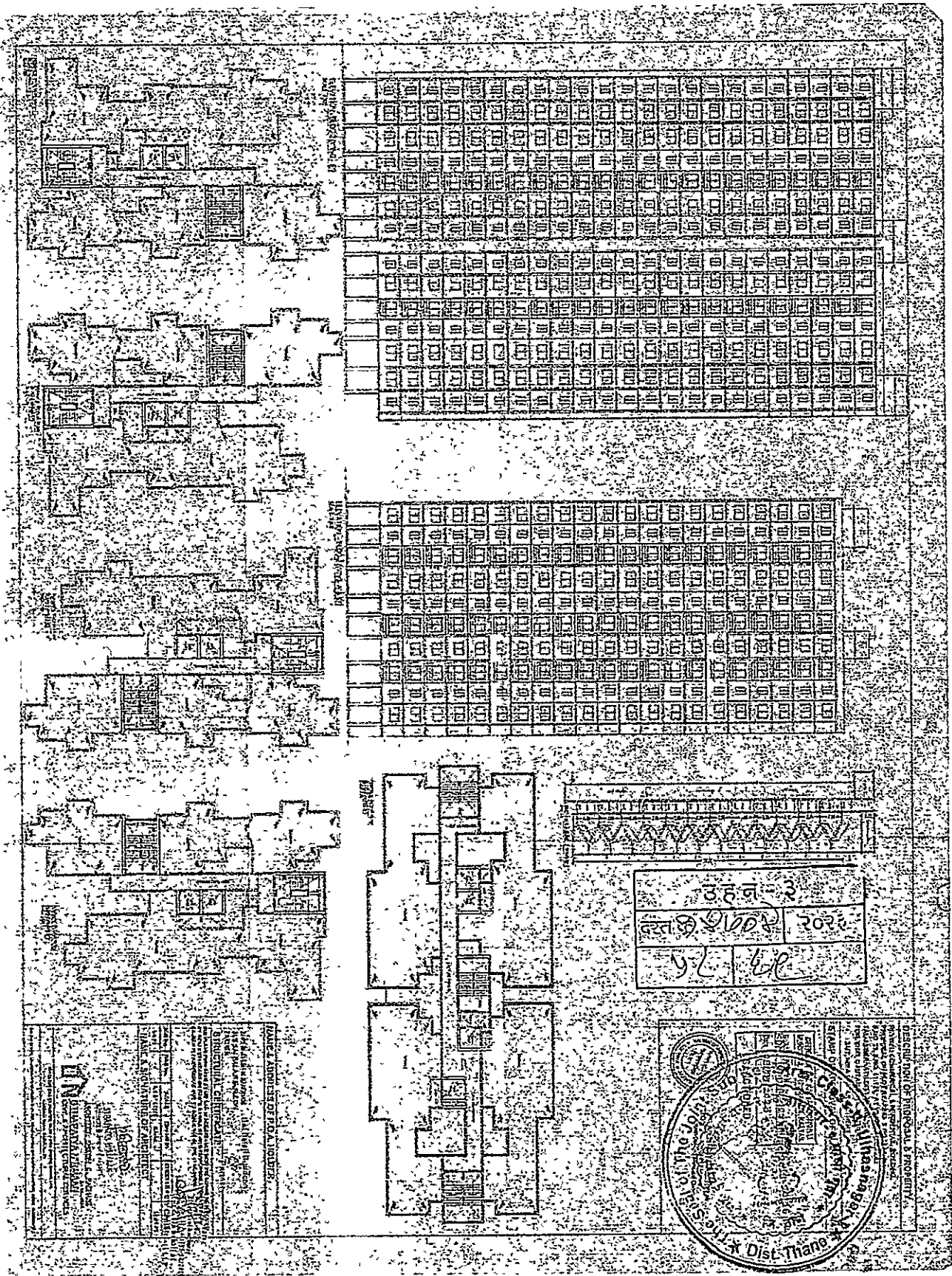
क्रमांक	संपदन काहीतया अधिपयातये स्वल्प	परिणाम ज्वालले भुनापन व उपाधिभान क्रमांक	अधिकार्याच नाव , आधादासो व शेरा
1323	<p>संपदन प्रकर अंभिनल संपदन क्रमांक पिनकोप आंभिनल (NA) दिनांक 09/10/2018 आंभिनल दिनांक - 08/10/2018 आंभिनल बाजुस बाधल केतलवा न नं. या आंभिनल बाधल केतलवा आंभिनल पारलका शोधल अंभिनल तयार बाधलेबाधे नप.विश आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल GRN No MH00 6029321 201819M दिनांक 11/09/2018 अन्वये आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल</p> <p>आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल</p> <p>आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल</p> <p>आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल</p> <p>आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल बाधल केतलवा आंभिनल</p>	<p>18 5, 18/6, 20 एकूण :- 3</p>	<p>घडी अंभिनल पारलका. चलन क्रमांक GRN No. MH00 6029321 201819M दिनांक 11/09/2018 पारलका मा. तहसिलदार अंभिनल बाधल केतलवा पारलका क्रमांक नं.क-1/टि-3/अंभिनलबाधल/ ह.क./कॉपि- 237/2017 दिनांक 09/08/2017 अन्वये नोंद प्रमाणीत</p> <p>(तहसीली आण्णारतादेव बाधलका) मंडळ अधिकारी - कुमाळी ता : अंभिनल दि. 19/10/2018</p>

उत्तर-३
 १५७००
 ५७ ६६

(तहसील सहायक भाग)
 तलाठी
 उपाती नावा आंभिनल आंभिनल बाधल केतलवा आंभिनल



तलाठी सजा द्वारली
 ता. अंभिनलबाधल दि. १९/१०/१८



1
 THE ARCHITECT
 CIVIL ENGINEER
 10, BANGALORE ROAD
 CHENNAI
 1950

REVISIONS

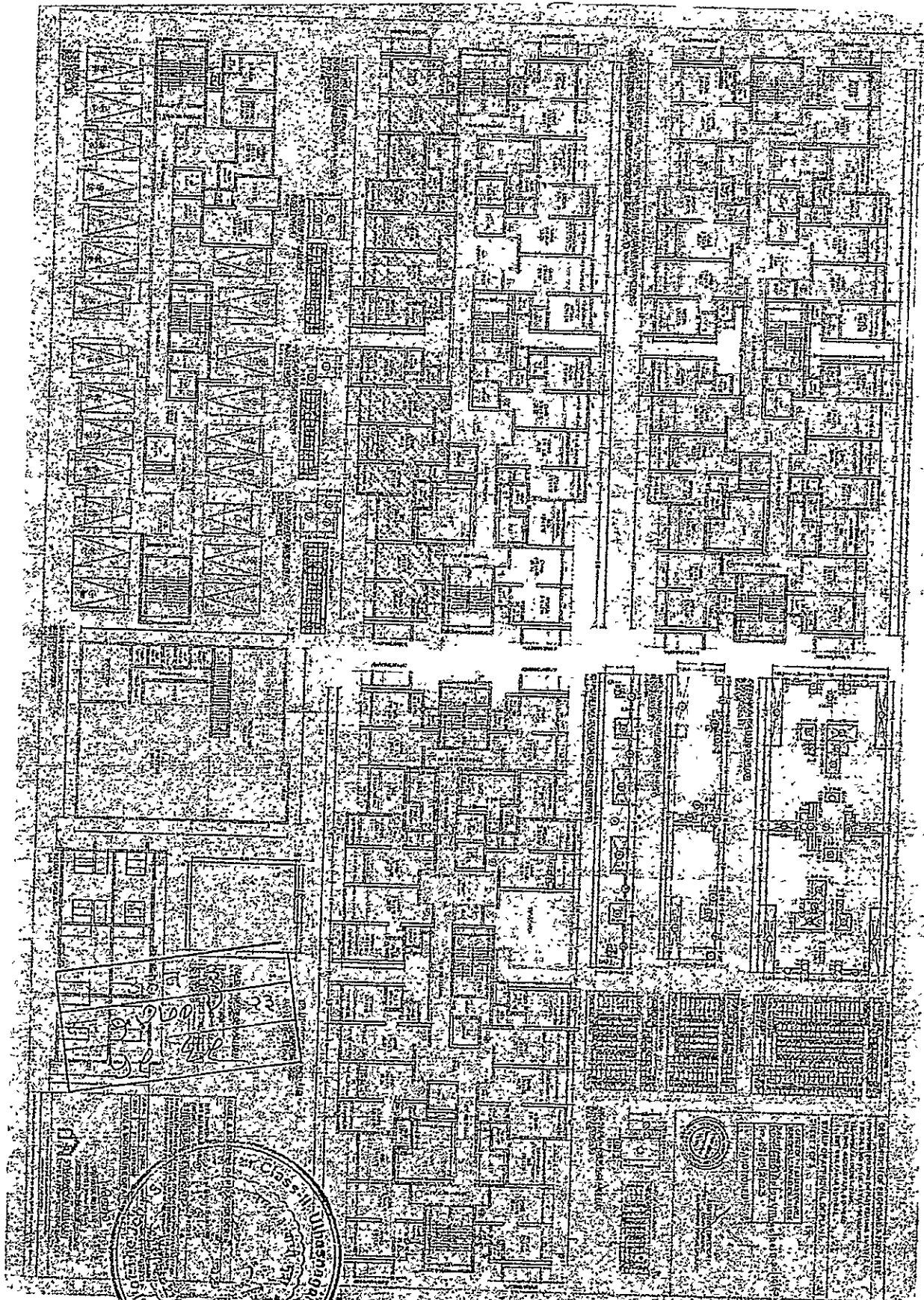
REVISIONS

REVISIONS

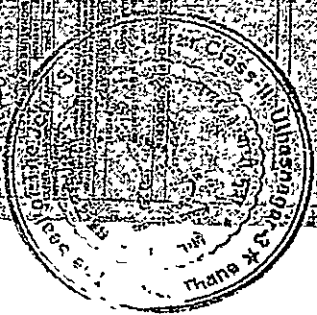
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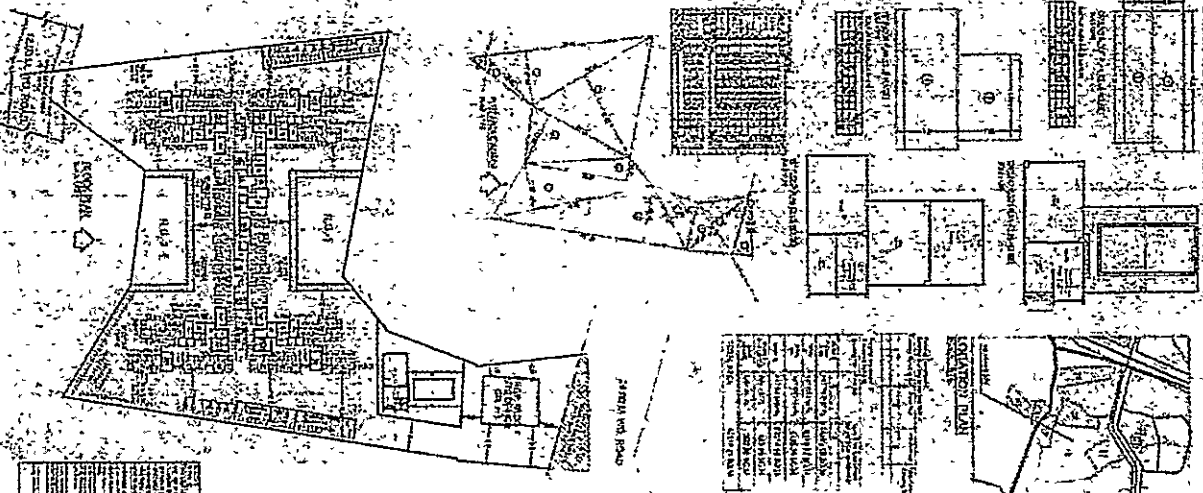
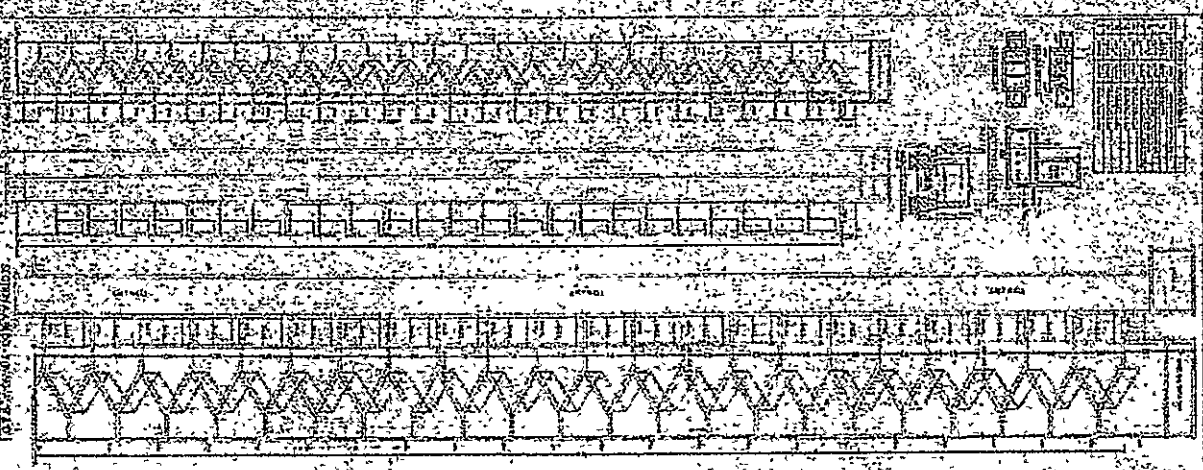
30/03/2023
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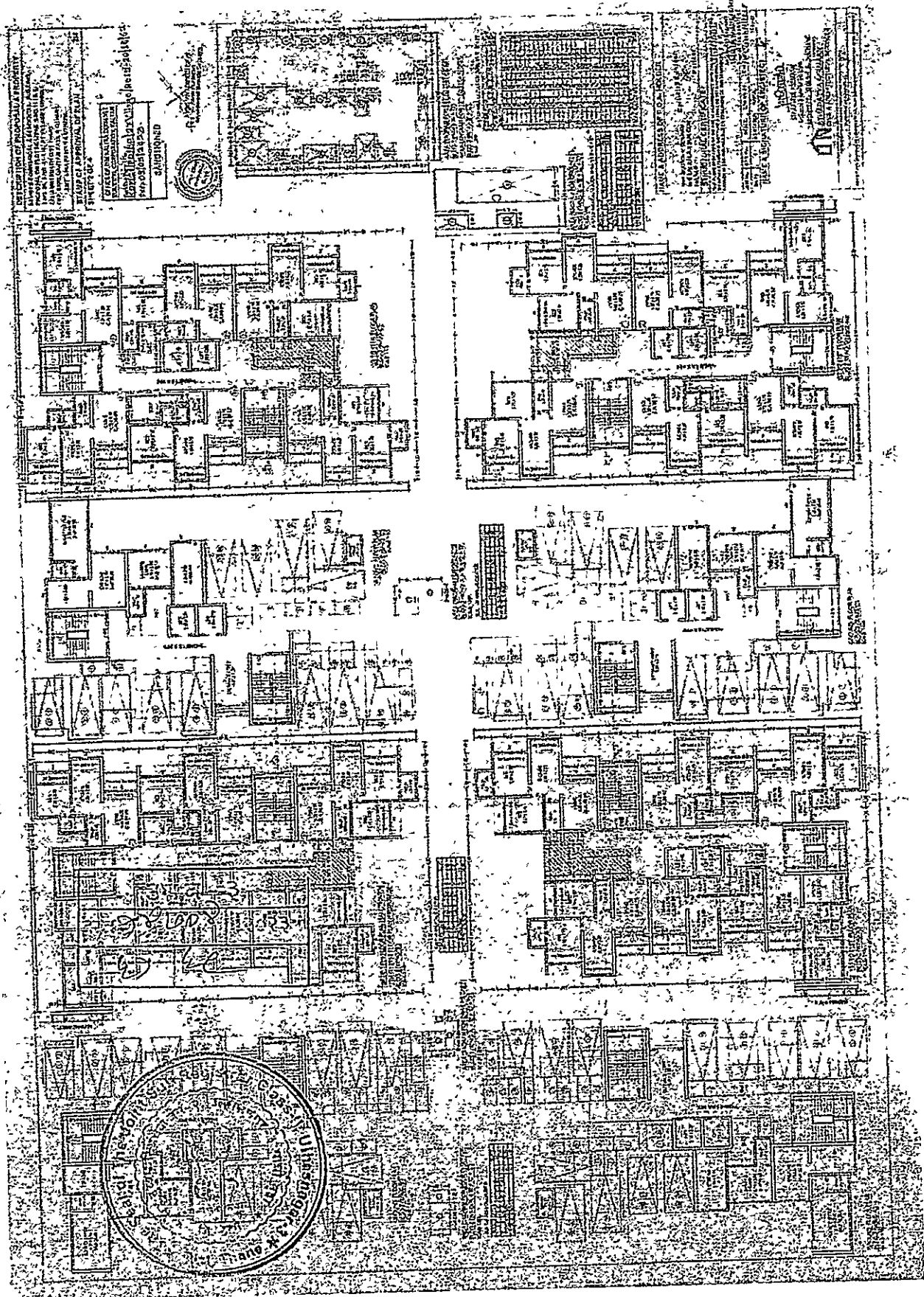
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| Sl. No. | Area (sq. ft.) | Remarks |
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| 99 | 1000 | Room 99 |
| 100 | 1000 | Room 100 |



उपरोक्त नक्शा
वर्ष २०२३
No. १६

श्री. वि. वि. वि.
जिल्हा सर्वेक्षण कार्यालय
ठाणे, महाराष्ट्र



135111
 Monday May 02 2022 12:37 PM
 Original Document
 Sheet # 204 Page 2/24
 चाली नं. 2145 रकम 400000

१) विवेक नं. २१०२ चाली नं. २१०२
 २) विवेक नं. २१०२ चाली नं. २१०२
 ३) विवेक नं. २१०२ चाली नं. २१०२

₹ 100.00
 ₹ 400.00
 ₹ 500.00

14 5/2/2022

CHALLAN
 MTR Form Number-6

| | | | | | | | | | |
|-----------------|-----------------------------------|---------------------|--------------------|--------------------------------------|--------|--------|--------|--------|--------|
| CHN | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 |
| Department | Inspector General of Registration | Payee Details | | | | | | | |
| Type of Payment | Stamp Duty | Tax ID/TAN (if any) | | | | | | | |
| Office Name | Sub Registrar's Office | Full Name | MS DA BALAH BUDCON | | | | | | |
| Address | NAHE | Pin Code | MS DA BALAH BUDCON | | | | | | |
| Year | 2022-23 | Doc Type | Survey No. | 1632, Survey No. 22, Survey No. 1104 | | | | | |

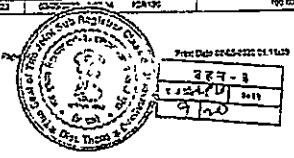
| | | | |
|---------------------|--------------|------------------|--------------------|
| AMOUNT PAID DETAILS | AMOUNT IN ₹. | REMARKS | CHECK/TRADE AMOUNT |
| STAMP DUTY | ₹ 500.00 | Stamp Duty | |
| REGISTRATION FEE | ₹ 100.00 | Registration Fee | |
| Total | | ₹ 600.00 | |

DEFAUCED

₹ 600.00

CHALLAN DEFAUCED DETAILS

| Sl No | Remarks | Debitment No. | Debitment Date | Value | Debitment Amount |
|-------|---------|---------------|----------------|----------|------------------|
| 1 | CHALLAN | 0205202205591 | 02/05/2022 | ₹ 600.00 | ₹ 600.00 |



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STATE BANK OF INDIA Date 02/05/2022 10:43

₹ 400.00

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PKN 0205202205591 Received Date 02/05/2022

Received from MS DA BALAH BUDCON, Isolate number: S000000200 an amount of ₹ 400.00 towards Document Handling Charges for the Document to be registered on Document No. 4797 dated 02/05/2022 at the Sub Registrar office, MS DA BALAH BUDCON, Dist. Thane.

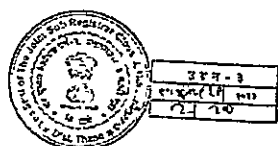
DEFAUCED

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| Bank Name | SBI | Payment Date | 02/05/2022 |
| Branch | 10004182022050205120 | ASP No | 0213184579 |
| Defaulter No | 0205202205591D | Defaulter Date | 02/05/2022 |

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



CHALLAN
 MTR Form Number-6

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| CHN | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 | 135111 |
| Department | Inspector General of Registration | Payee Details | | | | | | | |
| Type of Payment | Stamp Duty | Tax ID/TAN (if any) | | | | | | | |
| Office Name | Sub Registrar's Office | Full Name | MS DA BALAH BUDCON | | | | | | |
| Address | NAHE | Pin Code | MS DA BALAH BUDCON | | | | | | |
| Year | 2022-23 | Doc Type | Survey No. | 1632, Survey No. 22, Survey No. 1104 | | | | | |

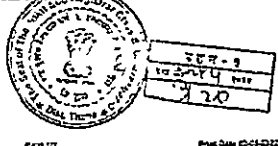
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| AMOUNT PAID DETAILS | AMOUNT IN ₹. | REMARKS | CHECK/TRADE AMOUNT |
| STAMP DUTY | ₹ 400.00 | Stamp Duty | |
| REGISTRATION FEE | ₹ 100.00 | Registration Fee | |
| Total | | ₹ 500.00 | |

DEFAUCED

₹ 500.00

CHALLAN DEFAUCED DETAILS

| Sl No | Remarks | Debitment No. | Debitment Date | Value | Debitment Amount |
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| 1 | CHALLAN | 0205202205591 | 02/05/2022 | ₹ 500.00 | ₹ 500.00 |



**SPECIAL POWER OF ATTORNEY
TO ALL TO WHOM THESE PRESENTS SHALL COME**

We **M/S. SAI BALAJI BUILDCON** a partnership firm through its Authorized Partner Mr. Amit Shantilal Rangani age 39 years Indian Inhabitant having its registered office at 402, Hattis Ganga 1 N Road, Malund (West) Mumbai 400040 and residing at C/201 (Om Swasti CHS 14 DDL Marg, Malund West, Mumbai 400040, do hereby **SHND GRESTING**

WHEREAS

(A) By virtue of Development Agreement and Irrevocable Power of Attorney dated 19/09/2013 executed by and between Mr. Balu Lahu Chohary Mr. Jayant K. Thambare therein referred to as the Owners and **M/S. SAI BALAJI BUILDCON** therein referred to as Developers being the Grantors herein, the said Developers acquired development rights in respect of the property bearing S. No 1620, 1683 20 total address being 6620 Sq Mtrs Village Umbral Taluka Ambernath Dist. Thane (hereinafter called and referred to as "The Said Property") for the consideration and upon the terms, conditions and obligations contained therein. The said Development Agreement and Irrevocable Power of Attorney both dated 19/09/2013 are duly registered in the Office of Sub Registrar of Assurances, Uthaneswar 3 at serial nos UHNS 4627 2013 and PTA No UHNS 6627-2013 & other Development Agreement Serial No UHNS 6623 2013 and PTA No UHNS 6663 2013 respectively.

Also by virtue of Sale Deed & Irrevocable Power of Attorney 30/06/2016 executed by Mrs. Binu Phromi M.D. and others, herein referred to as the Owners and **M/S. SAI BALAJI BUILDCON** therein referred to as the Purchasers being the Promoters herein the said owners sold transferred created assigned conveyed and assumed upon the Purchasers therein the Said property bearing S.No. 4114 total address being 2400 Sq Mtrs Village Umbral Taluka Ambernath Dist. Thane for the total consideration and upon the terms and subject to the conditions contained therein. The said Sale Deed and Irrevocable Power of Attorney both dated 30/06/2016 are duly registered in the Office of Sub Registrar of Assurances, Uthaneswar - 3 at serial nos UHNS 6627-2013 and PTA No UHNS 6663 2013 and that the same is legal, valid, subsisting and enforceable under law.

and proper return to set for us and do all necessary acts, deeds matters and things in connection of the sale and transfer of residential flats and units in the proposed building to be constructed by us on the said Property unto and in favour of the prospective purchasers.

Now **SAI BALAJI BUILDCON** a partnership firm through its Authorized Partner **Mr. AMIT SHANTILAL RANGANI** do hereby nominate constitute and appoint

1. **MR. ARVIND GOND** age 37 years Indian Inhabitant residing at Flat No. 13 Sapna building Sector 1 Near Management Hotel, Nanpada, Navi Mumbai - 400704.

2. **MR. SUNIL KUMAR YOGENDRA JAISWAR** age 37 years Indian Inhabitant residing at Transit Camp Near Rama Bazar, Ramnagar Colony Chhatrapati S. No. 100075 all employees of **M/S. SAI BALAJI BUILDCON** family and dependents to be our true and lawful attorney in and to our use and behoof to do all such things and to sign and to all such deeds, contracts and things relating to the sale and transfer to of the residential flats and units in the proposed building to be constructed by us in the said property unto and in favour of the prospective purchasers, that it is to say

- To attend, execute all Agreements for sale of Plats, Registration Deeds, Exchange Deeds, Confirmation Deeds, Cancellation Deeds, in respect of sale and transfer of residential flats and units in the Proposed building to be constructed and referred to as "The Said Property", unto and in favour of the prospective purchasers for us and on our behalf.
- To appear before the Sub-Registrar, District Registrar or any other competent authority and such other authorities for the purpose of Plats Rectification Deeds, Exchange Deeds, Confirmation Deeds, Cancellation Deeds in respect of sale and transfer of residential flats and units in the Proposed building to be constructed and referred to as "The Said Property", unto and in favour of the prospective purchasers.
- To attend execution of any Agreements for sale of Plats Rectification Deeds, Exchange Deed Confirmation Deeds, Cancellation Deeds, Mortgage Deeds in favour of Banks for availing Housing Loan in respect of sale and

(B) In accordance with the provisions of Section 14 and 15 of the Maharashtra Regional Town Planning Act 1966 the said Development Managers Corporation has granted the Development Permission/management Certificate bearing no **KDMCTPD/BB/97VILLAGES/2018 201661 DATED 24/04/2022** and hereby sanctioned permission for construction of building Wing "A" & "B" consisting of Silt + 1st Floor to 21st Floor (total 21 nos building Wing "B" & "C" consisting of Silt + 1st Floor to 17th Floor & 1 Building Wing "D" consisting of Silt + 1st to 15th Floor where 11 to 15th Floor will be allotted to **SAHARA**. We further propose to obtain revised permission for construction of Building Wing (A, B, C & D) Silt + 1st to 21st Floor & Wing "E" Silt + 1st to 21st Floor for proposed to be constructed on the said Property.

(C) In accordance with the abovesaid sanctioned plans and layout of construction permission we have commenced the construction work of proposed construction project with the advice of **M/S. HERRA** under the relevant provisions Real Estate (Regulation and Development) Act 2016 and have further obtained booking for residential flats and units from the prospective purchasers and also from banks as an investment.

(D) In order to manage the development work of the said Property effectively by us and with an intention to proceed with registration of various documents for sale of flats and units in the said property to the prospective purchasers for the purpose of the said project and to obtain loan from any bank and use financial institution **M/S. SAI BALAJI BUILDCON** through its Authorized Partner **Mr. AMIT SHANTILAL RANGANI** intend to and do nominate and appoint



(1) **MR. ARVIND GOND** age 37 years Indian Inhabitant residing at Flat No. 13 Sapna Building, Sector 1 Near Management Hotel, Nanpada, Navi Mumbai - 400704.

(2) **MR. SUNIL KUMAR YOGENDRA JAISWAR** age 37 years Indian Inhabitant residing at Transit Camp Near Rama Bazar, Ramnagar Colony Chhatrapati S. No. 100075 all employees of **M/S. SAI BALAJI BUILDCON** as our true and lawful attorney in and to our use and

transfer of residential flats and units and do all necessary acts, deeds matters and things in connection of the sale and transfer of residential flats and units in the proposed building to be constructed by us on the said Property unto and in favour of the prospective purchasers.

Generally to do all such things and to sign and to all such deeds, contracts and things relating to the sale and transfer to of the residential flats and units in the proposed building to be constructed by us in the said property unto and in favour of the prospective purchasers, that it is to say

1. To attend, execute all Agreements for sale of Plats, Registration Deeds, Exchange Deeds, Confirmation Deeds, Cancellation Deeds, in respect of sale and transfer of residential flats and units in the Proposed building to be constructed and referred to as "The Said Property", unto and in favour of the prospective purchasers for us and on our behalf.

2. To appear before the Sub-Registrar, District Registrar or any other competent authority and such other authorities for the purpose of Plats Rectification Deeds, Exchange Deeds, Confirmation Deeds, Cancellation Deeds in respect of sale and transfer of residential flats and units in the Proposed building to be constructed and referred to as "The Said Property", unto and in favour of the prospective purchasers.

3. To attend execution of any Agreements for sale of Plats Rectification Deeds, Exchange Deed Confirmation Deeds, Cancellation Deeds, Mortgage Deeds in favour of Banks for availing Housing Loan in respect of sale and

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Plot of land bearing Survey No. 1620, 20 total address being 6620 square meters & Survey No. 4114 total address being 2400 square meters situated at Ramnagar Colony Umbral, Taluka Ambernath District Thane and within the limits of Maharashtra Municipal Corporation and within the jurisdiction of Registration District Thane and Registration Sub District Uthaneswar and bounded as per the survey plan.



(1) **MR. ARVIND GOND** age 37 years Indian Inhabitant residing at Flat No. 13 Sapna Building, Sector 1 Near Management Hotel, Nanpada, Navi Mumbai - 400704.

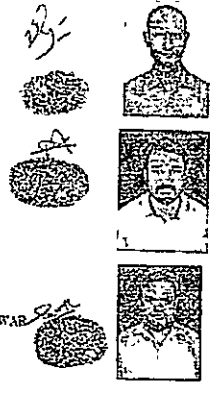
(2) **MR. SUNIL KUMAR YOGENDRA JAISWAR** age 37 years Indian Inhabitant residing at Transit Camp Near Rama Bazar, Ramnagar Colony Chhatrapati S. No. 100075 all employees of **M/S. SAI BALAJI BUILDCON** as our true and lawful attorney in and to our use and

IN WITNESS WHEREOF We have hereunto set our respective hands & Seals the 02nd Day of May 2023.

SIGNED SEVERALLY AND DELIVERED BY THE

WITNESSES: GRANTOR

Mrs. SAI BALAJI BUILDCON
 PAN NO ACHFS1905F
 Through its Authorized Partner
 MR. AMIT SHANTILAL RANGANI
 PAN NO AGMP86371E



WE ACCEPT

1. MR. ARVIND GOND
 PAN NO AW3MPG342K

2. MR. SUNIL KUMAR YOGENDRA JAISWAR
 PAN NO AJUP23065H

Witness

1. Anand Jaywan - Jadhav

2. Madhakar B Utac

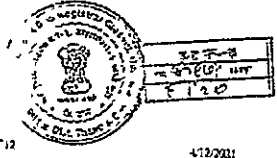


पञ्जाब नगरपालिका
 नगर कार्यपालिका (नगर कार्यपालिकाको कार्यालय)
 काठमाडौं (२०७३)
 दिनांक: ०२/०५/२०२३

संख्या: २३/५२३/२०२३

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पञ्जाब नगरपालिकाको कार्यालयबाट जारी भएको छ।
 नगर कार्यपालिकाको कार्यालय, काठमाडौं।
 दिनांक: ०२/०५/२०२३



पञ्जाब नगरपालिकाको कार्यालयबाट जारी भएको छ।
 नगर कार्यपालिकाको कार्यालय, काठमाडौं।
 दिनांक: ०२/०५/२०२३

उपल - ३
 वस्तु क्र. ४४/२ २०२३
 ४४ ४६

पञ्जाब नगरपालिका
 नगर कार्यपालिका (नगर कार्यपालिकाको कार्यालय)
 काठमाडौं (२०७३)
 दिनांक: ०२/०५/२०२३

संख्या: २३/५२३/२०२३

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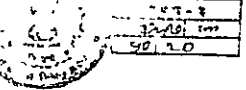
पञ्जाब नगरपालिका
 नगर कार्यपालिका (नगर कार्यपालिकाको कार्यालय)
 काठमाडौं (२०७३)
 दिनांक: ०२/०५/२०२३

संख्या: २३/५२३/२०२३

| क्र.सं. | नाम | पेशा | संस्था | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | संकेत | |
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पञ्जाब नगरपालिकाको कार्यालयबाट जारी भएको छ।
 नगर कार्यपालिकाको कार्यालय, काठमाडौं।
 दिनांक: ०२/०५/२०२३

पञ्जाब नगरपालिकाको कार्यालयबाट जारी भएको छ।
 नगर कार्यपालिकाको कार्यालय, काठमाडौं।
 दिनांक: ०२/०५/२०२३





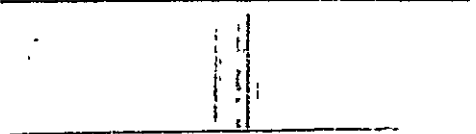
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| 97 | ... | ... | ... | ... | ... |
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| 99 | ... | ... | ... | ... | ... |
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
 ವಿಧಾನಸಭೆ
 2023
 2023

4/2023



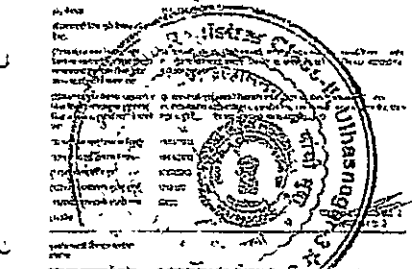
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
 ವಿಧಾನಸಭೆ
 2023
 2023



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
 ವಿಧಾನಸಭೆ
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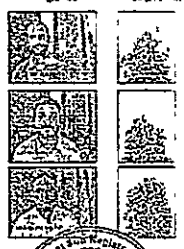
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
 ವಿಧಾನಸಭೆ
 2023
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
 ವಿಧಾನಸಭೆ
 2023
 2023

02-06-2023 11:19 PM
 444 444 4444444444
 4444 4444 44444444

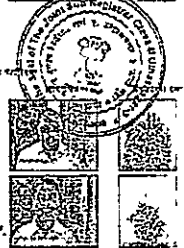
REGISTRATION NO. 123456789
 1234 5678 9012

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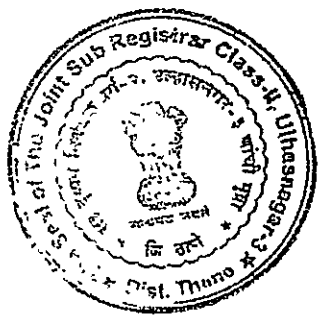
...

Number Dates

| Sr | Processor | Type | Workflow ref/Vendor | GRN/License | Amount | Used At | Drains Number | Drain Date |
|----|------------------------------|--------|---------------------|------------------|--------|---------|------------------|------------|
| 1 | MIS DA
BALAJI
SUDHAKAR | Chukra | 000000000000000000 | 1234567890123456 | 500.00 | SD | 0000000000000000 | 21/05/2023 |
| 2 | | Chukra | | 0000000000000000 | 0.00 | RF | 0000000000000000 | 21/05/2023 |
| 3 | MIS DA
BALAJI
SUDHAKAR | Chukra | | 1234567890123456 | 0.00 | RF | 0000000000000000 | 21/05/2023 |

...

उह न - ३
 दस्त क्र. १५००३ २०२३
 ६००६६



339/14704

बुधवार, 13 डिसेंबर 2023 3:28 म.नं.

दस्त गोपवारा भाग-1

उहून3

दस्त क्रमांक: 14704/2023

दस्त क्रमांक उहून3 /14704/2023

बाजार मूल्य: रु. 21,57,300/-

सोवदला रु. 44,99,800/-

भरलेले मुद्रांक शुल्क. रु.3,15,000/-

दु. नि. सह. दु. नि. उहून3 याचे कार्यालयात

पावती:17395

पावती दिनांक: 13/12/2023

अ. क्र. 14704 वर दि.13-12-2023

सादरकण्यागचे बाब अभित रघुनाथ कुंभार --

रोजी 3:27 म.न. वा हजर केला.

गोंदणी फी

रु. 30000 00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठाची संख्या 68

एकूण: 31360.00

दस्त हजर करणाऱ्याची मही:

Sub Registrar Ulhasnagar 3

Sub Registrar Ulhasnagar 3

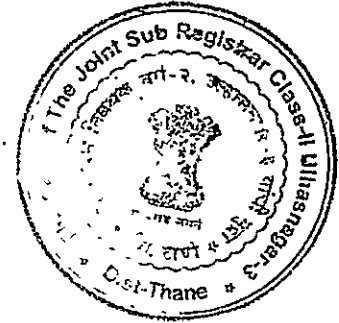
दस्ताचा प्रसार. करारनामा

मुद्रांक शुल्क (दोन) कोणत्याही नगरपालिका किंवा नगर पचायन किंवा ग्यालसन दमलेल्या कोणत्याही फटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक चित्रणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्रं 1 13 / 12 / 2023 03 : 27 28 PM ची वेळ (भादगीघण्या)

शिक्का क्रं 2 13 / 12 / 2023 03 : 28 : 19 PM ची वेळ (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजास
कोणत्याही पुरक कागदपत्रे ही असतील व खरी
कोणी चोटी/बजावट आढळून आल्यास
१९९८ चे अन्वये CR अन्वये
कोणी दस्तऐवजास जबाबदार राहू.



लिहिलेले घेणार

L. A. Kumbhar



13/12/2023 3:31:04 PM

दस्तावेज भाग-2

उपलब्ध

दस्तावेज क्रमांक 14704/2023

दस्तावेज क्रमांक : 14704/2023

दस्तावेज प्रकार : करारनामा

| अनु क्र. | पदाधारकचे नाव व पता | पदाधारकाचा प्रकार | छायाचित्र | उत्ता प्रमाणित |
|----------|---|--|-----------|----------------|
| 1 | नाथ नेमर्ग साई याचकी विन्टवनि लॉफे भागीदार प्रभिन शाहीनाथ रमा ती यांच्यावतीने व बुधी अध्यायाकरीना अश्विनि लॉफे - पत्ता: प्लॉट नं. - भाळा नं. - इगारतीचे नाव - ब्लॉक नं. - गेट नं: 402, दत्तन गैलेफ्सी, जे. एन. रोड, गेहूण विनेमा जवळ, मुलुट पश्चिम, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: ACHFS1365F | विद्युत वेणार
वय :- 34
स्वाक्षरी | | |
| 2 | नाथ अश्विन रघुनाथ कुभार - - पत्ता: प्लॉट नं. - भाळा नं. - इगारतीचे नाव - ब्लॉक नं. - गेट नं: 414 /18, पीटर लुडम याशी, बीर सायफकर मार्ग, प्रभादेवी, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: BCIPK3077J | विद्युत वेणार
वय :- 35
स्वाक्षरी | | |
| 3 | नाथ लविना अश्विन कुभार - - पत्ता: प्लॉट नं. - भाळा नं. - इगारतीचे नाव - ब्लॉक नं. - गेट नं: 414 /18, पीटर लुडम याशी, बीर सायफकर मार्ग, प्रभादेवी, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: CDAPK0870M | विद्युत वेणार
वय :- 38
स्वाक्षरी | | |

L.A. Kumbhar

दरील दस्तऐवज करून देणार नसावतील करारनामा चा दस्तऐवज करून दिव्याचे कळून करतार शिक्षा क्र.3 ची वेळ: 13 / 12 / 2023 03 : 29 51 PM .

शेकर-

जामीन इत्यर्थे निवेदीत करतार वी ते दस्तऐवज न व करून देणारनामा यांच्या ओळख पान वरचा वी ओळख पत्रे पान

अनु क्र. पदाधारकचे नाव व पता

1 नाव - - जयेश महादेकर
वय: 22
पत्ता धरमसाध पुज
पिन कोड: 421501

नाथरी

2 नाव: गद्युकर वी, उवाळे - -
वय 48
पत्ता: धरमसाध पूर्व
पिन कोड: 421501

स्वाक्षरी

प्रमाणित करण्यात येते की सदर दस्त
... मध्ये ... पावे आहेत
पुस्तक क्रमांक ... वर नोंदला
दिनांक 13/12/2023

शिक्षा क्र.4 ची वेळ: 13 / 12 / 2023 03 : 30 : 28 PM

शिक्षा क्र.5 ची वेळ: 13 / 12 / 2023 03 : 31 : 04 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Udhav Nagar 3

भाषिकर्ता: पाटील

सह दुय्यम निबंधक वर्ग-२, उल्हासबाजार-३

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|------------------------|----------------------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | AMIT RAGHUNATH KUMBHAR | eSBTR/Simple Receipt | 69103332023121350051 | MH012293528202324R | 315000 00 | SD | 0006472851202324 | 13/12/2023 |
| 2 | | DHC | | 1223128111995 | 1360 | RF | 1223128111995D | 13/12/2023 |
| 3 | AMIT RAGHUNATH KUMBHAR | eSBTR/Simple Receipt | | MH012293520202324R | 30000 | RF | 0006472851202324 | 13/12/2023 |

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

14704 /2023

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2. Got print immediately after registration.

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