

Receipt parts

333/16489

पावती

Original/Duplicate

Friday, November 17, 2023

नोंदणी क्र.: 333

1:06 PM

Regn: 333M

पावती क्र.: 17982

दिनांक: 17/11/2023

पावतीचे नाव: बलधाणी

दस्तावेजाचा अनुक्रमांक: कलन4-16489-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मतीष साहेबराव घेगडमल

नोंदणी फी

₹. 24200.00

दस्तानाळणी फी

₹. 1200.00

पृथांची संख्या: 60

एकूण:

₹. 25400.00

आपणाम मूळ दस्त, थंयनेल प्रिंट, मूची-२ अंदाजे

1:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

सहसंचालक, नोंदणी विभाग, कलन 4

वाजार मूल्य: ₹. 1717000/-

मोबदला ₹. 2418709/-

भरलेले मुद्रांक शुल्क: ₹. 169500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123163204357 दिनांक: 17/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011058784202324E दिनांक: 17/11/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 24000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011042563202324E दिनांक: 17/11/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अनन्याम तपशिल :-

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

सहसंचालक, नोंदणी विभाग, कलन 4

प्रदीकाराची सखी

सहसंचालक, नोंदणी विभाग, कलन 4

मूल्यांकन पत्रक (शहरा क्षेत्र - बांधाव)					
Valuation ID	202311172302	17 November 2023, 12:27:46 PM			
मूल्यांकनाचे वर्ष	2023	कलन4			
जिल्हा	ठाणे				
मूल्य विभाग	तासुका : कल्याण				
उप मूल्य विभाग	27/83-विभाग.3 बल्याणी गावातील मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तयल्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
6800	43800	49300	55000	49300	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	39.193 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs. 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	35.63 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.43800/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= ((43800-6800) * (100 / 100)) + 6800)				
	= Rs.43800/-				
A) मुळा मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 43800 * 39.193				
	= Rs.1716653.4/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुळा मिळकतीचे मूल्य + तय्याराचे मूल्य + मेडॉनईन मजला क्षेत्र मूल्य + लागतव्या मज्जीचे मूल्य (दुकी बाकती) + वरील मज्जीचे मूल्य + बंदिलत वाहन लष्काचे मूल्य + खुल्या जमिनीवरील वाहन लष्काचे मूल्य + इमारती भिंतीच्या खुल्या भागाचे मूल्य + बंदिलत बाकती + खर्चगिस्त वाहनलष्क				
	= A + B + C + D + E + F + G + H + I + J				
	= 1716653.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.1716653/-				
	= र सतरा लाख सोळा हजार सहा शो त्रेपन्न /-				

कलन - 8
दस्तावेज 9/10/23
9/10

Home Print





CHALLAN
MTR Form Number-6



GRN	MH011050764202324E	BARCODE		Date	17/11/2023-12:57:57	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No. (If Applicable)	AQOPG2617F		
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	SATISH S GHEGADMAL				
Location	THANE	Flat/Block No.	FLAT NO 401 4TH FLOOR C WING SUBHASH				
Year	2023-2024 One Time	Premises/Building	RESIDENCY				

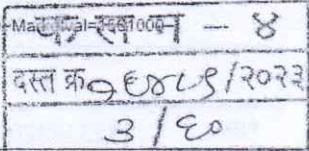
Account Head Details	Amount In Rs.	Remarks (If Any)						
0030063301 Registration Fee	200.00	Road/Street	WING C AND D					
		Area/Locality	TITWALA					
		Town/City/District						
		PIN	4	2	1	3	0	2
		PAN2=ASAPP7357B-SecondPartyName=AARAV GROUP-CA=2418709-MarketVal=1661000 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> कलन - 8 दस्त क्र. 9604 / 2023 2/00 </div>						
		Amount In	Two Hundred Rupees Only					
Total	200.00	Words						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023111713772	2808002704
Cheque/DD No.		Bank Date	RBI Date	17/11/2023-12:59:13	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलय केवल दुरसम निबंधक कार्यालयात नोदणी करायच्या दस्तांसाठी लागू आहे. नोदणी न करायच्या दस्तांसाठी सधर चलय लागू नाही.
 Mobile No. : 8082503322



GRN	MH011042563202324E	BARCODE	[Barcode]		Date	17/11/2023-09:09:19	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				KLN4_KALYAN 4 JOINT SUB REGISTRAR				
Location				THANE				
Year				2023-2024 One Time				
Payer Details				TAX ID / TAN (If Any)				
PAN No.(If Applicable)				AQOPG2617F				
Full Name				SATISH S GHEGDMAL				
Flat/Block No.				FLAT NO. 401, 4TH FLOOR C WING SUBHASH				
Premises/Building				RESIDENCY				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	189500.00	WING C AND D	TITWALA		4 2 1 3 0 2	
0030063301 Registration Fee	24000.00					
PAN2=ASAPP7357B-SecondPartyName=AARAV GROUP-CA=2418709-Ma						
						
Total		1,93,500.00	Amount In Words	One Lakh Ninety Three Thousand Five Hundred Rupees Only		

Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332023111710934	2030040208		
Cheque/DD No.		Bank Date	RBI Date	17/11/2023-09:11:15	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID: [Blank] Mobile No.: 0682503322
 NOTE: This challan is valid for document to be registered in Sub-Registrar Office only. Not valid for unregistered document.
 सधर चालन केवल दुरयम निवृत्तक कार्यालयत नोदणी कराययत नोदणी न कराययत दुरयमाली सधर चालन लागू नाही.


[Handwritten Signature]



[Handwritten Signature]

क ल न - ४
दस्त क्र. १६४८९/२०२३
४/६०

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123163204357	Date 16/11/2023
Received from S R KALYAN , Mobile number 7303351408, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 16/11/2023
Bank CIN 10004152023111604122	REF No, 332020195720
This is computer generated receipt, hence no signature is required.	

D H C Department of Stamp & Registration	
Receipt of Document Handling Charges	
PRN 1123163204357	Receipt Date 17/11/2023
Received from S R KALYAN , Mobile number 7303351408, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No: 16489 dated 17/11/2023 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
	
Payment Details	
Bank Name SBIN	Payment Date 16/11/2023
Bank CIN 10004152023111604122	REF No. 332020195720
1123163204357D	Deface Date 17/11/2023
This is computer generated receipt, hence no signature is required.	



क ल न - ४

दस्त क्र. १८०१९/२०२३

५/६०

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli on this 17th day of November 2023.

BETWEEN

M/S. AARAV GROUP, Through its proprietor MR. AKSHAY SUBHASH PAWAR PAN – ASAPP7357B, having its office at B-8, Dnyaneshwar CHS, Regency Estate, Dnyaneshwar Nagar, Dawadi Gaon, Dombivli (E)- 421203, hereinafter called and referred as PROMOTER/DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof mean and include the his heirs, executors, administrators and assigns) of the First Part;

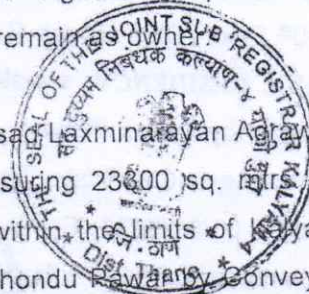
AND

MR.SATISH SAHEBRAO GHEGADMAL, Age 39 years, Occupation Service, PAN- AQOPG2617F Residing at PanchSheel Ward Committee No.1., Ekta Chawl, Surya Nagar,Opp. HCC Company, Tagore Nagar, Vikroli (West), Mumbai-400083, hereinafter called the PURCHASERS/ALLOTTEE (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) of the Other Part;

WHEREAS The said land that is free hold non-agricultural plot of land bearing S.no. 54 hissa no.4 admeasuring 23300 sq. mtrs. Situated at village Balyani, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation originally owned by Mr.Kutubuddin Ambir.

AND WHEREAS The said owner i.e. Mr.Kutubuddin Ambir had sold said property to Mr. Dwarkaprasad Laxminarayan Agrawal Mr.Jagdish prasad Laxminarayan Agrawal by Sale Deed Dated 09/01/1970. AND WHEREAS afterwards Dwarkaprasad Laxminarayan Agrawal expired and hence Mr.Jagdish prasad Laxminarayan Agrawal remain

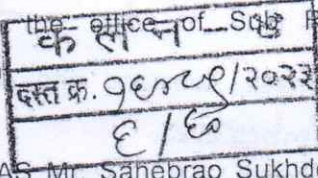
AND WHEREAS thereafter Mr.Jagdish prasad Laxminarayan Agrawal sold said land bearing S.no. 54 hissa no.4 admeasuring 23300 sq. mtrs. Situated at village Balyani, Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation. To Mr. Subhash Dhondu Pawar by Conveyance Deed Dated 23/08/2001. the said Conveyance is registered in the office of Sub Registrar, Kalyan-1 under Document no. 2604/2001.



(Signature)

(Signature)

AND WHEREAS thereafter Mr. Subhash Dhondu Pawar had sold part of said property admeasuring 11700 sq. mtrs. to Mr. Sahebrao Sukhdeo Khilari by Conveyance Deed Dated 29/12/2009 the said Conveyance is registered in the office of Sub Registrar, Kalyan-1 under Document no.8979/2009



AND WHEREAS Mr. Sahebrao Sukhdeo Khilari has agreed to sale the said part of land admeasuring 11700 sq. mtrs. to Mr. Akshay Subhash Pawar as per Agreement for sale on Dated 26/09/2017 is registered in the office of Sub Registrar Kalyan-3 under Document No. 4761/2017. Thereafter the said land is finally conveyed as per sale deed dated 13/11/2017 and registered with sub registrar kalyan-4 on 16/11/2017 under document no 11357 by Mr. Sahebrao Sukhdeo Khilari to Mr. Akshay Subhash Pawar. And other part admeasuring 11600 sq. mtrs. is Gifted by Mr. Subhash Dhondu Pawar to Mr. Akshay Subhash Pawar a Gift Deed dt. 15/06/2016 is registered in the office of Sub Registrar K4 under Document No. 5060/2016 on 15/06/2016.

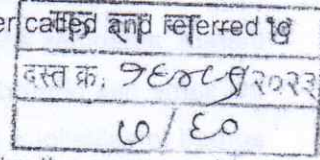
And as such Mr. Akshay Subhash Pawar is the owner of land bearing S.no. 54 hissa no.4 admeasuring 23300 sq. mtrs. Situated at village Balyani, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation.

AND WHEREAS the Developer/Promoter has entered into standard agreement with Architect Mr. Ujwal Bhole of Dombivli (E), registered with the Council of Architects and the Developers/Promoters have appointed a Structural Engineer Mr. Ajay Mahale, for the preparation of the plans, specifications and structural designs of the proposed building to be constructed on the said land, and the Promoters accept the professional supervision of the said Architect and the Structural Engineer till the completion of the said building;

AND WHEREAS the Developer/Promoter has commenced the construction of a project on the said land being a building having 5 Residential Building, Building No. 1, Stilt + 9th Floors, Building No.2, Wing A,B,C,& D, consisting of Stilt + 10th Floor, Club House Gr + 1st Floor & Podium building to be known as **SUBHASH RESIDENCY**, situated at Titwala, in accordance with the plans sanctioned by the Kalyan Dombivli Municipal Corporation vide its Commencement Certificate bearing No. KDMC/TPD/BP/KD/2022-23/24, dated 03/06/2022, For building no. 1 Stilt(part) - Ground(part) 1st & 2nd floor-Commercial, 3rd to 7th floor - Residential, Building no. 2- Wing A - stilt



(part) - Ground(part), 1st & 2nd floor – podium, 3rd to 10th floors – Residential + Commercial, Wing B - stilt (part) - Ground(part), 1st & 2nd floor – podium, 3rd to 10th floors – Residential + Commercial, Wing C - 1st & 2nd floor – podium, 3rd to 10th floors – Residential, Wing D - 1st & 2nd floor – podium, 3rd to 10th floors – Residential, Club House – Ground & 1st floor (hereinafter called and referred to for the sake of brevity as the SAID PROJECT);



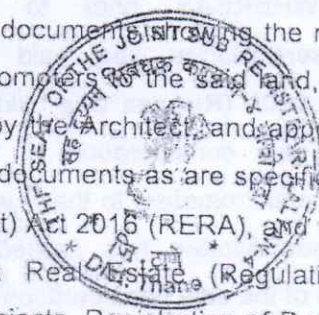
AND WHEREAS the copies of the floor plan approved by the concerned local authorities have been annexed hereto as Annexure-I;

AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing No. P51700048150, dated 12/12/2022, the copy of the registration certificate is annexed hereto as Annexure-II;

The Builder has also applied for RERA certificate for "C & D" Wing and same is received on 12/12/2022.

AND WHEREAS while sanctioning the said plans the Kalyan Dombivli Municipal Corporation has laid down certain terms, conditions, stipulations which are to be observed and performed by the Developers/Promoters while developing the said land and the building to be constructed thereon and upon the due observance and performance of the terms and conditions, the completion and/or occupation certificate in respect of the building shall be granted by the Kalyan Dombivli Municipal Corporation;

AND WHEREAS on the demand of the Purchasers/Allottee, the Developers/Promoters have given inspection of all the documents relating to its title to the said land, including copies of Certificate of Title of the said land issued by Advocate of the Developers/Promoters, relevant revenue records being 7/12 Extracts and/or all other relevant documents showing the nature of title of the Owners and/or the Developers/Promoters to the said land, and the plans, designs and specifications prepared by the Architect and approved by the competent authorities, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (RERA), and the rules made thereunder being The Maharashtra Real Estate (Regulation And Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest And Disclosures on Website) Rules 2017



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SAID ACT & THE SAID RULE

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AND WHEREAS the Developers/Promoters have made full and true disclosure of the nature of its title to the said land and the Purchaser/ Allottee after going through the entire disclosures, the future course of development and also verifying the site of the building and the work of construction and its progress thereof, amenities and nature and scope thereof and after being satisfied about the same has offered to purchase/acquire and the Developers/Promoters have agreed to sell/allot a residential unit being Flat No.401, on the 4th Floor, in the "C" Wing, of the project to be known as **SUBHASH RESIDENCY WING C AND D**, to be constructed on the said land, situated at Titwala (E), and more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter called and referred to for the sake of brevity as the **SAID UNIT**);

AND WHEREAS the carpet area of the said Flat is **29.94 Sq.Mtrs.**, alongwith an Exclusive Area totally admeasuring **4.12 Sq.Mtrs.** being Balcony admeasuring **1.57 Sq.Mtrs.**, Service Slab Area admeasuring For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Purchasers/Allottee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Purchasers/Allottee, but includes the area covered by the internal partition walls of the Apartment and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Unit for exclusive use of the Purchasers/Allottee or verandah area and exclusive open terrace, Flower Bed area, appurtenant to the said Unit for exclusive use of the Purchasers/Allottee, (iii) All walls which are constructed or provided on an external face of an apartment shall be regarded as "external wall" and (iv) All walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall";

AND WHEREAS prior to the execution of these presents the Purchasers/Allottee has paid to the Developers/Promoters a sum of Rs.1,11,000/- (Rupees One Lakh Eleven Thousand only) being part payment of the sale consideration of the said Unit agreed to be sold by the Developers/Promoters to the Purchasers/Allottee as advance payment and the Purchasers/Allottee has agreed to pay to the Developers/Promoters the balance of the sale consideration in the manner hereinafter appearing;

AKC



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AND WHEREAS under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of the said Unit with the Purchasers/Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

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दस्त क्र. १६०५/२०२३
२/६०

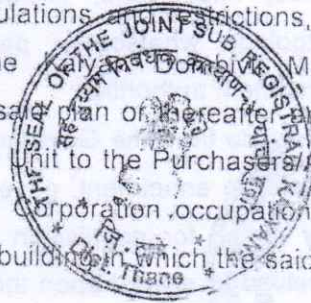
AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Developers/Promoters hereby agree to sell and the Purchasers/Allottee hereby agrees to purchase the said Unit;

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

1. The Developer/Promoter shall construct a project known as **SUBHASH RESIDENCY WING C AND D**, situated at Titwala (E), on the said land having 5 Residential Building, Building No. 1, Stilt + 9th Floors, Building No.2, Wing A,B,C,& D, consisting of Stilt + 10th Floor, Club House Gr + 1st Floor & Podium building comprising of residential units therein, in accordance with the designs, specifications and plans approved by the Kalyan Dombivli Municipal Corporation and which the Purchasers/Allottee has seen and approved, with such variations and modifications as the Developer/Promoter and/or Architects may consider necessary or as may be required by the Kalyan Dombivli Municipal Corporation to be made in them.

Provided that the Developer/Promoter shall obtain prior consent in writing of the Purchasers/Allottee in respect of variations or modifications which may adversely affect the said Unit of the Purchasers/Allottee, which consent shall not be unreasonably withheld.

2. The PROMOTER/DEVELOPER hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Kalyan Dombivli Municipal Corporation at the time of sanctioning the said plan of the hereafter and shall before handing over possession of the said Unit to the Purchasers/Allottee, obtain from the Kalyan Dombivli Municipal Corporation occupation and/or completion certificate in respect of the said building in which the said Unit is situated.



OK

OK

... has prior to the execution of this agreement satisfied himself about the title of the Developers/Promoters to the said land and on being satisfied with the same has agreed to purchase said Unit in the proposed new building from the Developers/Promoters.

कलन - ४
दस्तावेज (A) The
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The Purchasers/Allottee hereby agrees to purchase from the Developers/Promoters and Developers/Promoters hereby agree to sell/allot to the Purchasers/Allottee Flat No.401, having Carpet area admeasuring 29.94 Sq.Mtrs, on the 4th Floor, in the "C", Wing, of the project known as SUBHASH RESIDENCY WING C AND D, situated at Titwala (E), be constructed on the said land, and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter called and referred to for the sake of brevity as the SAID UNIT) for a total price or consideration of Rs.24,18,709/-(Rupees Twenty Four Lakh Eighteen Thousand Seven Hundred and Nine Only) inclusive of proportionate price of the common areas and facilities appurtenant to the said Unit.

(B) In addition to the area mentioned above, the Promoters have also proposed to provide an Exclusive Areas admeasuring 5.69 Sq.Mtrs., alongwith an Exclusive Area totally admeasuring 4.12 Sq.Mtrs. being Balcony admeasuring 1.57 Sq.Mtrs., Service Slab Area., appurtenant to the said Unit for exclusive use of the Purchasers/Allottee, which shall be fused to the said Unit and the same shall be subject to the final approval from sanctioning body at the time of obtaining the final Occupancy Certificate from sanctioning authority. The said areas are shown in the typical floor plan of the said Unit annexed hereto.



The Purchasers/Allottee hereby agrees to pay to the Promoters the agreed amount of consideration of Rs.24,18,709/-(Rupees Twenty Four Lakh Eighteen Thousand Seven Hundred and Nine Only) in the following manner:

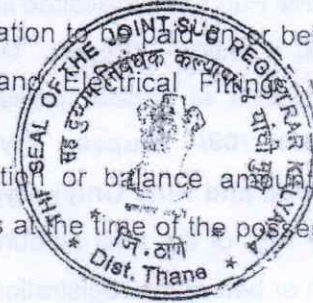
- The Purchasers/Allottee has paid on or before execution of this agreement a sum of Rs. 1,11,000/- (Rupees. One Lakh Eleven Thousand Only) out of total consideration as advance payment or application fee and the balance amount of Rs.23,07,709/- (Rupees Twenty Three Lakh Seven Thousand Seven Hundred and Nine Only) payable after sanction of Loan in the following manner:-
- 10% of the total amount of consideration to be paid to the developers on or before the registration of the agreement for sale.

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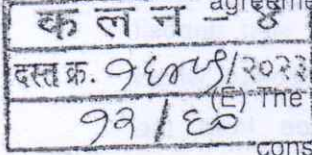
- c) 15% of the total amount of consideration to be paid on or before the plinth work of the said building.
- d) 4% of the total amount of consideration to be paid on or before the first slab of the said Ground floor.
- e) 4% of the total amount of consideration to be paid on or before the Second slab of the said First floor.
- f) 4% of the total amount of consideration to be paid on or before the Third slab of the said second floor.
- g) 4% of the total amount of consideration to be paid on or before the Fourth slab of the said Third floor.
- h) 4% of the total amount of consideration to be paid on or before the Fifth slab of the said Fourth floor.
- i) 4% of the total amount of consideration to be paid on or before the Sixth slab of the said Fifth floor.
- j) 4% of the total amount of consideration to be paid on or before the Seventh slab of the said Sixth floor.
- k) 4% of the total amount of consideration to be paid on or before the Eight slab of the said Seventh floor.
- l) 4% of the total amount of consideration to be paid on or before the Ninth slab of the said eight floor.
- m) 4% of the total amount of consideration to be paid on or before the Tenth slab of the said Ninth floor.
- n) 4% of the total amount of consideration to be paid on or before the Eleventh slab of the said Tenth floor.
- o) 5% of the total amount of consideration to be paid the before the work of brick work is completed.
- p) 5% of the total amount of consideration to be paid on or before the internal Plaster work is completed.
- q) 5% of the total amount of consideration to be paid on or before the external Plaster work is completed.
- r) 5% of the total amount of the consideration to be paid on the complication of the Flooring / Tiles work is completed.
- s) 5% of the total amount of the consideration to be paid on or before the Sanitary Fittings Lift / Water Pumps and Electrical Fittings work is completed.
- t) 6% of the total amount of consideration or balance amount of the consideration to be paid to the Developers at the time of the possession of flat is given to the purchaser.

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(D) The part-payment of the sale consideration of the said unit paid by the

Purchasers/Allottee to the PROMOTER/DEVELOPER on or before the execution of this agreement or anytime thereafter in excess of the respective installments as mentioned in Clause 4(E) hereinbelow, is and shall be paid by the Purchasers/Allottee on his own accord and wish and has received or shall be deemed to receive proper rebate for the same. It is agreed by the Purchasers/Allottee that, the PROMOTER/DEVELOPER has not demanded or forced the Purchasers/Allottee for the quantum of part-payment of consideration amount on or before execution of this agreement in respect of the said unit.



(E) The consideration mentioned in Clause 4(C) hereinabove is net consideration and excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and/or cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Unit. The Purchasers/Allottee shall be liable to pay all the taxes payable thereupon including but not limited to GST, cess etc. The said taxes and any other government/statutory taxes, if levied in future shall be paid by the Purchasers/Allottee immediately on demand.

(F) (i) The Purchasers/Allottee is aware that, if the net consideration mentioned in clause No.4(C) hereinabove is `50,00,000/- or above, the Purchasers/Allottee has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Further, the Purchasers/Allottee shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

(ii) The Purchasers/Allottee further agrees and undertakes that if the Purchasers/Allottee fails and/or neglects to deduct the tax at source or fails to pay the same after deduction, the Purchasers/Allottee alone shall be deemed to be an assessee in default in respect of such tax and the Promoters shall not be liable for any statutory obligations / liability for non-payment of such TDS.



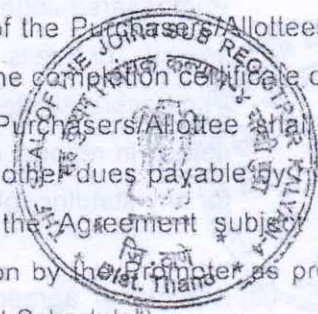
(iii) It is further agreed by the Purchasers/Allottee that, at the time of possession of the said Unit, if any discrepancy is found in actual

form 16B & 26AS, the Purchasers/Allottee has to pay equivalent amount as interest free security deposit and resolve the same within 4(four) months from the date of possession. This deposit will be refunded to Purchasers/Allottee once the discrepancy is rectified within aforesaid time. Provided further that in case the Purchasers/Allottee fails to resolve the discrepancy within the stipulated period of 4 (four) months from such Possession Date then the Promoters shall be entitled to forfeit the said deposit against the amount receivable from the Purchasers/Allottee, which amount was deducted by the Purchasers/Allottee from the payments to the Promoters on account of TDS but not paid to the credit of the Central Government. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Promoters.

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(I) The total price as mentioned in Clause No.4(C) hereinabove is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/ Allottee for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that effect alongwith the demand letter being issued to the Purchasers/Allottee, which shall only be applicable on subsequent payments.

(G) Time is essence for the Promoters as well as the Purchaser/ Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the said Unit to the Purchasers/Allottee and the common areas to the association of the Purchasers/Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchasers/Allottee shall make timely payments of the instalment and other dues payable by them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 4 (E) herein above. ("Payment Schedule").



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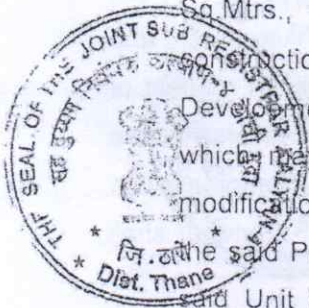
(H) The Promoter shall confirm the final carpet area that has been allotted to the Purchasers/Allottee after the construction of the building is complete and the occupation certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchasers/Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchasers/Allottee. If there is any increase in the carpet area allotted to Purchasers/Allottee, the Promoter shall demand the same from the Purchasers/Allottee as per the next milestone of the Payment Schedule. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4(A) of this Agreement.

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१४/६०

(I) The Purchasers/Allottee shall make payment of consideration as mentioned hereinabove to the Developers/Promoters by Cheque/DD/Pay order/RTGS/NEFT or by any other digital transaction mode of remittance to or in favour of the Bank Account of the Developer/Promoter as shall be separately notified in writing by the Promoter from time to time.

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

6. The PROMOTER/DEVELOPER hereby declare that, the Floor Space Index available as on date in respect of the said land is 1266.60 Sq.Mtrs. only. The Promoter has disclosed the total Floor Space Index of 1274.26 Sq Mtrs., as proposed to be utilised by it in the said land in the construction of the said project, including by availing Transferrable Development Rights (TDR) and/or based on expectation of increased FSI which may be available in future on payment of premium and/or on modifications to Development Control Regulations, which are applicable to the said Project, and the Purchasers/Allottee has agreed to purchase the said Unit based on the proposed construction and sale of units to be



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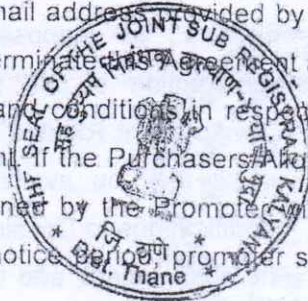
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carried out by the Developer/Promoter by utilising the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Developers/Promoters only.

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दस्तक १९४९/२०२३
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7. If the Developer/Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchasers/Allottee, the Developer/Promoter agree to pay to the Purchasers/Allottee, who does not intend to withdraw from the project, interest as specified in the said Rules framed by the State Government from time to time under the said Act, on all the amounts paid by the Purchasers/Allottee, for every month of delay, till the handing over of the possession. The Purchasers/Allottee agrees to pay to the Developer/Promoter, interest as specified in the said Rules framed by the State Government from time to time under the said Act, on all the delayed payment which become due and payable by the Purchasers/Allottee to the Developer/Promoter under the terms of this Agreement from the date the said amount is payable by the Purchasers/Allottee to the Developer/Promoter.
8. Without prejudice to the right of the Promoter to charge interest on all the delayed payments as provided hereinabove, on the Purchasers/Allottee committing default in payment on due date of any amount due and payable by the Purchasers/Allottee to the Promoter under this Agreement, (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and/or the Purchasers/Allottee committing breach of any of the terms and conditions herein contained, the Promoter shall be fully entitled, at its option to terminate this Agreement if payment default is made 3 times.

PROVIDED THAT the Promoter shall give notice of fifteen days in writing to the Purchasers/Allottee, by Registered Post AD at the address provided by the Purchasers/Allottee and mail at the e-mail address provided by the Purchasers/Allottee, if any, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchasers/Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.



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PROVIDED FURTHER THAT upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchasers/Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters) within a period of thirty days

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of the termination, the installments of sale consideration of the said Unit which may till then have been paid by the Purchasers/Allottee to the Promoter. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoter shall be at liberty to dispose off and to sell the said Unit to such person or persons at such price and on such conditions as the Promoter may desire and think fit in their absolute discretion and the Purchasers/Allottee shall have no objection for the same.

9. Without prejudice to the other rights of the Promoter hereunder, the Promoter shall in respect of any amounts remaining unpaid by the Purchasers/Allottee under this Agreement, have a first charge/lien on the Unit and the Car Parking space and the Purchasers/Allottee shall not transfer his rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchasers/Allottee under this Agreement, to the Promoter. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Promoter.
10. The amenities to be provided by the Developer/Promoter in the said Unit and in the said building/s are those that are set out in the THIRD SCHEDULE annexed hereto.
11. The Developer/Promoter shall give possession of the said Unit to the Purchasers/Allottee or his nominee/s on or before 31/12/2026. PROVIDED THAT, the Purchasers/Allottee has paid to the Developer/Promoter, the entire amount of consideration as agreed upon hereinabove in these presents (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and further has performed and complied with all the covenants, stipulations, terms and conditions herein contained, and on his part to be performed and complied. If the Promoter fail or neglect to give possession of the said Unit to the Purchasers/Allottee herein on account of reasons beyond its control and of his agents by the aforesaid date then the Promoter shall be liable on and to refund to the Purchasers/Allottee the amounts already received



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PROVIDED FURTHER THAT upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchasers/Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters) within a period of thirty days

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of the termination, the installments of sale consideration of the said Unit which may till then have been paid by the Purchasers/Allottee to the Promoter. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoter shall be at liberty to dispose off and to sell the said Unit to such person or persons at such price and on such conditions as the Promoter may desire and think fit in their absolute discretion and the Purchasers/Allottee shall have no objection for the same.

9. Without prejudice to the other rights of the Promoter hereunder, the Promoter shall in respect of any amounts remaining unpaid by the Purchasers/Allottee under this Agreement, have a first charge/lien on the Unit and the Car Parking space and the Purchasers/Allottee shall not transfer his rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchasers/Allottee under this Agreement, to the Promoter. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Promoter.
10. The amenities to be provided by the Developer/Promoter in the said Unit and in the said building/s are those that are set out in the THIRD SCHEDULE annexed hereto.
11. The Developer/Promoter shall give possession of the said Unit to the Purchasers/Allottee or his nominee/s on or before 31/12/2026. PROVIDED THAT, the Purchasers/Allottee has paid to the Developer/Promoter, the entire amount of consideration as agreed upon hereinabove in these presents (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and further has performed and complied with all the covenants, stipulations, terms and conditions herein contained, and on his part to be performed and complied. If the Promoter fail or neglect to give possession of the said Unit to the Purchasers/Allottee herein on account of reasons beyond its control and of his agents by the aforesaid date then the Promoter shall be liable on demand and to refund to the Purchasers/Allottee the amounts already received

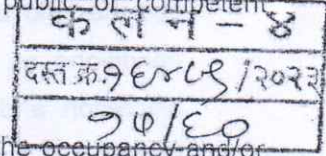


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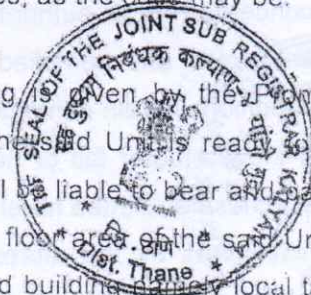
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by it in respect of the said Unit with interest at the same rate as may mentioned in the Clause 7 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

PROVIDED that the Developer/Promoter shall be entitled to reasonable extension of time for giving possession of said Unit by the stipulated date, if the completion of construction is delayed on account of on account of War, Civil commotion or act of God and/or on account of any notice, order, rule, notification of the Government and/or other public or competent authority/court.



12. The Promoters shall within Seven days of obtaining the occupancy and/or completion certificate from the Kalyan Dombivli Municipal Corporation, as the case may be, of the Project, and upon the payment made by the Purchasers/Allottee as per the agreement, offer in writing the possession of the said Unit to the Purchasers/Allottee in terms of this Agreement to be taken within Fifteen days from the date of issue of such notice. The Promoter agree and undertake to indemnify the Purchasers/Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter.
13. The Purchasers/Allottee shall take possession of the said Unit within Fifteen days from the Developer/Promoter giving written notice to the Purchasers/Allottee intimating that the said Unit is ready for use and occupation. Upon receiving a written intimation from the Promoter as per Clause 12, the Purchasers/Allottee shall take possession of the said Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Unit to the Purchasers/Allottee. In case the Purchasers/Allottee fails to take possession within the time provided in Clause 12 such Purchasers/Allottee shall continue to be liable to pay maintenance charges as determined by the Promoters or association of all the Unit Purchasers/Allottees, as the case may be.
14. Commencing a week after notice in writing given by the Promoter/ Developer to the Purchasers/Allottee that the said Unit is ready for use and occupation, the Purchasers/Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said Unit) of outgoings in respect of the said Property and building society local taxes, or such other charges levied by the concerned local authority and/or government, water charges, common lights, repairs and salaries of clerks,



... conductor, chandeliers, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and building until the society is formed and duly registered, and the Purchasers/Allottee agrees and undertakes to pay to the Promoter towards his proportionate share of such outgoings from the date of the notice as aforesaid. The amount so paid by the Purchasers/Allottee to the Promoter shall not carry any interest and remain with the Promoter until the formation of Co-operative society as aforesaid, subject to the provision of the said Act, on such Co-operative society being formed and duly registered, the Promoter shall pay and handover to the society as the case may be the aforesaid deposits after deducting the actual expenses incurred on various accounts.

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15. The Purchasers/Allottee shall on or before delivery of possession of the said Unit keep deposited with the PROMOTER/DEVELOPER an amount of _____ towards meeting all the costs and expenses pertaining to M.S.E.D. Co. Ltd. deposits, meter connection, water connection charges, solar water heater system, legal costs, charges and expenses, including the professional fees of the Advocate of the PROMOTER/DEVELOPER in connection with formation of the Co-operative society, and preparing the rules, regulations and bye-laws, of the Co-operative society to be so formed.

16. The Purchasers/Allottee hereby agrees to pay on demand, the Purchasers/Allottee's share of the stamp duty and the registration charges, payable on the conveyance or any document or instrument of transfer in respect of the said land Property and building to be executed in favour of the society after it is duly formed.

17. The Purchasers/Allottee alongwith other Unit Purchasers/Allottees in the said project shall join in forming and registering the co-operative society to be known by such name as the Promoter may decide and for the purpose shall sign and execute all the necessary application and/or other papers and other documents necessary for the formation and the registration of the Co-operative society including the Bye-laws of the society duly filled in, and return to the Promoter/ Developer within seven days of the same being forwarded by the PROMOTER/DEVELOPER to the Purchaser/Allottee.



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18. On completion of construction and upon obtaining necessary Completion/Occupation Certificate from the Kalyan Dombivli Municipal Corporation to that effect, and on receipt by the PROMOTER/DEVELOPER of the payment of all amounts due and payable to it from all the Unit Purchasers/Allottees of the said project the PROMOTER/DEVELOPER shall co-operate with the Purchaser/ Allottee in forming, registering or incorporating a Society. In pursuance thereof when all the amounts due and payable to the PROMOTER/DEVELOPER in respect of all the Units in the said project and car parking spaces are paid in full as aforesaid, and further the society is registered, the Promoter/ Developer shall cause to transfer to the society all the rights, title and interest of the PROMOTER/DEVELOPER and the land owners by executing the necessary conveyance to that effect, in favour of the Society so formed and registered and such conveyance shall be, keeping with the terms and conditions and provisions of this agreement

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19. The PROMOTER/DEVELOPER hereby agree and declare that, before handing over possession of the said Unit to the Purchasers/Allottee and in any event before the execution of the conveyance of the said Property in favour of the corporate body to be formed of all the Unit Purchasers/Allottees of the building/s to be constructed on the said Property, the PROMOTER/DEVELOPER shall ensure that, its title to the said property is free from all encumbrances and that the Promoter/ Developer has absolute, clear and marketable title to the said Property so as to enable it to convey to the said society such absolute clear and marketable title on the execution of the conveyance of the said Property in favour of the said society.

20. The Promoter hereby represent and warrant to the Purchasers/Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;



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iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report, if any;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report, if any;

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

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

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

viii. The Promoter confirm that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Purchaser/ Allottee in the manner contemplated in this Agreement;

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

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



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

21. From the date on which the Purchasers/Allottee acquires and/or deem to acquire vacant and peaceful possession of the said Unit, he shall:

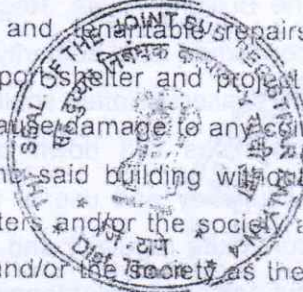
(a) Maintain the said Unit in good tenantable repairs and conditions at his own costs and shall not do or suffer or cause to be done or suffered anything in or to the building in which the said Unit is situated or the premises, staircase or common passage therein, which may be against the rules, regulations of the concerned local authority and the Purchasers/Allottee shall not change, alter or make addition in the said Unit or any part thereof.

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(b) Not store in the said Unit any goods which are hazardous, combustible and/or dangerous in nature or so heavy as to damage the construction or the structure of the building or are objected by the concerned local authority or authorities, shall not carry or cause to carry heavy package to upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building including the entrance of the premises and the Purchasers/Allottee shall be liable for the consequences for the breach of this clause.

(c) At his costs carry out all the internal repairs to the said Unit and maintain the same in good condition, state and order in which the same was delivered by the Developer/Promoter and shall not do or suffer to be done anything in or to the building in which the said Unit is situated, which may be against the rules, regulations and bye-laws of the concerned local authority and/or other public authority.

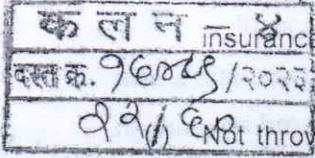
(d) Not at any time demolish or cause to be demolished the said Unit or any part thereof, nor shall at any time make or cause to be made any additions or alterations of whatsoever nature to the said Unit or any alterations in the elevations and outside colour scheme of the said building and/or the said Unit, and shall keep the partition walls, sewer drainage pipes in the said Unit and appurtenances thereto in good and tenantable repairs and conditions of and in particular so as to support and protect other parts of the building and shall not chisel or cause damage to any columns, R.C.C. frames or any other structural, in the said building without prior written permission of the Developers/Promoters and/or the society, as the case may be, and the Developer/Promoter and/or the society, as the case may be, may in their entire discretion grant its permission for the same on such conditions as they may deem fit or reject the same.



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- (e) Not do or cause to be done any act or thing, which shall render void or voidable any insurance of the said land and building or any part thereof or whereby any increase in premium shall be due or payable in respect of the



Not throw dirt, rubbish, garbage other refuse or promote the same to be thrown from the said building in the compound or any position on the said land or building.

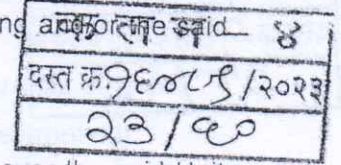
- (g) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchasers/Allottee for any purposes other than for purpose for which it is sold.
- (i) The Purchasers/Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Unit until all the dues payable by the Purchasers/Allottee to the Promoter under this Agreement is fully paid up and necessary intimation is provided to the Promoter and no objection thereof is sought by the Purchasers/Allottee from the Promoter for such transfer and assignment.
- (j) The Purchasers/Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchasers/Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the said Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



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- (k) Be liable for the consequences for any act committed in contravention of the above stipulations, in connection with the said building and/or the said Unit.



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

PROVIDED THAT such defects if any are not caused due to willful default and/or breach and/or any act committed by any of the Unit Purchasers/Allottee in the said building in contravention of the stipulations, in connection with the said building and/or the said Unit as mentioned in Clause No.21 hereinabove.

PROVIDED FURTHER THAT, the PROMOTER/DEVELOPER shall not be responsible for the cost of reinstating and repairing any damage caused due to regular wear and tear after receiving of the said unit by the Purchasers/Allottee from the Promoter/Developer, of whatsoever nature caused thereto, and the Purchaser/s alone shall be liable to rectify and reinstate the same at his own costs.

PROVIDED FURTHER THAT, the Purchasers/Allottee shall not carry out any alterations of whatsoever nature in the said unit, wing and specific to the structure of the said unit/wing of the said project which shall include but not limit to columns, beams etc., or in the fittings therein, in particular. It is hereby agreed that, the Purchasers/Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of water. If any of such works are carried out without the written consent of the Promoters/ Developer, the defect liability shall automatically become void. The word defect here means only the manufacturing defect.



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... shall use the said Unit or any part thereof or permit the same to be used only for purpose for which it is sanctioned and approved by the concerned sanctioning authority. He shall use the parking space only for purpose of keeping or parking vehicle.

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It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to terrace Units in the said building, if any, shall belong exclusively to the respective Purchasers/Allottee/s of such Units. Such terrace shall not be enclosed by such Unit Purchasers/Allottee/s.

25. Notwithstanding any other provisions of this agreement the PROMOTER/DEVELOPER has disclosed and brought to the knowledge of the Purchasers/Allottee that it shall be at the sole and absolute discretion of the Promoter/Developer:
- a) to form a separate and/or combined co-operative housing society of Purchasers/Allottees to be formed and constituted, in respect of each Wing and/or building.
 - b) to decide from time to time to what extent the building/s alongwith land appurtenant is to be transferred to the respective body formed.
 - c) to decide from time to time when and what sort of document of transfer should be executed.
 - d) to grant of right of access/way from and through the said land to the adjacent buildings and plots as well as the easement rights of the said land.
 - e) to execute the conveyance of the said property in parts, taking into consideration the divisions of property and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.
 - f) and the Purchasers/Allottee has clearly understood the same and in relation thereof has granted his clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the PROMOTER/DEVELOPER herein.



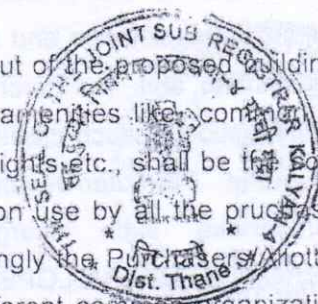
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26. The PROMOTER/DEVELOPER has shown the layout of the said project to the Purchasers/Allottee and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchasers/Allottee covenant with the Promoter/ Developer as under:

- i) that as per the sanctioned plans and permissions, the open spaces shall be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.
- iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/ defined by the Architect of the Promoter/Developer
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoter and the elevation of the buildings shall not be changed or altered.
- vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) it is clearly brought to the notice of the Purchasers/Allottee herein and the Purchasers/Allottee herein is clearly made aware that the PROMOTER/DEVELOPER has acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and/or set backs the area to be handed over and conveyed to the co-operative housing society and/or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchasers/Allottee herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said land alongwith the right and interest in the common open spaces, recreational space, playground etc.,

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27. The Purchasers/Allottee has seen the layout of the proposed building and has agreed and understood the common amenities like, common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the purchasers of the units in the said buildings and accordingly the Purchasers/Allottees of the units in the said buildings and the different common organization will



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...right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

28. It is hereby agreed that the PROMOTER/DEVELOPER shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated/combined sanctioned from the planning authority and in such event form and get registered co-operative housing society of all the flats Purchasers/Allottees in the said buildings and the Purchasers/Allottee herein shall not, in any manner object the said right of the promoters/Developers. It is further agreed that in such event the Promoter shall be at liberty and/or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchasers/Allottee herein shall not object the said right of the Promoter in any manner.

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29. The Purchasers/Allottee hereby declares and confirms that he has entered into this agreement, after reading and having understood the contents of all the aforesaid order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoters to the Purchasers/Allottee and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional floor space index available on the said land as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

30. The PROMOTER/DEVELOPER has brought to the clear notice and knowledge of the Purchasers/Allottee that during the course of construction, the PROMOTER/DEVELOPER may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchasers/Allottee shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter/Developer. The Promoter/ Developer agree and undertake such charge, mortgage shall be cleared by the PROMOTER/DEVELOPER as per the rules and regulations of the said



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(thirteen) days from the date of its receipt by the Purchasers/Allottee, application of the Purchasers/Allottee shall be treated as cancelled and all sums deposited by the Purchasers/Allottee in connection therewith including the booking amount shall be returned to the Purchasers/Allottee without any interest or compensation whatsoever.

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

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

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

37. Wherever in this Agreement it is stipulated that the Purchaser/ Allottee has to make any payment, in common with other Purchasers/Allottee(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

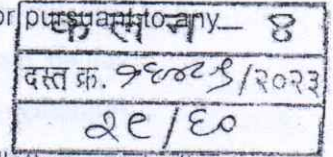


Both the Parties hereto agree that they shall execute, acknowledge and deliver to each other, such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement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

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



39. All Notices to be served on the Purchasers/Allottee and the PROMOTER/DEVELOPER as contemplated under this agreement shall be deemed to have been duly served if it is sent to the Purchasers/Allottee or the PROMOTER/DEVELOPER by a Registered Post A.D. at his address as mentioned in the Title Clause hereinabove in these presents or sent to the email address of the respective parties provided as follows:

Developer/Promoter: _____

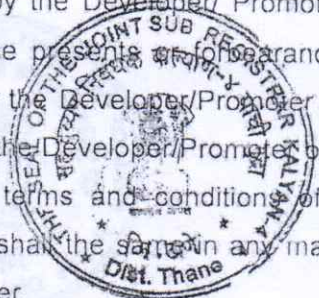
Purchasers/Allottee: _____

It shall be the duty of the Purchasers/Allottee and the PROMOTER/DEVELOPER to inform each other their address or any change in address subsequent to the execution of this Agreement, failing which all communications made at the address mentioned in the Title Clause shall be deemed to have been received by the PROMOTER/DEVELOPER or the Purchasers/Allottee, as the case may be.

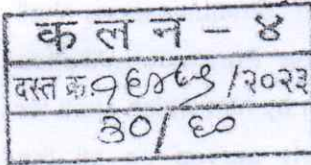
40. That in case there are Joint Purchasers/Allottees all communications shall be sent by the PROMOTER/DEVELOPER to the Purchasers/Allottee whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the Purchasers/Allottees.

41. The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, goods and service tax (GST) and all other direct and indirect taxes shall be borne by the Purchasers/Allottee alone separately and in addition to all other amounts payable hereunder.

42. Any delay tolerated or indulgence shown by the Developer/ Promoter in enforcing the terms and conditions of these presents or forbearance or giving of time to the Purchasers/Allottee by the Developer/Promoter shall not be construed as a waiver on the part of the Developer/Promoter of any breach or non-observance of any of the terms and conditions of this agreement by the Purchasers/Allottee, nor shall the same in any manner prejudice the rights of the Developer/Promoter.



43. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
44. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Civil Courts will have the jurisdiction for this Agreement. Without prejudice to the other rights of the Promoter hereunder, the Promoter shall in respect of any amounts remaining unpaid by the Purchasers/Allottee under this Agreement, have a first charge/lien on the Unit and the Car Parking space and the Purchasers/Allottee shall not transfer his rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchasers/Allottee under this Agreement, to the Promoter. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Promoter. Along with still /Cover Parking No. _____ admeasuring _____ sq. ft.



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THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the "Said land")

ALL THAT piece and parcel of N.A. land bearing S.No.54,Hissa No.4 admeasuring 23300.00 Sq.Mtrs., being and situate at village Balyani, Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan and bounded as follows:

- On or towards East : Survey No 3, Hissa No. 5.
- On or towards West : Part of Hissa no. 15,17,18.
- On or towards South : Part of Hissa no. 6 and Road..
- On or towards North : Part of Hissa no.3&15.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(description of the "Said UNIT")

ALL THAT piece and parcel of Flat No.401, having Carpet area admeasuring 29.94 Sq.Mtrs., alongwith an Exclusive Area totally admeasuring 4.12 Sq.Mtrs. being Balcony admeasuring 1.57 Sq.Mtrs., Service Slab Area on the 4th Floor, in "C" Wing, of the project known as SUBHASH RESIDENCY WING C AND D, situated at Titwala (E),. as the case may be, appurtenant to the said Unit, as per floor plan attach herewith, to be constructed on the land more particularly described in FIRST SCHEDULE mentioned hereinabove.

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THE THIRD SCHEDULE ABOVE REFERRED TO:
List of Amenities and specifications:

1. 2'X2' Vitrified Flooring tiles will be provided in entire flat.
2. Marble framing to all window and powder coated aluminum sliding windows 3/4" series.
3. French window in all rooms.
4. Glazed ceramic tiles up to full height in bathroom & toilet.
5. Marble frame and PVC door for bathroom, toilet & W.C.
6. Granite kitchen platform with stainless steel sink and glazed tiles up to 4' above kitchen platform.
7. Concealed plumbing with good quality fittings/fixtures and sanitary wares.
8. Concealed copper wiring adequate electric point with good switches and M.C.B. fitting with inverter point.
9. External surface will be two coat sand face plaster with decorative antifungal, waterproof acrylic paint and internal walls will be 1 coat plaster + 1 coat POP (Gypsum Finish) and painted with Acrylic Emulsion paint.
10. Good quality lift with inverter backup.
11. Ample municipal water supply with overhead & underground water tank.
12. Entrance Lobby of the building will be decorated with elegant design.
13. Solar System for hot water in bathroom.
14. C.C.T.V. Camera for building premises, entrance lobby.

AKC



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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands, the date and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the within named Developer/Promoter)

M/S. AARAV GROUP

Through its proprietor

MR. AKSHAY SUBHASH PAWAR:



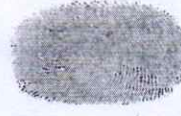
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SIGNED, SEALED AND DELIVERED

By the within named Allottee/Purchaser

MR. SATISH SAHEBRAO GHEGADMAL



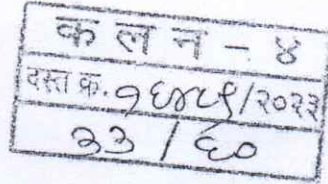
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In presence of:

1. DUPM

2. र (व/म) र्त



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RECEIPT

RECEIVED of and from the withinnamed Purchasers/Allottee a sum of Rs.1,11,000/- (Rupees One Lakh Eleven Thousand only) on or before the execution of these presents, as and by way of part payment of consideration of the said Unit in the building as mentioned hereinabove, in the following manner:

CHEQUE/NEFT NO.	DATE	BANK/BRANCH	AMOUNT
Cash	02-Jul-23		Rs.11,000/-
810493	04-Sep-23	Axis Bank Ltd	Rs.1,00,000/-
			Rs.1,11,000/-

(This Receipt shall be valid subject to realisation of the aforesaid Cheque/s).

I Say Received Rs.1,11,000/-

MR. AKSHAY SUBHASH PAWAR:

proprietor

For M/S. AARAV GROUP

Witness:

1. Pupst

2. पुपश

Place : Dombivli

Date : ___/___/2023



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Hero FinCorp
Dated: 31st Oct, 2023
NOC no.: FY 23-24/NOC/AG/038

To
M/s Aarav Group
Bungalow No-8/B Dyneshwar CHS, Regency Estate, Near Dawli Gaon, Dombivli East, Kalyan, Thane,
Maharashtra 421203

Sub: Issuance of No Objection Certificate (NOC) for sale of 1 residential Unit of the Project "Subhash Residency-Ph I" mortgaged with Hero Fincorp Limited (HFCL).

Dear Sir / Madam,

This is with reference to your request dated 29th Oct, 2023, regarding No Objection Certificate (NOC) for sale of 1 residential unit (hereinafter referred to as Unit(s) under the Project "Subhash Residency-Ph I" (hereinafter referred to as Project) mortgaged with Hero Fincorp Limited (HFCL) as described below:

Name of the Buyer	Unit No.	Unit RERA Carpet Area (sq ft)	Unit Sale Value (Rs.)	Amount collected (Rs.)
Mrs. Trupti Satish Ghegadmal & Mr. Satish Ghegadmal	C-401	322	2418709	111000

As requested by you, we hereby confirm that subject to the conditions mentioned herein below, HFCL, has no objection in your selling of the said Unit(s) as mentioned above of the Project. The prospective buyer, as stated above, of the said Unit(s) may avail housing loan from any Banks / Financial institution(s).

Further, provided that all amounts receivable by you from the prospective buyer of such Unit(s) towards sale consideration of the said Unit(s) shall be credited in "Aarav Group Subhash Residency Wing C & D Master Escrow A/c - 57500001258544, HDFC Bank, IFSC Code - HDFC0000175".

HFCL charge on the above-mentioned Unit(s) will continue till deposit of entire sale consideration in above account. On deposit of sale consideration as above, our mortgage shall automatically stand released and discharged.

Please note that the NOC is being issued in respect of the Unit(s) of the Project as mentioned above only and HFCL shall continue to hold charge on the other residential/commercial unit(s) of the Project, which shall be released only on receipt of full payment against the respective unit(s).

Further, this NOC for sale of above Unit(s) is restricted for sale to name(s) stated above. In case of any change in the details of the said Unit(s) or the unit is cancelled by the prospective buyer the said NOC stands null and void.

Kindly further note that, a violation of any terms of this NOC shall tantamount to an "event of default" under the facility/loan agreement dated Feb-2023 and shall also render this NOC inoperative and thereafter whosoever deals with such units shall be so dealing at their own risk and perils without any liability or recourse to HFCL.

For Hero Fincorp Limited

Authorized Signatory



Handwritten signature and name of the official.

OFF. & RESIDENCE, Panchayat, Dist. Thane, Maharashtra.

Copy of Enclosure and Agreement dated 01/03/2023 issued by Dy. Collector, Thane, Family, E&HC, under Ref. no. KDC/170/23/30 dated 02/03/2023 for the above mentioned purpose.

LIST OF BILLS

- 1. It appears that the applicant has filed an application under section 17(2) of the Land Revenue Act, 1956...



Handwritten signature and name of the official.

OFF. & RESIDENCE, Panchayat, Dist. Thane, Maharashtra.

Copy of Enclosure and Agreement dated 01/03/2023 issued by Dy. Collector, Thane, Family, E&HC, under Ref. no. KDC/170/23/30 dated 02/03/2023 for the above mentioned purpose.

- 10. Further, it is stated that the applicant has filed an application under section 17(2) of the Land Revenue Act, 1956...



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- 1. Further, it appears that the applicant has filed an application under section 17(2) of the Land Revenue Act, 1956...



Ramkhalna D. Dalpe
 8, Cam. SOC & L.L.E.
 40002, Dombivli (W.) Dist. Thane
 Off. & Res. R-30, Ramkhalna,
 2nd Cross Lane, Dombivli (W.) Dist.
 Thane, Maharashtra 400021
 Mob. 9820042307 / 9820042308

FILE DETAILS

1. All the plots and parts of land bearing Survey no. 15, Block no. 4, measuring 15,200 sq. mtrs. located in Survey No. 15, Block no. 4, Ward no. 1, Fringe Area, Thane District, Maharashtra, India, within the limits of Thane District Municipal Corporation and within the limits of Thane District Municipal Corporation and within the limits of Thane District Municipal Corporation.

PRELIMINARY
 I have been directed by Mr. Ashish Subhash Patil, a Magistrate of the Court, Thane to submit the Title Certificate for the above and property. The same is submitted as follows:

DOCUMENTS PROVIDED TO US -

1. Computerized copy of 302 Entries dated 12-01-2012 pertaining to Survey no. 15 Block no. 4, measuring 15,200 sq. mtrs. in the name of Mr. Ashish Subhash Patil.
2. Copy of Mutation entry bearing Folio no. 241 by which Mr. Ramkhalna Dalpe was recorded as proprietor.
3. Copy of Mutation Entry no. 402 dated 01-10-2013 and Mutation Entry no. 172 dated 14-10-2013 in the name of Mr. Ramkhalna Dalpe was recorded.
4. Copy of Sale Deed dated 04-01-1970 executed between Shri. Kishorlal Dalpe as a Vendor and Mr. Jagdishram Laxmanram Agrewal and Mr. Dhanrajram Laxmanram Agrewal as Purchaser.
5. Copy of Mutation Entry no. 411 in the name of Mr. Jagdishram Laxmanram Agrewal and Mr. Dhanrajram Laxmanram Agrewal was recorded in the name of Mr. Ramkhalna Dalpe.



Ramkhalna D. Dalpe
 8, Cam. SOC & L.L.E.
 40002, Dombivli (W.) Dist. Thane
 Off. & Res. R-30, Ramkhalna,
 2nd Cross Lane, Dombivli (W.) Dist.
 Thane, Maharashtra 400021
 Mob. 9820042307 / 9820042308

16. Copy of the Gift Deed dated 15-08-2016 was executed by Mr. Subhash Dalpe Patil as Donor and Mr. Ashish Subhash Patil as Donee. The said document is registered in the office of Sub-Registrar, Kalyan, under SI no. 4712017 bearing Reg. receipt no. 4712017 dated 15-08-2016.
17. Copy of the order of sale issued by Sub-Registrar, Kalyan on 12-06-2008 in the name of Mr. Ashish Subhash Patil.
18. Copy of Mutation Entry no. 1073 by which the name of Mr. Ashish Subhash Patil was recorded in the office of Sub-Registrar, Kalyan.
19. Copy of Agreement for Sale dated 21-01-2012 was executed between Mr. Subhash Dalpe Patil as Vendor and Mr. Ashish Subhash Patil as Purchaser. The said document is registered in the office of Sub-Registrar, Kalyan, under SI no. 4712017 bearing Reg. receipt no. 4712017 dated 21-01-2012.
20. Copy of the order of sale issued by Sub-Registrar, Kalyan on 20-09-2007 in the name of Mr. Ashish Subhash Patil.
21. Copy of Part of Affidavit was filed in the office of Sub-Registrar, Kalyan in the name of Mr. Ashish Subhash Patil. The said document is registered in the office of Sub-Registrar, Kalyan, under SI no. 4712017 bearing Reg. receipt no. 4712017 dated 20-09-2007.
22. Copy of Mutation Entry No. 1014 dated 11-02-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
23. Copy of Deed of Conveyance dated 11-11-2017 was executed between Mr. Subhash Dalpe Patil as Vendor through Mr. Part of Affidavit Holder Mr. Ashish Subhash Patil and Mr. Ashish Subhash Patil as Purchaser. The said document is registered in the office of Sub-Registrar, Kalyan, under SI no. 4712017 bearing Reg. receipt no. 4712017 dated 11-11-2017.
24. Copy of order of sale issued by Sub-Registrar, Kalyan on 16-11-2017 in the name of Mr. Ashish Subhash Patil.
25. Copy of Mutation Entry no. 1017 dated 11-03-2018 by which the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
26. Copy of Mutation Entry no. 1106 dated 24-09-2018 by which the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan, under SI no. 4712017 bearing Reg. receipt no. 4712017 dated 24-09-2018.



27. Copy of Mutation Entry no. 1018 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
28. Copy of Mutation Entry no. 1019 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
29. Copy of Mutation Entry no. 1020 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
30. Copy of Mutation Entry no. 1021 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
31. Copy of Mutation Entry no. 1022 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
32. Copy of Mutation Entry no. 1023 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
33. Copy of Mutation Entry no. 1024 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
34. Copy of Mutation Entry no. 1025 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
35. Copy of Mutation Entry no. 1026 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
36. Copy of Mutation Entry no. 1027 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
37. Copy of Mutation Entry no. 1028 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
38. Copy of Mutation Entry no. 1029 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
39. Copy of Mutation Entry no. 1030 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
40. Copy of Mutation Entry no. 1031 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
41. Copy of Mutation Entry no. 1032 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
42. Copy of Mutation Entry no. 1033 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
43. Copy of Mutation Entry no. 1034 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
44. Copy of Mutation Entry no. 1035 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
45. Copy of Mutation Entry no. 1036 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
46. Copy of Mutation Entry no. 1037 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
47. Copy of Mutation Entry no. 1038 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
48. Copy of Mutation Entry no. 1039 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
49. Copy of Mutation Entry no. 1040 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
50. Copy of Mutation Entry no. 1041 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
51. Copy of Mutation Entry no. 1042 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
52. Copy of Mutation Entry no. 1043 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
53. Copy of Mutation Entry no. 1044 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
54. Copy of Mutation Entry no. 1045 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
55. Copy of Mutation Entry no. 1046 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
56. Copy of Mutation Entry no. 1047 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
57. Copy of Mutation Entry no. 1048 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
58. Copy of Mutation Entry no. 1049 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.
59. Copy of Mutation Entry no. 1050 dated 17-11-2018 in the name of Mr. Subhash Dalpe Patil was recorded in the office of Sub-Registrar, Kalyan.

कलन - ४
दस्ता क्र. १७०८४/२०२३
३८/६०

Shri. Maheshwar D. Dhatge
S. Com. QCC & L.L.R.
ADVOCATE, WASHI COURT

OFF. & RES. 833, Panshodkar,
2nd Cross Lane, Scheme No. 28/3,
WDC, Durgam Chattri, Pune Thane,
Mah. Pin-400016-1 (020) 27314485

The following is a list of documents submitted to the Sub-Registrar, Washi for the registration of the said documents. The documents are as follows:

- 1. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.
- 2. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.
- 3. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.
- 4. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.
- 5. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.

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- 3. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.
- 4. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.
- 5. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.

Shri. Maheshwar D. Dhatge
S. Com. QCC & L.L.R.
ADVOCATE, WASHI COURT

OFF. & RES. 833, Panshodkar,
2nd Cross Lane, Scheme No. 28/3,
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- 4. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.
- 5. The original of the Partition Deed of the land situated at Washi, District Thane, State of Maharashtra, dated 15/03/1973.



कलन - ४
 दस्त क्र. १६४५/२०२३
 ३९/६०

Manohar D. Dalje
 Advocate & LIA
 Advocate, Maharashtra

OFF & REG. R/O. Panchayat
 Panchayat Office, Panchayat
 Panchayat Office, Panchayat

1. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

2. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

3. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

CERTIFICATE OF TITLE AND ENCUMBRANCE

I have examined the original title deed, relating to the property, in the name of M. A. Dada, being Survey No. 14, Thane, Maharashtra, and find that the same is in the name of M. A. Dada, being Survey No. 14, Thane, Maharashtra, and find that the same is in the name of M. A. Dada, being Survey No. 14, Thane, Maharashtra.



1. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

2. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

3. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

4. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

5. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

6. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

7. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

Date: 14.06.2023.



Manohar D. Dalje
 Advocate & LIA
 Advocate, Maharashtra

OFF & REG. R/O. Panchayat
 Panchayat Office, Panchayat
 Panchayat Office, Panchayat

SEARCH AND INVESTIGATION

I have searched the records of the property, in the name of M. A. Dada, being Survey No. 14, Thane, Maharashtra, and find that the same is in the name of M. A. Dada, being Survey No. 14, Thane, Maharashtra.

- 1. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.
- 2. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

I have given "Search Report" of the above said property.

Year	Month	Year	Month
1962	Every 1st	1963	Every 1st
1964	Every 1st	1965	Every 1st
1967	Every 1st	1968	Every 1st
1970	Every 1st	2000	Every 1st
2001	Every 1st	2002	Every 1st
2003	Every 1st	2004	Every 1st
2005	Every 1st	2006	Every 1st
2007	Every 1st	2008	Every 1st
2009	Every 1st	2010	Every 1st
2011	Every 1st	2012	Every 1st
2013	Every 1st	2014	Every 1st
2015	Every 1st	2016	Every 1st
2017	Every 1st	2018	Every 1st
2019	Every 1st	2020	Every 1st
2021	Every 1st	2022	Every 1st

Date of Certificate dated 14-06-2023. Issued by Manohar D. Dalje, Advocate, Maharashtra. Issued by Manohar D. Dalje, Advocate, Maharashtra.



1. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

2. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

3. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

4. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

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8. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

9. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

10. The Sub-Registrar is directed to issue a copy of the original and certified copies of the documents mentioned in the schedule to the Sub-Registrar, Thane, Maharashtra.

कलन - ४
दस्त क्र. १६२५/२०२३
४०/६०

Ramkrishna P. Datye
B.Com., GDC & A. L.L.B.
ADVOCATE HIGH COURT
Mobile: 9702755767 / 9569020047

Bharati S. Auti
B. A., L. L. B.
ADVOCATE HIGH COURT
Mobile: 9769108383

5. I have also cross verified the above transactions from the website of Department of Registration and Stamps, Govt. of Maharashtra viz. www.maharashtra.gov.in and the same is found in order when compared with the documents.

Hence this Search Report.

I attach herewith the receipt of Challan bearing GRN Nos. MH003611548202223E for Rs.525. & MH003611760202223E for Rs.225. dated 18-06-2022.

Dombivoli.
26-06-2022.

R.P.D.
(R.P.DATYE)
ADVOCATE.



कलन - ४
 वसू क्र. १६४८९/२०२३
 ४७/६०



गाव नमुना सात (अधिकार अगिळेच पत्रक)
 [महाराष्ट्र जमीन महसूल अधिकार अगिळेच आणि नोंदवहा (ताम्र करणे) व सुरितीत ठेवणे) नियम १९७१ यातील नियम ३.५.१ आणि ७]

गाव :- बल्हाणी तालुका :- कल्याण जिल्हा :- ठाणे

भुगारण क्रमांक व उपविभाग ५४/४		भूताने स्थानीक नाव :					
भुगारणा पद्धती मोमबट्टार बर्ग - १		खते क्र.	मोगबट्टादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र
क्षेत्र, एकरा व आकाराची							
क्षेत्राचे एकरा हे.आर.पो.मी		५४७	[सावेबराज मुलवडेच विल्लगी]				(१७०४)
अ) लागवड योग्य क्षेत्र		७१४	असय सुमाथ पवार	२.९९.००	३.३८	०.१४००	(१७०४)
जेरपत्त	२.९९.००						
बागवत	-						
रखुम							
आ.मौ. क्षेत्र	२.९९.००						
ब) फोटो खराब क्षेत्र (लागवड अयोग्य)							
मी (अ)	०.१४.००						
मी (ब)	-						
रखुम							
मी.ख क्षेत्र	०.१४.००						
रखुम क्षेत्र	२.३३.००						
अ.ब)							
आकाराची	३.३८						
मुळी विषय	विशेष						
आकाराची							
जुने फेरफार क्र : (१) (२) (३) (४) (५) (६) (७) (८) (९) (१०) (११) (१२) (१३) (१४) (१५) (१६) (१७) (१८) (१९) (२०)							शीमा आणि भुगारण चिन्हे



१४/१२ अगिळेच दि. १४/०४/२०१९.०६.२२.११ PM रोजी डिजिटल स्वाक्षरी केला असून नवे न्यायक कोणासाठी तरी-मिळवण्याची आवश्यकता नाही.
 भुगारण : गाव १२ डिजिटल न्यायरीत अद्ययावत ११.५.११.१२ मध्ये मिळवणी मुदतीत असल्यासाठी अगिळेच न्यायक कोणासाठी आवश्यकता नाही याची नोंद घ्यावी.
 १४/१२ डाटागारोड दि. : १४/०४/२०२३ : ११.४६.०१ AM. शिवाय पत्रकालागी www.maharashtra.gov.in या संकेता स्थळकार पाउजम २११२१०००१०२३३३३ हा प्रमांक वाचता.

पृष्ठ क्र. १/२



क ल न - ४
दस्त क्र. १७४९/२०२३
४२/६०

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
M/s. Aarav Group Through
Mr. Akshay Subhash Pawar
Architect - Mr. Ujwal Bhole
Structural Engineer :- Mr. Ajay Mahale

With reference to your application dated 26/10/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S No. 54 H.No 4 Muoje- Balyani 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/KD/2022-23/24.

Office Stamp

Date : 03/06/2022.

Yours faithfully,



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





कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

अटी व शर्ती

KDMC/TPD/BP/KD/2022-23/24

D/03/06/2022

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मोजे-वल्याणी येथील स.न.५४ दि.नं.४ मध्ये २३३००.०० चौ.मी. क्षेत्राच्या भूखंडावर Basic FSI, Ancillary FSI विचारात घेऊन एकूण २१५४८.१९ चौ.मी. बांधकाम क्षेत्राच्या भूखंडाचा विकास करावयास बांधकाम परवानगी मिळणेकामी दिनांक २६/१०/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भितीच्या बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत-क. १-स्टिल्ट (पै.), तळ (पै.) + पहिला मजला ते दुसरा मजला (वाणिज्य) + तिसरा मजला ते सातवा मजला (रहिवास + वाणिज्य)

इमारत-क. २ विंग A-स्टिल्ट (पै.), तळ (पै.) + पहिला मजला ते दुसरा मजला (पोडियम) + तिसरा मजला ते दहावा मजला (रहिवास + वाणिज्य)

विंग B-स्टिल्ट (पै.), तळ (पै.) + पहिला मजला ते दुसरा मजला (पोडियम) + तिसरा मजला ते दहावा मजला (रहिवास + वाणिज्य)

विंग C-स्टिल्ट (पै.), तळ (पै.) + पहिला मजला ते दुसरा मजला (पोडियम) + तिसरा मजला ते दहावा मजला (रहिवास)

विंग D-स्टिल्ट (पै.), तळ (पै.) + पहिला मजला ते दुसरा मजला (पोडियम) + तिसरा मजला ते दहावा मजला (रहिवास)

कलव हाऊस -तळ मजला + पहिला मजला

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वरवी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.



- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) 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 ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमतीत (Supersede) झाल्या असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमाफत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना 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.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी गटसूळ विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क्र. १३.४ नुसार वॉटर प्रिझरकालागि बसवून कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.



कलम - ४
दस्त क्र. १६०२५/२०२३
४५ २३) UDCPR मधील

- विनियम क. १३.५५ नुसार पनकपरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २४) नकाशात हिरव्या रंगाने केलेल्या गुरुरत्या आपल्यावर बंधनकारक राहतील.
- २५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणांवर बंधनकारक राहिल.
- २६) प्रकरणी भूखंडामधील विद्यमान पोहच रस्त्याचे काम बांधकाम चालू करणेपूर्वी भूखंडाच्या बाजुस शिफ्ट करणे आपणांवर बंधनकारक राहिल.
- २७) सादर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सादर बांधकाम परवानगी रद्द समजण्यात येईल.
- २८) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी जागेवरील २४.०० मी. रुंद रस्त्याने बांधित शेवटाचा महसूल दफ्तरी ७/१२ उतारा महापालिकेच्या नावे करणे आपणांवर बंधनकारक राहिल.
- २९) प्रकरणी पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय प्रत्यक्ष जागेवर बांधकाम करण्यात येतू नये.
- टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटींची पूर्तता करणे आपणांवर बंधनकारक राहिल, याची नोंद घ्यावी.
- इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्त्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल:

अ. क.	लेखाशिर्ष	रक्कम	पावती क.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	1,16,500/-	AC/1060	25/05/22	-	
२	ARI 020102				-	
३	ARI 020103	1,16,500/-	AC/1060	25/05/22	-	
४	ARI 020104	7,96,700/-	AC/1060	25/05/22	-	
५	ARI 020108				-	
६	ARI 020110				-	
७	ASI 010304	46,60,000/-	AC/1055	25/05/22	-	
८	ASI 010513	24,80,984/-	AC/1060	25/05/22	-	
९	ASI 010518	2,91,250/-	AC/1060	25/05/22	-	
१०	ASI 020519		AC/1060	12/30/99	-	
	Total	1,01,02,664/-				

पालिका
अधिकारी
कल्याण

दुसरा टप्पा ३०% = ३१,५६,८२८/-
तिसरा टप्पा ३०% = ३०,२७,०२५/-

प्रत-

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

सहाय्यक संचालक नगररचना, कल्याण
कल्याण डोंबिवली महापालिका, कल्याण.



कलम - ४
दस्त क्र. १६०९/२०२२
४९/६०



राज्य शासक कार्यालय, कल्याण
जिल्हा कार्यालय, कल्याण

क्र.महसूल/टे-२/जमीनसंन-१/रुपांतरणकर/एसआर-२९०/२०२२

दिनांक

२१ FEB 2022

प्रति,

श्री अशय सुभाष पवार

विषय :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व नुसार अकृषिक
आकारणी /रुपांतरण कर भरुन घेणेबाबत

मौजे, चल्याणी ता. कल्याण जि.ठाणे

स.नं.	स.नं. प्रमाणक्षेत्र	रुपांतरित कर भरणा करण्याचे क्षेत्र
५४/४	२३३००.००	२३३००.००
एकुण	२३३००.००	२३३००.००

संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, भादामकामा मार्ग, हुतात्मा चौक, मुंबई
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.

२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे२/र.कर/
अ.आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७.

३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन बांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता
(सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम
४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट
कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नजराणा किंवा
अधिमूल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या
कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरुपात
दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने
अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक
आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी ठाणे
यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सूचनांप्रमाणे आपण विनंती केलेल्या



कलन - ४

इस्त क्र. १६०५/२०२३

२०/६०

विपदांकीत जमीन मिळकतीचा खालीलप्रमाणे अकृषिक कर व रुपांतरीत कराची आकारणी निश्चित-करणेत आलेली आहे.

अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरीत कर व अकृषिक आकारणीची रक्कम
१.	बल्याणी	५४/४	२३३००.००	
एकुण				८३८६.००

सदर रुपांतरीत कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलाम १५७ मधील तरतुदींना अधीन राहून उपलब्ध कागदपत्रानुसार, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, विकास नियंत्रण नियमाली (Development Control Regulation), आपले सत्यप्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात आली आहे. तसेच सदर जमीनीचा वापर संबंधित विकास नियंत्रण नियमावली (Development Control Regulation) नुसार अनुज्ञेय वापरासाठीच करणे आपणावर बंधनकारक असेल. तसेच भविष्यात सदर रुपांतरीत कराचा भरणा केलेले क्षेत्रावर नियोजन प्राधिकरणाने बांधकाम परवानगी नाकारल्यास आपणास आपण भरणा केलेल्या रुपांतरीत कर पुन्हा प्राप्त करून घेणेबाबत कोणताही अधिकार असणार नाहीत. तसेच सदर मिळकतीबाबत सक्षम प्राधिकारी यांचेकडील बांधकाम परवानगी तसेच रेखांकन मंजूरी प्राप्त करून घेऊन त्यानुसार सदर जमीनीचा वापर करणे बंधनकारक असणार आहे. तदनंतर सदर जागेचा वापर इतर कोणत्याही प्रयोजनासाठी झाल्यास, अशा वेळी नवीन प्रयोजनानुसार देय होणारा रुपांतरीत कर व अकृषिक आकारणी भरून घेण्यात येईल. तथापि, भविष्यात उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणताही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल. तसेच रुपांतरण कराची रक्कम शासनजमा केलेल्या मिळकतीबाबत नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज करावा.



(जयराज देशमुख)
तहसिलदार कल्याण



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दस्त क्र. १९०२९/२०२३
४८/६०



महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, कल्याण

पत्ता-दिवाणी न्यायालया रागोर, स्टेशन जवळ, कल्याण(प.)

पुरव्घनी क्र.०२५१-२३१५१२४ फॅक्स क्र.०२५१-२३१५१२४

Email Id - talikalyan@gmail.com

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर- २८०/२९.

दिनांक:

१ FEB 2022

प्रति,

श्री अक्षय सुभाष पवार

विषय :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ब नुसार अकृषिक
आकारणी/रुपांतरण कर भरुन घेणेबाबत

मौजे, बल्याणी ता. कल्याण जि.ठाणे

स.नं.	स.नं. प्रमाणक्षेत्र	रुपांतरीत कर भरणा करण्याचे क्षेत्र
५४/४	२३३००.००	२३३००.००
एकुण	२३३००.००	२३३००.००

संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.

२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे१/२/रु.कर/
अ.आकारणी/परिपत्रक-०१/१७, दिनांक:- १६/०३/२०१७.

३. आपण या कार्यालयात रुपांतरीत कर भरणेकामी केलेला अंज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता
(सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम
४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट
कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नगराणा किंवा
अधिमूल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या
कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात
दर्शविलेल्या वापरात रुपांतरित करण्यांत आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने
अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक
आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी ठाणे



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वस्त क्र. १६०५९/२०२३
४९/६०

यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सुचनांप्रमाणे आपण विनंती केल, विषयांकीत जमीन मिळकतीची खालीलप्रमाणे अकृषिक कर व रुपांतरीत कराची आकारणी निश्चित करण्यात आलेली आहे.

अ.क्र.	गावाचे नांव	रा.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरीत कर व अकृषिक आकारणीची रक्कम
१.	बल्याणी	५४/४	२३३००.००	
एकुण				८३८८.००

सदर रुपांतरीत कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्रानुसार, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, विकास नियंत्रण नियमाली (Development Control Regulation), आपले सत्यप्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात आली आहे. तसेच सदर जमीनीचा वापर संबंधित विकास नियंत्रण नियमावली (Development Control Regulation) नुसार अनुज्ञेय वापरासाठीच करणे आपणावर बंधनकारक असेल. तसेच भविष्यात सदर रुपांतरीत कराचा भरणा केलेले क्षेत्रावर नियोजन प्राधिकरणाने बांधकाम परवानगी नाकारल्यास आपणास आपण भरणा केलेल्या रुपांतरीत कर पुन्हा प्राप्त करून घेणेबाबत कोणताही अधिकार असणार नाहीत. तसेच सदर मिळकतीबाबत सक्षम प्राधिकारी यांचेकडील बांधकाम परवानगी तसेच रेखांकन मंजूरी प्राप्त करून घेऊन त्यानुसार सदर जमीनीचा वापर करणे बंधनकारक असणार आहे. तदनंतर सदर जागेचा वापर इतर कोणत्याही प्रयोजनासाठी झाल्यास, अशा वेळी नवीन प्रयोजनानुसार देय होणारा रुपांतरीत कर व अकृषिक आकारणी भरून घेण्यात येईल. तथापि, भविष्यांत उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल. तसेच रुपांतरण कराची रक्कम शासनजमा केलेल्या मिळकतीबाबत नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज करावा.

(जयराज देशमुख)
तहसिलदार कल्याण

प्रत :- अपर तहसिलदार अकृषिक, कल्याण.

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

प्रत :- नगररचनाकार, कल्याण डोंबिवली महानगरपालिका, कल्याण.

२/- प्रस्तुत रुपांतरीत कर भरून घेतलेल्या मिळकतीवर बांधकाम परवानगी प्रदान केल्यानंतर त्याची एक प्रत या कार्यालयास सादर करण्यात यावी.




कलन - ४
दस्तावेज क्र. १६४८९/२०२२
५०/६०

प्रति:- तिलाठी सजा मांडा.

२/- प्रकरणी अर्जदार यांनी चलन क्रमांक GRN MH० १२२९५५८८ दिनांक ०१/०२/२०२२ अन्वये उपरोक्त रक्कम शासनजमा केलेली आहे. तरी विधयांकीत जमीन मिळकतीच्या अधिकार अभिलेखात अकृषिक प्रयोजनाकरीता अशी नोंद तात्काळ घेण्यात यावी. तसेच सदर जागेची स्थळपाहणी करावी व परवानगी पुर्वी बांधकाम झाल्याचे आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ नुसार दंडनिय कारवाई करणेकामी अहवाल अपर तहसिलदार (अकृषिक), कल्याण यांचे कार्यालयाकडे तात्काळ प्रस्तावित करावा व त्याबाबत अपर तहसिलदार (अकृषिक) यांचेकडील दंडनिय कारवाई पुर्ण झाल्याशिवाय वरीलप्रमाणे नोंद घेण्यात येऊ नये. तसेच वरील प्रमाणे नोंद घेण्यापुर्वी सदर जागेबाबत सर्व कायदेशीर बाबींची तपासणी करावी.




(जयराज देशमुख)
तहसिलदार कल्याण



क ल न - ४

दस्त क्र. 9804/2023

59/60

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 11357/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) बल्याणी

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	20808000
(3) बाजारभाव(भाडेपट्ट्याच्या माबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20808000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे बल्याणी सर्व्हे नं. 54 हिस्सा नं. 4 यावरील 117 गुंठे म्हणजेच (11700 चौमी) जमिन मिळकत साठेखत दस्त क्र. 4764 -2017 दिनांक 26-09-2017 कल्याण क्र. 3 ला नोंदविला आहे ((Survey Number : 54/4 ;))
(5) क्षेत्रफळ	1) 11700 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- साहेबराव सुखदेव खिलारी यांचे कु मु म्हणून अक्षय सुभाष पवार -- वय:- 30; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आर एच -4, वी -7, सेक्टर -9, एन सीबीडी बेलापूर नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400614 पॅन नं:- AAJPK7584J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अक्षय सुभाष पवार -- वय:- 30; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बंगलो न 8 रिजेन्सी इस्टेट ज्ञानेश्वर को ऑप हॉसिंग सोसायटी दावडी डोंबिवली ईस्ट, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 421204 पॅन नं:- ASAPP7357B
(9) दस्तऐवज करून दिल्याचा दिनांक	13/11/2017
(10) दस्त नोंदणी केल्याचा दिनांक	16/11/2017
(11) अनुक्रमांक, खंड व पृष्ठ	11357/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If relating to Order of liquidation or W.R.T. amalgamation or reconstruction of companies under Section 394 of the Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.



कलन - ४
दस्त क्र. १६०८९ / २०२३
५२/६०



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 : P51700048150

Project: SUBHASH RESIDENCY WING C AND D, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 54, HISSA NO 04 at Titwala, Kalyan, Thane, 421302;

1. Abrav Group having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421201.
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 12/12/2022 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.

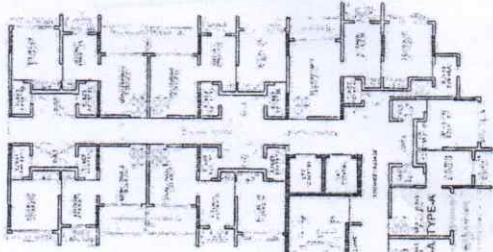
Dated: 12/12/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 12-12-2022 17:40:39

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



कलन - ४
 दस्ता क्र. १६४२५/२०२३
 ५३/९०

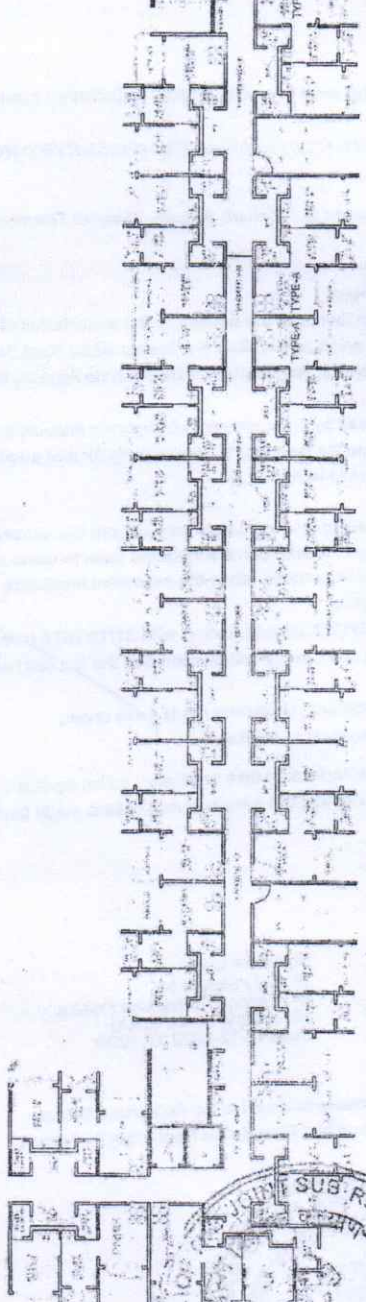


AREA STATEMENT - WING D

FLAT NO.	RERA CARPET		SERVICE SLAB AREA		BALCONY	
	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT
401	601	801	1001	1.57	29.94	4.12
402	602	802	1002	1.57	29.94	4.12
403	603	803	1003	1.57	29.94	4.12
404	604	804	1004	1.57	29.94	4.12
405	605	805	1005	1.57	29.94	4.12
406	606	806	1006	1.57	29.94	4.12
407	607	807	1007	1.57	29.94	4.12
408	608	808	1008	1.65	35.26	3.50
409	609	809	1009	1.57	29.94	4.12
410	610	810	1010	1.57	29.94	4.12
411	611	811	1011	1.57	29.94	4.12
412	612	812	1012	1.57	29.94	4.12

AREA STATEMENT - WING C

FLAT NO.	RERA CARPET		SERVICE SLAB AREA		BALCONY	
	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT	SQ.MT
401	601	801	1001	1.57	29.94	4.12
402	602	802	1002	1.57	29.94	4.12
403	603	803	1003	1.57	29.94	4.12
404	604	804	1004	1.57	29.94	4.12
405	605	805	1005	1.57	29.94	4.12
406	606	806	1006	1.57	29.94	4.12
407	607	807	1007	1.57	29.94	4.12
408	608	808	1008	1.57	29.94	4.12
409	609	809	1009	1.57	29.94	4.12
410	610	810	1010	1.65	35.26	3.50
411	611	811	1011	1.57	29.94	4.12
412	612	812	1012	1.57	29.94	4.12



Flat No. C/401

SUBHASH RESIDENCY, BALYANI, KALYAN
 4TH, 6TH, 8TH & 10TH FLOOR PLAN

08-08-2023	08	3RD FLOOR PLAN
AR. SANCHALA	AR. KARTIKI	DRAWING NO. 03



हमीपत्र

कलन - ४
दस्तावेज क्र. १६०८९/२०२३
५४/६०

मी/आम्ही खाली स्वाक्षरी करणार लिहून देतो की, सदर प्रोजेक्ट मधील विधी केलेल्या करारनाम्यामध्ये निव्वसी सदनिका क्र. C-401 / व्यापारी गाळ क्र. / औद्योगिक गाळ क्र. यांचेसाठी आच्छादीत किंवा खुले वाहनतळ देण्यात आलेले नाही.

दिनांक 17/11/2023

दस्त लिहून देणार स्वाक्षरी



प्रपत्र - ब

स्वयं - साक्षात्कारासाठी स्वयं घोषणापत्र



मी शशविष होडाडमल श्री साहेबराव होडाडमल यांचा
मुलगा/मुलगी वय : ३९ वर्षे, आधार क्रमांक (असल्यास) व्यवसाय

राहणार पंचाश्री वॉर्ड कमिटी नं. ९

मुक्तान्याळ, सुयमिगर, मुचसीसी कंपनी विमोड, (वेस्ट) याद्वारे घोषित
करतो/करते की, स्वयं साक्षात्कार केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खातया
असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार भाड्यावर
खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

टिकाण डोडिवली

लिहून घेणाऱ्याची सही

दिनांक - 17/11/2023



लिहून देणाऱ्याची सही

कलम - ४
दस्त क्र. १६०२/२०२३
पुणे जिल्हा

घोषणापत्र / शपथपत्र

सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म.रा. रोजीचे परिपत्रक वाचून असे पोषीत करतो की, नोंदणीसाठी सादर केलेल्या दस्तावेजामधील शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तावेजा निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमचा जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक / वारसा हक्कादार / कळोदार हितसंबंधीत व्यक्ती यांची मालकी तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक लिहून देणार हे ह्यात आहेत व उक्त कुलमुखत्यारपत्र अदयापाही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून दस्तावेज केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तावेज सादरीदार समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयात/शासकीय कार्यालयाचा नोंदणी नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम १९६१ चे नियम ४४ नुसार बांधीत होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम १९६१ चे नियम ४४ वेळोवेळी न्यायालयाने / उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजामधील मिळकतीचे मालक/ कुलमुखत्यारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हांत पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होते असलेली फसवणूक/बनावटीकरण/संगनमत व त्याअनुषंगाने पोलिस होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तावेजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रकीयेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील प्रमुद असलेल्या ७ वर्षांच्या शिष्टेस आम्ही पात्र राहणार आहोत याची मला /आम्हांला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार



लिहून घेणार

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 AKSHAY SUBHASH PAWAR
 SUBHASH DHONDU PAWAR
 16/10/1987
 ASAPP7357B
Akshay

कलन - ४
 वसत क्र १९८८९/२०२३
 ५९/९०

AK

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 AQOPG2617F
 SATISH SAHEBRAO GHEGADMAL
 SAHEBRAO PUNJAJI GHEGADMAL
 02/12/1963
S-1

9-1

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RATNAMALA S GHEGADMAL
 CHANDRAKANT BHODAK
 01/06/1963
 Permanent Account Number
 BARPG1581L
Ratnamala

Ratnamala

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 Permanent Account Number Card
 BKJPG0740H
 TRUPTI SATISH GHEGADMAL
 VISHVAS MHASHE
 Date of Birth
 12/04/1982
Trupti

Trupti



CHALLAN
MTR Form Number-6



GRN	MH011042563202324E	BARCODE			Date	17/11/2023-09:09:19	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)		AOOPG2517F			
Office Name KLNH_KALYAN 4 JOINT SUB REGISTRAR				Full Name		SATISH S GHEGADMAL			
Location THANE				Flat/Block No.		FLAT NO, 401, 4TH FLOOR C WING SUBHASH			
Year 2023-2024 One Time				Premises/Building		RESIDENCY			
Account Head Details			Amount In Rs.						
0030046401 Stamp Duty			169500.00		Road/Street		WING C AND D		
0030063301 Registration Fee			24000.00		Area/Locality		TITWALA		
					Town/City/District				
					PIN		4 2 1 3 0 2		
					Remarks (If Any)				
					PAN2=ASAPP7357B-SecondPartyName=AARAV				
					GROUP-CA=2416709-Marketval=1561000				
193500.00					Amount In		One Lakh Ninety Three Thousand Five Hundred Rupees		
Total			1,93,500.00		Words		Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332023111710934 2838848398	
Cheque/DD No.				Bank Date		RBI Date		17/11/2023-09:11:15 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

कलन - ४
वस्त क्र. १९०२९/२०२३
५०/६०

Department ID: _____ Mobile No. : 5002503322
This document is to be registered in Sub-Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-335-10405	0005785246202324	17/11/2023-13:06:23	IGR127	24000.00



Page 1/2
Print Date 17-11-2023 01:10:16

CHALLAN
MTR Form Number-6



GRN	MH011058784202324E	BARCODE	[Barcode]		Date	17/11/2023-12:57:57	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	AQOPG2617F					
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	SATISH S GHEGADMAL					
Location	THANE	Flat/Block No.	FLAT NO 401 4TH FLOOR C WING SUBHASH					
Year	2023-2024 One Time	Premises/Building	RESIDENCY					

Account Head Details	Amount In Rs.		
0030063501 Registration Fee	200.00	Road/Street	WING C AND D
		Area/Locality	TITWALA
		Town/City/District	
		PIN	4 2 1 3 0 2
		Remarks (If Any)	
			PAN2=ASAPP7357B-SecondPartyName=AARAV
			GROUP-CA=2418709-Marketval=1561000
	200.00	Amount In	Two Hundred Rupees Only
Total	200.00	Words	५४/६०

कलन - ४
दस्तावेज क्र. १६०५/२०२३
५४/६०

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023111713772	2639852784
Cheque/DD No.		Bank Date	RBI Date	17/11/2023-12:59:13	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID: [Blank] Mobile No.: 8082503322
NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
[Hindi text]

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-333-10409	0005705256202324	17/11/2023-13:06:30	IGR127	200.00



336/16459
शुक्रवार, 17 नोव्हेंबर 2023 1:07 म.नं.

दस्त गोषवारा भाग-1

कालन4 4090
दस्त क्रमांक: 16459/2023

दस्त क्रमांक: कालन4 /16459/2023

वातान मूल्य: रु. 17,17,000/-

मोबदला: रु. 24,18,709/-

भरवेलें मुद्रांक शुल्क: रु. 1,69,500/-

नोंदणी फी माफी प्रयत्नाय नपशित :-

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

द. नि. मद्र. द. नि. कालन4 यांचे कार्यालयान

पावनी: 17962

पावनी दिनांक: 17/11/2023

अ. क्र. 16459 वर दि. 17-11-2023

मादरकारशागचे नाव: सतीष साहेबराव वेगडमल

सुमारी 1:03 म.नं. वा. द्रजर केला.

नोंदणी फी

रु. 24200.00

दस्त हानाळणी फी

रु. 1200.00

पुढांची मंडपा: 60

एकूण: 25400.00

दस्त द्रजर करण्याची मही:

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हायनत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिफा क्र. 1 17 / 11 / 2023 01 : 03 : 54 PM ची वेळ: (मादरीकरण)

शिफा क्र. 2 17 / 11 / 2023 01 : 06 : 10 PM ची वेळ: (फी)



= साविता खन्ने =
एक महाराष्ट्र नोंदणी कालन १९९८ विषय १९९९ अंतर्गत
महाराष्ट्र नोंदणी विधानाच्या अन्वये, कालन नोंदणी
कालन नोंदणी विभाग कालन, कालन व सोबत नोंदणी कालन
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नोदणी मही







दस्तावेज प्रमाणित भाग-2

कलन 4 ६०/६०
दस्तावेज क्रमांक: 16409/2023

17/11/2023 1 08:56 PM

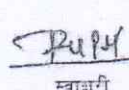

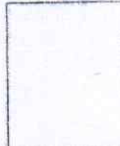
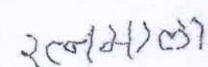


दस्तावेज क्रमांक: कलन4/16-109/2023

दस्तावेजा प्रकार: - वारंवारनामा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	दयाचित्र	दस्ता प्रमाणित
1	<p>नाव: मनीष माहेश्वर गवध घेराडमल पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पंचशील वॉर्ड कमिटी नं 1 माळा बरळ मुर्वा नगर पंच मी सी कंपनी विक्रोळी पश्चिम टांगोर नगर मुंबई, ज्येष्ठ नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन संख्या: AQOPG2617F</p>	<p>विद्वान पेशार वय :- 39 स्वाक्षरी: </p>		
2	<p>नाव: शारद घुगे वई प्रो प्रा अक्षय मुभाप पेशार पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वी 8 ज्ञानेश्वर मी च मल निवृत्ती इन्फेस्ट ज्ञानेश्वर नगर शिवडी गाव इंविटरी पूर्व, ज्येष्ठ नं. -, रोड नं. -, ... पिन संख्या: ASAPP7357B</p>	<p>विद्वान पेशार वय :- 35 स्वाक्षरी: </p>		

वरील दस्तावेजात करून देणार नव्याकधीन करारनामा चा दस्तावेजात करून दिल्याचे कवच करताना. दिनांक 3 ची वेळ: 17 / 11 / 2023 01 : 07 : 47 PM

शेअर:-
वाचणीय हत्यम अने निवृत्ती करताना की ते दस्तावेजात करून देणा-यांना व्यक्तीशः ओळखताना, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	दयाचित्र	दस्ता प्रमाणित
1	<p>नाव: सुमी मनिश वेगडमल -- वय: 32 पत्ता: विक्रोळी पिन संख्या: 400083</p>	<p> स्वाक्षरी</p>		
2	<p>नाव: नवनाचा माहेश्वर गवध घेराडमल -- वय: 55 पत्ता: विक्रोळी पिन संख्या: 421605</p>	<p> स्वाक्षरी</p>		

शिदका क्र.4 ची वेळ: 17 / 11 / 2023 01 : 08 : 41 PM

Joint Sub Registrar Kalyan 4

प्रमाणित करण्यात येतली सहा दस्त क्र. १६०२६ व ६० पाने आहेत. पुस्तक क्रमांक ९ वर नोंदला दि. १०/११/२०२३

सहा. दयाचित्र निबंधक कल्याण-४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SATISH S GHEGADMAL	eChallan	69103332023111710934	MH011042563202324E	169500.00	SD	0005785246202324	17/11/2023
2		DHC		1123163204357	1200	RF	1123163204357D	17/11/2023
3		eChallan		MH011050784202324E	200	RF	0005785258202324	17/11/2023
4	SATISH S GHEGADMAL	eChallan		MH011042563202324E	24000	RF	0005785246202324	17/11/2023

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

16409/2023



- Verify Signed Document for correctness through thumbprint on a ...
- Get ... after registration.

For feedback, please mail to us at feedback@jssr@gmail.com

17/11/2023

गावाचे नाव : बल्याणी

(1) विक्रीबाचा प्रचार	करगनामा
(2) मीमांसा	2418709
(3) वाजाराभाव(भाडेपट्ट्याच्या वायव्यपट्ट्याकर आकारणी देतो की पट्टेदार ने नसू शकते)	1717000
(4) भू-मालक, गोंदवरील व परकामांक(असल्यास)	1) पायिकेचे नाव: कल्याण-डोंबिवली उतर वर्णन : इतर माहिती: विभाग 27/84 दर 43800 मीजे बल्याणी मध्ये नं 54 हिस्सा नं 4 यावरील सुभाष रेमिडन्सी विंग मी अंड ही मधील मदतिका क्र 401 चौथा मजला मी विंग क्षेत्रफळ 29.94 चौ मी कार्पेट + 1.57 चौ मी सविम स्पाय एरिया + 4.12 चौ मी बाल्कनी अने एकूण क्षेत्रफळ 35.63 चौ मी कार्पेट (Survey Number : सर्वे नं 54 हिस्सा नं 4 ;)
(5) क्षेत्रफळ	1) 29.94 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा-या/मिडल टंचणा-या पदाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- आरव गुप तर्फे प्रो प्रा अक्षय मुनाय पवार वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी 8 जलेश्वर मी व एम रिजन्सी इस्टेट जलेश्वर नगर दावडी गाव डोंबिवली पूर्व, ब्लॉक नं:-, गेड नं:-, पिन कोड:-421203 फॅन नं:-ASAPP7357B
(8) दस्तावेज करत घेणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- मनीष माहेवराव वेपडमल वय:-39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पंचशील वॉर्ड कमिटी नं 1 एकना चालू नगर एच मी सी कंपनी विक्रोळी पश्चिम टागोर नगर मुंबई, ब्लॉक नं:-, गेड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400083 फॅन नं:-AQOPG2617F.
(9) दस्तावेज करत दिल्याचा दिनांक	17/11/2023
(10) दस्त नोंदणी घेण्याचा दिनांक	17/11/2023
(11) अनुक्रमीक, खड व पृष्ठ	16489/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	169500
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	24200
(14) भंग	

मह. दुस्रम निबंधक कल्याण - ४

मूळपंक्तिसामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेल्या अनुच्छेद :-

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

