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Tuesday, December 19, 2023

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पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19725 दिनांक: 19/12/2023

गावाचे नाव: दावडी

दस्तऐवजाचा अनुक्रमांक: कलन4-18095-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: देवेंद्र हरिश्चंद्र विश्वकर्मा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 31560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:03 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 2809000/-

मोबदला रु. 3097900/-

भरलेले मुद्रांक शुल्क : रु. 216900/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223185420621 दिनांक: 19/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012617599202324E दिनांक: 19/12/2023

बँकेचे नाव व पत्ता:

Joint Sub Registrar Kalyan 4

अ.ह. दुय्यम निजियक कल्याण - ४

Nagardi

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202312194269	19 December 2023,01:30:14 PM			
मूल्यांकनाचे वर्ष	2023	कलन4			
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	54/171/1-दावडी गावठाणालगतच्या जमिनी				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
4100	52100	52500	64100	52500	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	53.9चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	49चौ. 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.52100/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्यः जमिनीचा दर ) = (( (52100-4100) * (100 / 100 ) ) + 4100 ) = Rs.52100/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 52100 * 53.9 = Rs.2808190/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बालकनी) = वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2808190 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.2808190/- = ₹ अठ्ठावीस लाख आठ हजार एक शें नव्वद /-				

कलन - 8  
दस्त क्र 94069/2023  
9/16L

Home Print



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1223185420621	Date 18/12/2023
Received from REGENCY NIRMAN LTD, Mobile number 8454819276, an amount of Rs.1560/-, 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 18/12/2023
Bank CIN 10004152023121819462	REF No. 335298131732
This is computer generated receipt, hence no signature is required.	

कलन - ४  
दस्त क्र. १७०६५/२०२३  
२/७८







**CHALLAN**  
**MTR Form Number-6**



GRN	MH012617599202324E	BARCODE	[Barcode]		Date	19/12/2023-13:16:22	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AMHPV0493P			
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			Full Name	DEVENDRA HARISHCHANDRA VISHWAKARMA			
Location	THANE			Flat/Block No.	REGENCY ANANTAM, FLAT NO 407, 4TH FLOOR.			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	BLDG NO 25 (ANGELICA) MHADA, DAVDI, DOMBIVLI EAST			
0030046401 Stamp Duty		216900.00		Area/Locality	40.00 SQ. MTRS.			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4	2	1	2 0 3
				Remarks (If Any)	PAN2=AADCR5058B-SecondPartyName=REGENCY NIRMANT LTD-CA=3097900			
				Amount In	Two Lakh Forty Six Thousand Nine Hundred Rupees On			
Total	2,46,900.00		Words	ly				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023121915288	2844073456			
Cheque/DD No.		Bank Date	RBI Date	19/12/2023-13:17:32	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

**क ल न - ४**  
**दस्त क्र. १०९५ / २०२३**  
**३ / १६**

Department ID :

Mobile No. : 9768843968

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

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

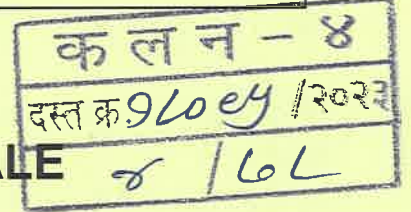
*[Handwritten Signature]*

*[Handwritten Signature]*





Village	:	Davdi
Flat Area (Carpet)	:	40.00Sq.Mt.
Market Value	:	Rs.
Agreement Value	:	Rs.2947900.00
Club Charges	:	Rs.150000.00
Parking	:	Rs.0
Total Value	:	Rs. 30,97,900/-
Stamp Duty Paid	:	Rs. 216900
Registration Fee	:	Rs. 30000



## AGREEMENT FOR SALE

This Agreement made and entered into at Davdi, on this 19<sup>th</sup> day of Dec. 2023

### BETWEEN

M/s. **Regency Nirman Limited**, a Company Registered Under the provisions of Companies Act 1956, having its office at Regency House, Opp. Vishnu Darshan, Aman Talkies Road, Ulhasnagar 421002, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the executors, administrators and assigns) being the Party of the **First Part**;

### AND

**Devendra Harishchandra Vishwakarma**, aged about 35 years, **Narotama Devendra Vishwakarma**, aged about 37 years residing at Dyaneshwar Sadan, Pipe Line Road, Behind Chetna Scholl, Vijay Nagar, Kalyan, Maharashtra - 421306 hereinafter called and referred to as the **Purchaser/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the **Second Part**;

WHEREAS Shri Dhondu Rama Bhoir was the owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
49	2	0-06-8	0.94
50	2	0-14-4	1.31

hereinafter for the sake of brevity collectively called and referred to as the "**Property No.1**".

AND WHEREAS by and under an agreement dated 30.03.2008, the owner Dhondu Rama Bhoir and others granted the said property No.1 to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3053/2008 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3064/2008 and in furtherance thereto the said Dhondu Rama Bhoir and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 01.06.2016 and the same is also registered at the office of Sub-Registrar of

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Assurances at Kalyan-4 under serial No. 4724/2016 and the said property No. I stands mutated in the name of the Promoter herein under mutation entry No. 1080;

AND WHEREAS Machhindra Sitaram Patil and others were the owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/A	2-54-5	4.88

hereinafter for the sake of brevity collectively called and referred to as the "Property No.II".

AND WHEREAS by and under an agreement dated 21.03.2007, the owner Machhindra Sitaram Patil and others granted the said property No.II to Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1611/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 120/2007 and in furtherance thereto the said Machhindra Sitaram Patil and others executed the Deed of Conveyance in favour of the Promoter on 31.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3773/2016 and the said property No. II stands mutated in the name of the Promoter herein under mutation entry No. 1118;

AND WHEREAS Anant Shriram Patil and others own and possess and/or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
101	3/B	2-50-5	4.89

hereinafter for the sake of brevity called and referred to as the "Property No.III".

AND WHEREAS by and under an agreement dated 21.03.2007, the owners Anant Shriram Patil and others granted the said property No.III to Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1609/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1610/2007 and in furtherance thereto the said Anant Shriram Patil and others executed the Deed of Conveyance in favour of the Promoter on 08.03.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2129/2016 and the said property No. III stands mutated in the name of the Promoter herein under mutation entry No. 1094;

AND WHEREAS Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar were the Owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
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51	2/A	0-40-90 out of 0-59-1	5.30
52	2	0-23-8	3.75

hereinafter for the sake of brevity collectively called and referred to as the “**Property No.IV**”.

AND WHEREAS by and under Deed of Conveyance dated 30.12.2016, the owners Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar sold and conveyed the area of 5210 sq. meters belongs to them which includes said property No.IV out of total area of 5910 sq. meters of S. No. 51/2/A to Regency Nirman Limited viz. the Promoter herein and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 11897/2016 and the said area of 5210 sq. meters stands mutated in the name of the Promoter herein under mutation entry No.1086;

AND WHEREAS by and under the Deed of Exchange dated 17.04.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3756/2018 M/s. Regency Nirman Limited viz. the Promoter herein exchanged the area admeasuring 820 sq. meters out of their area of 5210 sq. meters from property bearing Survey No. 51/2A and accordingly the area of 4390 sq. meters from land bearing S. No. 51/2A became the absolute property of the Promoter and the same stands mutated in the records of right under mutation entry No. 1161;

AND WHEREAS by and under Deed of Conveyance dated 29.01.2020, the Promoter sold and conveyed the area of 300 sq. meters out of area of 4390 sq. meters belongs to them out of total area of 5910 sq. meters of S. No. 51/2/A to Malti Raosaheb Katkar, Aditya Raosaheb Katkar and Aishwarya Raosaheb Katkar and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1502/2020 and the said area of 300 sq. meters stands mutated in the name of the Malti Raosaheb Katkar and others under mutation entry No.1086 and balance area of 4090 sq. meters i.e. said Property No. IV remained in the ownership of the Promoter;

AND WHEREAS Jalindar Jairam Patil and others were the owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R-P)
49	1	0-08-4	0.3
101	3/D	2-56-0	2.00

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hereinafter for the sake of brevity collectively called and referred to as the “**Property No.V**”.

AND WHEREAS by and under an agreement dated 21.03.2007, the owner Jalindar Jairam Patil and others granted the said property No.V to M/s. Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1663/2007 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1664/2007 and in furtherance thereto the said Jalindar Jairam Patil and others executed the Deed of Conveyance in favour of the Promoter on 28.08.2012 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2429/2012 and the said property No. V stands mutated in the name of the Promoter herein under mutation entry No. 1116;



47/2016-18  
2016/18/2016

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AND WHEREAS Jagdish Tukaram Patil was the Owner of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
47	1	0-05-3	0.19

hereinafter for the sake of brevity collectively called and referred to as the "Property No.VI".

AND WHEREAS by and under Deed of Conveyance dated 30.12.2016, the owner Jagdish Tukaram Patil sold and conveyed the said property No.VI to Regency Nirman Limited viz. the Promoter herein and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6423/2016 and the said property No. VI stands mutated in the name of the Promoter herein under mutation entry No. 1123;

AND WHEREAS Namdev Sudam Patil and others were the Owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
44	2	0-28-3	1.00
101	3/C	2-02-0	4.00

hereinafter for the sake of brevity collectively called and referred to as the "Property No.VII".

AND WHEREAS by and under an agreement dated 21.08.2007, the owners Namdev Sudam Patil and others granted the said property No.VII to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4549/2007 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub- Registrar of Assurances at Kalyan-4 under serial No. 4550/2007 and in furtherance thereto the said Namdev Sudam Patil and others executed the Deed of Conveyance in favour of the Promoter on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4727/2016 and the said property No. VII stands mutated in the name of the Promoter herein under mutation entry No. 1096;

AND WHEREAS Rama Tukaram Thakare was the Owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
50	5	0-15-9	2.62
97	-	0-12-1	1.06

hereinafter for the sake of brevity collectively called and referred to as the "Property No.VIII".

AND WHEREAS by and under an agreement dated 12.04.2008, the owner Rama Tukaram Thakare and his family members granted the said property No.VIII to Regency



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Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2574/2008 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No.177/2008 and in furtherance thereto the said Rama Tukaram Thakare and his family members executed the Deed of Conveyance in favour of the Promoter on 01.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4725/2016 and the said property No.VIII stands mutated in the name of the Promoter herein under mutation entry No. 1107;

AND WHEREAS Suman Shankar Desale and others were the owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
54	1	0-81-7	14.44

hereinafter for the sake of brevity collectively called and referred to as the "Property No.IX".

AND WHEREAS by and under an agreement dated 30.03.2007, the owners Suman Shankar Desale and others granted the said property No.IX to M/s. Regency Nirman Private Limited now known as Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1802/2007 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is Authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 118/2007 and in furtherance thereto the said Suman Shankar Desale and others executed the Deed of Conveyance in favour of the Promoter on 19.04.2017 and the same is also registered at the office of Sub- Registrar of Assurances at Kalyan-4 under serial No. 1717/2017 and the said property No. IX stands mutated in the name of the Promoter herein under mutation entry No. 1102;

AND WHEREAS Shri Gajanan Mangal Patil and others own and possess and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
50	4	0-36-5	5.25

hereinafter for the sake of brevity collectively called and referred to as the "Property No.X".

AND WHEREAS by and under an agreement dated 02.07.2007, the owners Shri Gajanan Mangal Patil and others granted the said property No.X to M/s. Regency Nirman Limited viz. the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 3855/2007 and at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is Authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 268/2007 and in furtherance thereto the said Shri Gajanan Mangal Patil and others executed the Deed of Conveyance in favour of the Promoter on 06.12.2017 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4

Handwritten signatures and stamps are visible at the bottom of the page, including a circular stamp of the Sub-Registrar of Assurances, Kalyan-4, and a rectangular stamp with the text "कलज - 8" and "पत्र क्र. 9602/2023".



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under serial No. 12309/2017 and the said property No. X stands mutated in the name of the Promoter herein under mutation entry No. 1155;

AND WHEREAS Vishnu Rama Patil and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
50	1	0-14-2	1.44

hereinafter for the sake of brevity collectively called and referred to as the "Property No.XI".

AND WHEREAS by and under Deed of Conveyance dated 09.07.2011 read with Deed of Correction dated 08.12.2017 the owners Vishnu Rama Patil and others sold and conveyed the said property No.XI to Shri Vicky Udhav Rupchandani and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 9510/2010 and 12310/2017 respectively and the said property No. XI stands mutated in the name of the said Shri Vicky Udhav Rupchandani under mutation entry No. 1141;

AND WHEREAS further by and under Deed of Conveyance dated 02.07.2018 the owner Shri Vicky Udhav Rupchandani sold and conveyed the said property No.XI to M/s. Regency Nirman Limited viz. the Promoter herein and the said deed is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 6578/2018 and the procedure for mutating the name in the record of right is followed under mutation entry No. 1171;

AND WHEREAS Shri Jalinder Jairam Patil and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
51	4	0-08-2	0.16

hereinafter for the sake of brevity collectively called and referred to as the "Property No.XII".

AND WHEREAS by and under the Deed of Exchange dated 17.04.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3756/2018 M/s. Regency Nirman Limited viz. the Promoter herein exchanged the area admeasuring 820 sq. meters out of their property bearing Survey No. 51/2A and accordingly the land bearing Survey No. 51/4 became the absolute property of the Promoter and the same stands mutated in the records of right under mutation entry No. 1161.

AND WHEREAS Shri Ganesh Shripat Gaikar and others are the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
48		0-38-7	3.31

hereinafter for the sake of brevity collectively called and referred to as the "Property No.XIII".

AND WHEREAS by and under the Agreement for Sale dated 21.09.2018 read with

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Power of Attorney dated 21.09.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial Nos. 8252/2018 and 8253/2018 respectively M/s. Regency Nirman Limited viz. the Promoter herein have agreed to acquire the Property No. XIII at and for the price/consideration and on the terms and consideration therein contained and in terms of the said Agreement and Power of Attorney the Promoters herein are well and sufficiently entitled to the said Property No. XIII

AND WHEREAS the Promoters by and under the powers and authorities vested in them followed the requisite procedure for submission of plans and the Kalyan Dombivli Municipal Corporation and obtained the first sanction under No. KDMP/NRV/BP/27Villages/2018-19/14 dated 05.09.2018 and further on merging and amalgamating the land bearing Survey No. 48, the Promoter has submitted the plans for revised sanction and the Kalyan Dombivli Municipal Corporation after taking into consideration the area in possession at 127194 sq. metres out of the total land admeasuring 130120 sq. metres granted the first revised permission for construction of buildings under No. KDMP/NRV/BP/27 Villages/2018-19/14/96 dated 31.10.2018 and further revised permission for construction of building under No. KDMP/NRV/BP/27/2018-19/14/186 dated 27.03.2019 and further revised under No. KDMP/NRV/BP/27/2018-19/14/79 dated 14.08.2019 and further revised under No. KDMP/NRV/BP/27/2018-19/14/26 dated 09.09.2020 and further revised permission under No. KDMP/TPD/BP/27village/2018-19/14/14 dated 09.04.2021, and further revised under no. KDMC/TPD/BP/27village/2018-19/14/302 dated 08.10.2021 which provides for buildings to be constructed on the net area of the land admeasuring 105822.72 sq. metres

AND WHEREAS the Promoters have completed the construction work of Bldg. No. 12, 13, 14 & 15 – Stilt + Podium + 1st to 23rd Floor (Residential) and obtained the building completion certificate from Kalyan Dombivli Municipal Corporation under No. KDMC/NRV/CC/27 Gave/12 dated 05.08.2020 also completed the construction work of Bldg. No. 11, 16 & 17 – Lower Ground + Stilt + Podium + 1st to 23rd Floor (Residential) as well as Commercial Bldg. No. 1 comprising of Ground Floor and obtained the building completion certificate from Kalyan Dombivli Municipal Corporation under No. KDMC/NRV/CC/27 Gave/110 dated 28.12.2020 also completed the construction work of Bldg. No. 06, 07, 08, 09, 10 – Stilt + Podium + 1st to 23rd Floor (Residential) and 18 & 19 – Lower Ground + Stilt + Podium + 1st to 23rd Floor (Residential) and obtained the building completion certificate from Kalyan Dombivli Municipal Corporation under No. KDMC/TPD/CC/27village/164 dated 15.07.2021

AND WHEREAS the Promoter have further followed the due process of law and obtain the revised permission from Kalyan Dombivli Municipal Corporation under No. KDMC/TPD/BP/27village/2018-19/14/302 dated 08.10.2021 attached as **Annexure-G** and the said permission provides for construction of building bearing:

Bldg. No. 1 – Stilt + Podium + 1st to 25th Floors (Residential)

Bldg. No. 2, 5, 20, 22, 23 – Lower Ground + Stilt + Podium + 1st to 25th Floors (Residential)

Bldg. No. 21 – Lower Ground + Stilt + Podium + 1st to 25th Floors (Residential)

Bldg. No. 3 – Lower Ground + Stilt + Podium + 1st to 25th Floors (Residential)

Bldg. No. 4 – Lower Ground + Stilt + Podium + 1st to 25th Floors (Residential)

Bldg. No. 24 – Stilt + Podium + 1st to 9th Floors (Inclusive Housing) and 10th to 30th Floor (Residential)

Bldg. No. 25 – Stilt + Podium + 1st to 30th Floors (Inclusive Housing)

Commercial Bldg. No. 2 – Ground Floor

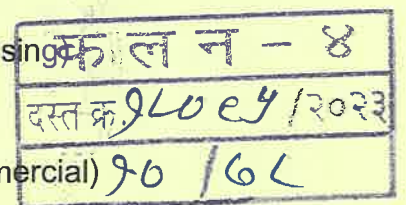
Commercial Bldg. No. 3 – Ground Floor + 1st Floor

Assembly Building – Lower Ground + Ground + 1st Floor (Commercial)

Health Club – Ground Plus First Floor

and the building permission is further revised under No. KDMC/TPD/BP/27village/2018-19/14/379 dated 25.01.2023

AND WHEREAS the Certificate of Registration under the Provisions of Real Estate



99 / (Regulation & Development) Act, 2016  
99 / (Regulation & Development) Act, 2016

Authority bearing no. P51700033506, the copy of certificates is annexed here to as Annexure F.

AND WHEREAS as recited herein above, the Promoters are well and sufficiently entitled to sell the unsold flats and units in the Bldg. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and Commercial Building No.1, Commercial Building No. 2 and Assembly Building No. 1 and same is hereinafter called and referred to as the "Project Land" forming a part of the entire scheme of construction known as "Regency Anantam".

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction they will obtain building commencement certificate of additional buildings from time to time and same shall form a part of the entire scheme of construction known as "Regency Anantam" and all the purchasers acquiring the flats/units in the buildings forming a part of the entire scheme of construction shall be entitled to use and utilize the Recreational and Club House Facilities.

AND WHEREAS the Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and/or their agency/nominee or transferee as and when demanded and the absolute ownership right and possession of the such club house structure and facilities shall always vest with the Promoter herein and the Promoter shall be well and sufficiently entitled to grant the usage of such infrastructural and recreational facilities and amenities to the purchasers of the other scheme of construction being developed by the Promoter and/or its sister concern in the nearby adjacent and abutting vicinity and area and such infrastructural and recreational facilities and amenities will be transferred to the Apex body or Federation of all the societies to be formed in the said scheme of construction and at the time of execution of the final deed of conveyance in favour of the Apex body or Federation thereof and at all material times, the right, title, interest, interest and control of the Promoter on such infrastructural and recreational facilities shall remain unfretted and intact.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein the above facts of changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same.



AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein that the Building No 24 (Inclusive Housing Building No.1) and Building No.25 (Inclusive Housing Building No.2) as per the sanction plan comprises as under –

- i. Building No.24 first floor to nine floor for Mhada Allottees and ten floor onward to thirty floor for free sale
- ii. Building No.25 first floor to thirty floor for Mhada Allottees

along with future expansion and the recreational garden as provided in the sanctioned

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plan.

AND WHEREAS there is a provision of club house and parking in the entire scheme construction and the Mhada Allottees are entitled to such facility and membership of club house on payment of membership charges and other incidental expenses thereto and such amount shall be paid by the Mhada Allottees as and when demanded by the promoter.

AND WHEREAS there is provision of Parking Space in the entire scheme of construction and the allotment of parking spaces shall be at the sole discretion of the Promoter on first come first serve basis and if the Mhada Allottees intends to have the allotment of parking spaces the same shall be as per the provisions of Development Control Regulation and the Mhada Allottees shall be liable and responsible to pay the parking charges and other incidental expenses thereto.

AND WHEREAS the Promoters supplied and forwarded the copies of the sanctioned plans and clearly and elaborately brought to the knowledge and notice of the Purchaser herein the present status of sanction of plans, the bifurcation of the buildings and construction thereof by the Promoters as well as the location of the land on which the club house and recreational facilities will be constructed by the Promoters and the grant of use thereof to the purchaser herein and it is also further clearly disclosed to the Purchaser herein that the construction work of the club house and its recreational facilities will not be completed and functional and operational at the time of completion of the buildings in which the Purchaser herein has intended to acquire the flat/unit and that the same will be completed, functional and operational on completion of the buildings in the entire scheme of construction and then the same will be available to the Purchasers by the Promoter and such club house and recreational facilities shall be handed over and assigned to the Federation of the Society and/or the Apex Body as the case may be and the Purchaser is well aware of the same.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the concerned town planning authority from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings to be constructed on the said property and the Promoters intended to avail additional floors on the said sanctioned buildings.

AND WHEREAS the Promoter have availed construction loan, overdraft facility and credit facilities from Saraswat Co-operative Bank Limited and executed Legal Mortgage dated 31.10.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No.9366/2018 and Legal Mortgage dated 25.03.2019, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No.3553/2019 in favour of Saraswat Co-operative Bank Limited and the Promoter has created a charge on the said property to the exclusion of Survey No.48 in favour of Saraswat Co-operative Bank Limited for availing the construction loan, overdraft facility and credit facilities from Saraswat Co-operative Bank Limited and the Promoter shall obtain the requisite permission from the said Saraswat Co-operative Bank Limited to effectuate the legal and perfect execution and registration of this agreement in favour of the Purchaser herein and accordingly the Promoters agree and assure to repay the said construction loan and cash credit facility to the said Saraswat Co-operative Bank Limited along with the interest, dues and charges thereto and shall settle the said loan account of the Saraswat Bank and shall safeguard the interest of the Purchaser as regards the premises agreed to be sold herein.

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AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned herein above which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

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

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

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

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

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

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

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

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

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise,



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phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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

AND WHEREAS the Promoter has disclosed to the Purchaser that they have proceeded with the said scheme of construction under Section 80 IBA of the Income Tax Act and accordingly the Purchaser is bound by the provisions of the said Act.

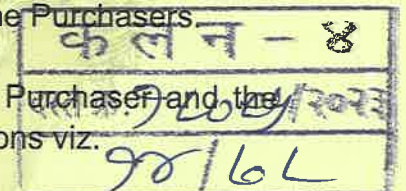
AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS as the said building is reserved for allotment of flats to MHADA Allottees, the Konkan Housing and Area Development by its offer letter dated 20/07/2023 has nominated the Allottee herein for allotment of Premises No. 407 on Floor 4, admeasuring 40.00 Sq.Mt. carpet in **Building No.25 (ANGELICA) - MHADA** in the scheme of construction known as "**Regency Anantam**" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written at and for the consideration and on the terms and conditions therein contained.

AND WHEREAS the Carpet Area of the said premises is 40.00 sq. mt. equivalent to 430.55 sq. ft. and exclusive Balcony area of 9.00 sq. mt. equivalent to 96.85 sq. ft. Carpet area means the net usable floor area of the said premises, including the area covered by the internal partition walls of the premises but excludes the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchasers.

AND WHEREAS the Promoter has disclosed the following to the Purchaser and the Purchaser strictly agrees and assures to adhere to the said requisitions viz.

- i. The Purchaser understands that the Promoter intends to avail benefits u/s 80 IBA of the Income Tax Act, 1961 for the project "Regency Anantam" as eligible project and thus the Purchaser agrees not to demand allotment or otherwise acquire more than one residential unit in his/her own name and further if one residential unit is allotted to him/her not to demand allotment or otherwise acquire another residential unit in name of his/her spouse or minor children.
- ii. The Purchaser hereby undertakes to deduct and pay TDS u/s 194IA of The Income Tax Act, 1961 to the credit of the Promoter and submit the original TDS certificate within the prescribed timelines as per provisions of The Income Tax Act, 1961. The Purchaser shall be further liable to indemnify the Promoter if proper credit of TDS is not reflected in the PAN of the company.
- iii. The Purchaser declares and confirms that the monies paid and payable by the Purchaser under this agreement towards the said unit is not involved directly or indirectly to any proceeds of the scheduled offence/s and is/are not designated for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/orders enacted pursuant to the same, from time to time [collectively Anti-Money Laundering Regulations"]. The Purchaser authorizes the Promoter to give his/their personal information to any statutory authority as may be required from time to time. The Purchaser further affirms that the information/details provided herein is/are true



*Neeraj*  
*Diana*  
*Ani*



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and correct in all respects and nothing has been withheld including any material facts within his/her/their/its knowledge. The Purchaser further un-equivocally agrees and confirms that in case the Promoter becomes aware and/or in case promoter is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement for sale. Upon such termination the Purchaser shall not have any right, title or interest in the said unit neither have any claim/demand against Promoter. In event of such cancellation/termination, the monies paid by the Purchaser shall be refunded by the Promoter to the Purchaser subject to forfeiture clause and in accordance with terms of this agreement only after Purchaser's furnishing to Promoter no-objection/consent letter from the statutory authorities permitting such refund of the amounts to Purchaser.

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

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

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

a. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. 407 carpet area admeasuring 40.00 sq. mt. equivalent to 430.55 sq. ft. along with exclusive balcony area of 9.00 sq. mt. equivalent to 96.85 sq ft. on floor 4 of the type 1 BHK in Building No.25 (ANGELICA) - MHADA of the scheme of construction known as "Regency Anantam" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of

**Rs. 2947900 (Rupees twenty nine lakh forty seven thousand nine hundred Only)** which is exclusive of Goods & Services Tax and further including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith in pursuance to the letter issued Konkan Housing and Area Development Board dated 20/07/2023 and on the terms and conditions therein contained.

b. The Purchaser has agreed and understood to pay a sum of Rs. 150000 which is exclusive of Goods & Services Tax towards membership of clubhouse to the Promoter and further undertakes to bear the periodic maintenance and incidental charges as and when demanded.





- c. The Promoter hereby agrees to allot to the Purchasers, 0() parking spaces being constructed in the layout. The Purchaser(s) is intend to avail the benefit of 0() parking space and has understand to pay a sum of Rs. 0 which is exclusive of Goods & Services Tax and further undertakes to bear the periodic maintenance and incidental charges as and when demanded.
- d. The Purchaser has agreed and assured to pay the consideration of **Rs. 2947900 (Rupees twenty nine lakh forty seven thousand nine hundred Only)** to the Promoter in the manner as set out in **Annexure H.**
- e. The total consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of 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 except Goods & Services Tax) up to the date of handing over the possession of the said premises.
- f. The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser 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 along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- g. The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 1% per annum for the period by which the respective installment has been pre-poned. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.
- h. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% percent. The total consideration 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 Purchaser 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 Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- i. The Purchaser 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/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.
2. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the premises.

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Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

It is hereby expressly agreed that the time for payment of each or the aforesaid installments of the consideration amount shall be the essence of the contract. All the above respective payment shall be made within fifteen days of the promoters sending a notice, to the Purchaser/s calling upon him/ her/them to make payment of the same by speed post, via SMS service or Email.

The Purchaser agrees to pay the Promoter interest calculated, at the rate of the highest marginal cost of lending as declared by State Bank of India as increased by two per cent, on all the amounts which become due and payable by the Purchaser/s to the Promoters under this agreement for the period from the due date of payment till the date of the actual payment thereof.

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 128339.86 square meters only and Promoter has planned to utilize Floor Space Index of 126733.13 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 126733.13 square meters as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

i. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of



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his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser 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.

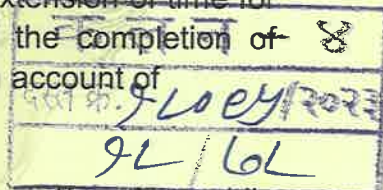
- iii. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the premises which may till then have been paid by the Purchaser to the Promoter.
  - iv. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 10% of the total amount of consideration and statutory charges like GST, TDS or any other charges paid on behalf of customer, the balance amount shall be refunded within a period of thirty days of the termination.
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the premises as are set out in **Annexure E**, annexed hereto.
6. **The promoter shall give Possession of the said premises within 30 working days from the receipt of all payments towards the said premises as per Annexure H including interest for delayed payment if any.** If the Promoter fails or neglects to give possession of the said premises to the Purchaser herein on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- i. War, civil commotion or Act of God;
- ii. Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7. -

- i. Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 30 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser(s), as the case may be.
- ii. The Purchaser shall take possession of the said premises within 30 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy.
- iii. **Failure of Purchaser to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises



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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 premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.

- iv. If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are 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 his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser and the Purchaser alone shall be liable to rectify and re-instate the same at his own costs.
8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities.
9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.
- i. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and



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the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.

It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association or limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

- ii. Within 30 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs.1500/- (1BHK) per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Purchaser shall pay to the Promoters on demand \*

- i. Rs. 600/- towards entrance fees and share capital (In case of individual) or Rs. 1100/- towards entrance fees and share capital (in case of company)
- ii. requisite amount and charges on account of goods and services tax.

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stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.

- iii. Rs.36,000/- (1BHK) being the maintenance charges in advance for a period of twenty- four months.
- iv. Rs.45,000/- (1BHK) being the infrastructural charges for a period of sixty months.

The Purchaser shall be liable and responsible to pay the government, semi-government taxes, cesses, goods and service tax and any other statutory taxes in respect of the all above provisional outgoings, maintenance and infrastructure charges as regards the above amounts payable to the Promoters.

- a. The Common Areas & Amenities, as currently planned include, a proposed club house and certain recreational facilities for the benefit of all purchasers and occupiers of Premises in the project land as well as the entire scheme of construction known as “**Regency Anantam**”. Subject to the Purchasers complying with, observing and performing nil the terms, conditions and provisions of this Agreement, including making payment of the Aggregate Payments, and after completion of the entire scheme of construction known as Regency Anantam subject to Force Majeure (defined hereinafter), the Purchaser may access, use, and enjoy the same, in respect of which the Purchaser will be liable to comply with the terms and conditions, and make payment of the fees and charges as may be decided by the Promoter.

The Promoter has informed the Purchaser of the following facts, matters and circumstances that shall pertain to the club house and recreational facilities, which the Purchaser has fully accepted, agreed and confirmed that is:

- i. the club house and recreational facilities constructed and shall have the equipment, infrastructural amenities and facilities as the Promoter deem fit, in its discretion;
- ii. the use, benefit and enjoyment of the club house and recreational facilities shall be inter-alia, for various purchasers and occupiers of Premises in the project land as well as the entire scheme of construction known as “**Regency Anantam**” (collectively, “Users”);
- iii. The management and operations of the club house and recreational facilities shall, until handed over by the Promoter to the Organisation (defined hereinafter) formed and constituted by the Promoter in respect of the project land as well as the entire scheme of construction known as **Regency Anantam** shall be under the sale, exclusive and absolute control of the Promoter, and/or the PMC (if appointed by the Promoter), who shall be entitled to inter alia, frame, and implement, the aforesaid rules and regulations in respect thereof;
- iv. The entitlement to use the club house and recreational facilities is and shall be personal to the Purchaser, and is not transferable or assignable in any manner, provided that on the completion of any permitted sale and transfer of the Apartment by the Purchaser, to any persons (“Premises Transferee”), the Premises Transferees shall solely be entitled to use and enjoy the club house and recreational facilities in the place and stead of the Purchaser (who shall automatically and forthwith cease to be entitled to access, and enjoy the same). Under no circumstances, shall the



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Purchaser or any Premises Transferees be entitled to use, enjoy or access the club house and recreational facilities after he/she/they/it have sold and transferred the Apartment;

- v. There may be recreational, social and other related events, performances, activities, parties, gatherings, etc. held in the club house, and/or in the recreational facilities during the day or night, by the Promoter, and/or the PMC, and/or Users. The Purchaser, for himself/herself/themselves/itself and as a member of the applicable Entity & Organisation (defined hereinafter), shall not be entitled to raise any disputes, differences, or objections in and/or hinder, restrict, obstruct or interfere with the same;
  - vi. If, prior to the operations, administration, management, charge and control of the Common Areas & Amenities is handed over to the Organisation (defined hereinafter), the actual charges and expenses required to be made for maintenance thereof, may exceed the amount so received collectively from all the aforesaid purchasers and occupants, then the Promoter, and/or the PMC, shall be entitled to call for and demand such additional amounts from all Users. and/or the Entity & Organisation (defined hereinafter);
  - vii. In addition to the charges and expenses referred to in Article (vi) above there would be charges including one-time or per day or per use, charges, in respect of any of the amenities, or facilities, or services available, and/or provided in and from the common areas & amenities, as determined by the Promoter from time to time, and the persons who avails of such amenities, or facilities, or services shall be entitled to use the same only upon payment thereof.
11. The Purchaser shall pay the requisite costs if demanded by the Promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society or Limited Company or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
  12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation
  13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser 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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There are no encumbrances upon the project land or the Project except those mentioned in these presents and those disclosed herein above;

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;

v. 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 Purchaser 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 Purchaser under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser 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 the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;

x. The Promoter has duly paid and shall 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 till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;

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

14. The Purchaser/s or himself/themselves with intention to bring all persons into whosever hands the said premises may come, hereby covenants with the Promoter as follows: -

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

Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which

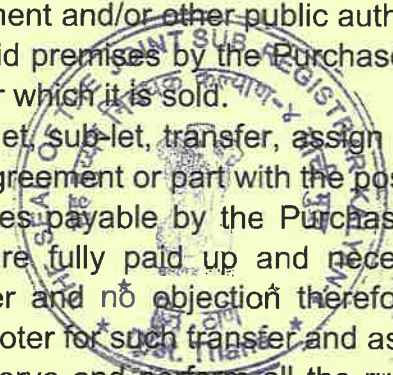


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may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. 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.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser 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 premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the Purchaser from the Promoter for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and



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- maintenance of the said building and the said premises 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises 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.
- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Company, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
17. The Purchaser 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, sewerage treatment plant, organic waste converter, etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
18. The Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
19. It is hereby agreed that the Promoters shall be at liberty to amalgamate / 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 cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) 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 Purchaser herein shall not object the said right of the Promoter in any manner.
20. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid



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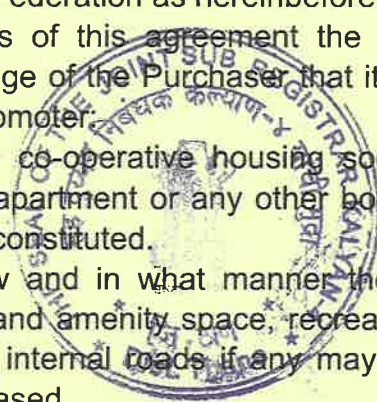


exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town 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, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

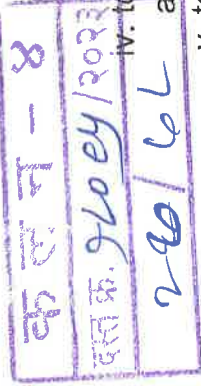
21. The Promoters have brought to the clear notice and knowledge of the Purchaser that they have availed construction loan, overdraft facilities and credit limit from Saraswat Co-operative Bank limited and have created charge and mortgage on the said property and further during the course of construction, the promoter may seek and obtain additional financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.

The Promoters have also brought to the clear notice and knowledge of the Purchaser that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the promoter shall safeguard and protect the right and interest of the flat purchaser herein in respect of the flat agreement to be acquired by him.

22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
23. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter:
- to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
  - to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
  - to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.



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- iv. to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
- v. to decide from time to time when and what sort of document of transfer should be executed.
- vi. to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- vii. to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
- viii. to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road 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/lies.

And the Purchaser has clearly understood the same and in confirmation thereof has agreed enter into this agreement.

24. The Promoter has clearly brought to the notice and knowledge of the Purchaser herein that the Building No 24 (Inclusive Housing Building No.1) and Building No.25 (Inclusive Housing Building No.2) as per the sanction plan comprises as under –

- i. Building No.24 first floor to ten floor for Mhada Allottees and eleven floor onward to thirty floor for free sale
- ii. Building No.25 first floor to thirty floor for Mhada Allottees

along with future expansion and the recreational garden as provided in the sanctioned plan.

25. The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

- i. that as per the sanctioned plans and permissions, the open spaces are to 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 Developers
- 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 promoters 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. the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
- ix. it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule



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hereunder written however due to the certain reservations and / or setbacks the area to be handed over and conveyed to the cooperative 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 Purchaser 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 property along with the right and interest in the common open spaces, playground etc.,

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- x. the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.
26. It is agreed and understood by the Purchaser/s that the project shall be deemed to be completed only upon the development of the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all the phases on the entire said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The Promoter shall not be liable and/or shall not be required to cause execution of conveyance/ transfer/ lease deed in respect of the said Land /Property or any part thereof until utilization of the entire FSI /TDR in respect of the Land / Property and all other rights and benefits available now or in future in respect of the said Land / Property including incentive FSI schemes, amalgamated plots, and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts are received.
27. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.
28. The Promoters supplied and forwarded the copies of the sanctioned plans and clearly and elaborately brought to the knowledge and notice of the Purchaser herein the present status of sanction of plans, the bifurcation of the buildings and construction thereof by the Promoters as well as the location of the land on which the club house and recreational facilities will be constructed by the Promoters and the grant of usage thereof to the purchaser herein and it is also further clearly disclosed to the Purchaser herein that the construction work of the club house and its recreational facilities will not be completed and functional and operational at the time of completion of the buildings in which the Purchaser herein has intended to acquire the flat / unit and that the same will be completed, functional and operational on completion of the buildings in the entire scheme of

Ready

Signature

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construction and then the same will be available to the Purchasers and such club house and recreational facilities shall be handed over and assigned to the Federation of the Society and / or the Apex Body as the case may be and the Purchaser is well aware of the same.

The Promoter has also clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee as and when demanded and the absolute ownership right and possession of the such club house structure and facilities shall always vest with the Promoter herein and the Promoter shall be well and sufficiently entitled to grant the usage of such infrastructural and recreational facilities and amenities to the purchasers of the other scheme of construction being developed by the Promoter and / or its sister concern in the nearby adjacent and abutting vicinity and area and the Purchaser herein has granted his / her express and irrevocable consent and confirmation for the same and such infrastructural and recreational facilities and amenities will be transferred to the Apex body or Federation of all the societies to be formed in the said scheme of construction and at the time of execution of the final deed of conveyance in favour of the Apex body or Federation thereof and at all material times, the right, title, interest, interest and control of the Promoter on such infrastructural and recreational facilities shall remain unfretted and intact.

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

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

31. **RIGHT TO AMEND** This Agreement may only be amended through written consent of the Parties herein.

32. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS.** 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 of the said premises, in



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case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

33. **SEVERABILITY** 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 thereunder 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.
34. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(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.
35. **FURTHER ASSURANCES** The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
36. **PLACE OF EXECUTION** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.
37. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
38. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

1a. (I) **Name of Purchaser:** Devendra Harishchandra Vishwakarma

(II) Aadhaar: 5409 8343 9208 (III) PAN: AMHPV0493P

1b. (I) **Name of Purchaser:** Narotama Devendra Vishwakarma

(II) Aadhaar: 6696 2602 7347 (III) PAN: AJZPV2481Q

2. **Address:** Dyaneshwar Sadan ,Pipe Line Road, Behind Chetna Scholl, Vijay Nagar,,Kalyan , Maharashtra - 421306

3. **Notified E-mail ID:** devendrav255@gmail.com

4. **Mobile Number:** +919768843968

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



*Neeraj*

*Neeraj*

*Ani*

39. **JOINT PURCHASERS** That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.
40. Stamp Duty and Registration and statutory taxes and levies: – The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi- Government taxes and levies and all other direct and indirect taxes shall be paid as per the provisions of law. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending purchaser subject to the provisions of the said Act.
41. **DISPUTE RESOLUTION:-** Any dispute between parties shall be settled amicably. In case of failure to settle 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.
42. **GOVERNING LAW** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.
43. The name of the Project shall be “Regency Anantam” and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.
44. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet, literature and marketing collaterals are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colours of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
45. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

*(Signature)*

*(Signature)*

*(Signature)*





## THE FIRST SCHEDULE ABOVE REFERRED TO:

**A. (Description of the Entire Property)** All that portion of land **105822.72 sq. metres** forming the part of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq.metres)
49	2	680
50	2	1440
101	3/A	25450
101	3/B	25050
51	2/A	4090
52	2	2380
49	1	840
101	3/D	25600
47	1	530
44	2	2830
101	3/C	20200
50	5	1590
97	-	1210
54	1	8170
50	4	3650
50	1	1420
51	4	820
48	-	3870
	Total	129820

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३२/६८

and collectively bounded as follows :

On or towards East : Village Golvali – Gurcharan Land

On or towards West : 24 meter wide DP Road

On or towards North : Village Golvali – Survey No. 52

On or towards South : Survey No.55 and 57 of Village Davdi

**Description of the Project**

Bldg. No. 11, 16 & 17 – Lower Ground + Stilt + Podium + 1st to 23rd Floors

Bldg. No. 12, 13, 14 & 15 – Stilt + Podium + 1st to 23rd Floors

Commercial Bldg. No. 1 – Ground Floor

Bldg. No. 1 – Stilt + Podium + 1st to 25th Floors

Bldg. No. 2, 5, 20, 22, & 23 – Lower Ground Stilt + Podium + 1st to 25th Floors

Bldg. No. 21 – Lower Ground + Stilt + Podium + 1st to 25th Floors

Bldg. No. 3 – Lower Ground Stilt + Podium + 1st to 25th Floors

Bldg. No. 4 – Lower Ground + Stilt + Podium + 1st to 25th Floors

Bldg. No. 6, 7, 8 & 10 – Stilt + Podium + 1st to 23 Floor

Bldg. No. 9 – Stilt + Podium + 1st to 23 Floor

Bldg. No. 18 & 19 – Lower Ground + Stilt + Podium + 1st to 23 Floor

Bldg. No. 24 – Stilt + Podium + 1st to 9th Floors (Inclusive Housing) and 10th to 30th Floor (Residential)

Bldg. No. 25 – Stilt + Podium + 1st to 30th Floors (Inclusive Housing)

Commercial Bldg. No. 2 – Ground Floor (Commercial)

Assembly Bldg. – Lower Ground + Ground + Podium + 1st Floor (Commercial)

Health Club – Ground Plus First Floor

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**SECOND SCHEDULE ABOVE REFERRED TO**

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

Club House and Recreational Facilities Garden  
Podium Garden  
Organic Waste Converter Sewerage Treatment Plant

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

SIGNED & DELIVERED

by the within named  
**Promoters**

M/s. Regency Nirman Limited  
through its Director/Authorised Signatory



Anil Kumar Tulian

SIGNED & DELIVERED  
by the within named **Purchaser/s**



Devendra Harishchandra Vishwakarma

Devendra Harishchandra Vishwakarma



Narotama Devendra Vishwakarma

Narotama Devendra Vishwakarma

WITNESS:

1. Name: Anil Vishwanath Kanawade  
2. Name: Gurvesh Singh Bhelay





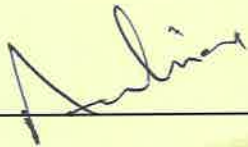
RECEIPT

Received a sum of Rs.294790 (Rupees two lakh ninety four thousand seven hundred and ninety only) from time to time prior to execution of this agreement in the following manner;

Bank	Type	Date	Instrument ID	Amount
MHADA	Credit Note	25/03/2023	2430012794	20000
MHADA	Credit Note	31/07/2023	310723223000 091670	9479
HDFC Bank	Cheque	08/11/2023	000004	265311

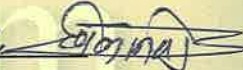
from the purchaser herein as and by way of advance / part consideration subject to realisation.

I/We say received



Regency Nirman Limited.

WITNESS:

1.Name: Amol Vishwamath Kanawade 

2.Name: Gurpreet Singh Bhelay 







कलन - ४
दस्तावेज 9/20/2022
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## List of Annexures

ANNEXURE A	Copy of Title Report
ANNEXURE B	Copy of Property Card or extract Village Forms VI or VII and XII
ANNEXURE C1	Copies of Plans & Layout as approved by concerned Local Authority
ANNEXURE C2	Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project
ANNEXURE D	Floor Plan
ANNEXURE E	Specification and amenities for the Premises & Project
ANNEXURE F	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase I
	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase II.
	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase III.
	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase IV.
	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase V.
	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase VI.
ANNEXURE G	Copy of Revised Commencement Certificate
ANNEXURE H	Copy of Occupancy Certificate Payment Schedule

## PHASE V – BANK DETAILS

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

**Cheque Favouring:** M/s Regency Nirman Ltd. AC Regency Anantam-Phase V

**A/C No :** 610000000007535

**IFSC CODE :** SRCB0000281

**Bank :** The Saraswat Co-op. Bank Limited





Annexure A

कलना - ४  
दस्त क्र. ११०६५ / २०२३  
३५/६८

शैलेन्द्र द. जल्लावार  
शैलेन्द्र द. जल्लावार  
अडवोकेट हायकोर्ट  
१०५, विकास हाईवे, संतोषीमता रोड, कल्याण (प)  
फोन : २३२२२६६, २३२२४४४  
email : lawmen2011@yahoo.com

Shailendra D. Jallawar  
3 Com. LL.B.,  
Advocate High Court  
105, Vikas Heights, Santoshimata Road, Kalyan (West)  
Tel. : 2322526, 2327447  
email : lawmen2011@yahoo.com

Format - A  
Circular No. 28/2021  
Date : 17.12.2022

To  
Maharashtra Real Estate Regulatory Authority  
Housefin Bhavan, Plot No. C-21  
E Block, Bandra Kurla Complex  
Bandra East, Mumbai 400 051

LEGAL TITLE REPORT

Sub : All those buildings being Building Nos. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 as well as Commercial Building No.1 & 2 to be constructed in accordance with the sanctioned plans and commencement certificate bearing No. KDMPI/NRV/BP/27 Villages/2018-19/14/96 dated 31.10.2018 read with revised sanction plan bearing No. KDMPI/NRV/BP/27/2018-19/14/166 dated 27.03.2019 and further revised sanction plan bearing No. KDMPI/NRV/BP/27/2018-19/14/79 dated 14.08.2019 and revised under No. KDMPI/NRV/BP/27 Gave/2018-19/14/26 dated 09.04.2020, No. KDMC/TPD/BP/27 Village/2018-19/14/14 dated 09.04.2021 and No. KDMC/TPD/BP/27 Villages/2018-19/14/302 dated 08.10.2021 forming a part of all the portion of land 1,05,822.72 sq. metres forming the part of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Area (sq.metres)	Owner
45/2	680	Regency Nirman Limited
50/2	1440	Regency Nirman Limited
101/3/A	25450	Regency Nirman Limited
101/3/B	25250	Regency Nirman Limited
51/2/A	4050	Regency Nirman Limited
52/2	2380	Regency Nirman Limited
49/1	840	Regency Nirman Limited
101/3/D	25800	Regency Nirman Limited
47/1	530	Regency Nirman Limited
44/2	2830	Regency Nirman Limited
101/3/C	20200	Regency Nirman Limited
50/5	1590	Regency Nirman Limited
97/-	1210	Regency Nirman Limited
54/1	8170	Regency Nirman Limited
50/4	3650	Regency Nirman Limited
50/1	1420	Regency Nirman Limited
51/4	820	Regency Nirman Limited
48/-	3870	Ganesh Shripat Gaikar & Ors conveyed to Regency Nirman Limited
<b>Total</b>	<b>129820</b>	

(hereinafter referred to as the 'said property')

I have investigated the title of the said property on the request of M/s. Regency Nirman Limited and to investigate their right to develop the above said property on the basis of documents submitted as under:

- 1) Description of the property  
All that portion of land 105822.72 sq. metres forming the part of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka

Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation bearing

Survey No.	Area (sq. metres)	Owner
45/2	680	Regency Nirman Limited
50/2	1440	Regency Nirman Limited
101/3/A	25450	Regency Nirman Limited
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51/2/A	4090	Regency Nirman Limited
52/2	2380	Regency Nirman Limited
49/1	840	Regency Nirman Limited
101/3/D	25600	Regency Nirman Limited
47/1	530	Regency Nirman Limited
44/2	2830	Regency Nirman Limited
101/3/C	20200	Regency Nirman Limited
50/5	1590	Regency Nirman Limited
97/-	1210	Regency Nirman Limited
54/1	8170	Regency Nirman Limited
50/4	3660	Regency Nirman Limited
50/1	1420	Regency Nirman Limited
51/4	820	Regency Nirman Limited
48/-	3870	Ganesh Shripat Gaikar & Ors conveyed to Regency Nirman Limited
<b>Total</b>	<b>129820</b>	

- 2) Documents of allotment of property
1. Agreement dated 30.03.2008, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3083/2008 dated 11.06.2008 made and executed between Shri Dhordu Rama Bhoir and others as the Owners and M/s. Regency Nirman Limited read with Power of Attorney dated 30.03.2008, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3084/2008 dated 11.06.2008 in respect of Survey No. 49/2 and 50/2.
2. Deed of Conveyance dated 01.06.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4724/2016 made and executed between Shri Dhordu Rama Bhoir and others as the Owners and M/s. Regency Nirman Limited in respect of Survey No. 49/2 and 50/2.
3. Agreement dated 21.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1611/2007 made and executed between Machhindra Sitaram Patil and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited as the Purchaser read with Power of Attorney dated 21.03.2007 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 120/2007 in respect of Survey No. 101/3/A.
4. Deed of Conveyance dated 31.03.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3773/2016 made and executed between Machhindra Sitaram Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey No. 101/3/A.
5. Agreement dated 21.03.2007, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1609/2007 made and executed between Anant Shiram Patil and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited as the

शैलेन्द्र द. जल्लावार  
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अडवोकेट हायकोर्ट  
१०५, विकास हाईवे, संतोषीमता रोड, कल्याण (प)  
फोन : २३२२२६६, २३२२४४४  
email : lawmen2011@yahoo.com

Shailendra D. Jallawar  
3 Com. LL.B.,  
Advocate High Court  
105, Vikas Heights, Santoshimata Road, Kalyan (West)  
Tel. : 2322526, 2327447  
email : lawmen2011@yahoo.com

6. Deed of Conveyance dated 08.03.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2128/2016 made and executed between Anant Shiram Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey No. 101/3/B.
7. Deed of Conveyance dated 30.12.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 1189/2016 made and executed between Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulashiram Gaikar as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 51/2/A and 52/2.
8. Agreement dated 21.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1663/2007 made and executed between Shri Jalinder Jaiaram Patil and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited as the Purchaser read with Power of Attorney dated 21.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1664/2007 in respect of Survey Nos. 49/1 and 101/3/D.
9. Deed of Conveyance dated 28.08.2012 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2429/2012 made and executed between Shri Jalinder Jaiaram Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 49/1 and 101/3/D.
10. Deed of Conveyance dated 30.12.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6423/2016 made and executed between Jagdish Tukaram Patil as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 47/1.
11. Agreement dated 21.08.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4549/2007 made and executed between Namdev Sudam Patil and others as the Owners and Regency Nirman Limited as the Purchaser read with Power of Attorney dated 21.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4550/2007 in respect of Survey Nos. 44/2 and 101/3/C.
12. Deed of Conveyance dated 01.06.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4727/2016 made and executed between Namdev Sudam Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 44/2 and 101/3/C.
13. Agreement dated 12.04.2008 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2574/2008 made and executed between Rama Tukaram Thakare and others as the Owners and Regency Nirman Limited as the Purchaser read with Power of Attorney dated 12.04.2008 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 177/2008 in respect of Survey Nos. 50/5 and 97/-.
14. Deed of Conveyance dated 01.06.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4725/2016 made and executed between Rama Tukaram Thakare and others as the

Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 50/5 and 97/-.

15. Agreement dated 30.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1802/2007 made and executed between Suman Shankar Desale and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited as the Purchaser read with Power of Attorney dated 30.03.2007 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 118/2007 in respect of Survey Nos. 54/1.
16. Deed of Conveyance dated 19.04.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1717/2017 made and executed between Suman Shankar Desale and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 54/1.
17. Agreement dated 02.07.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 3655/2007 made and executed between Shri Gajanan Mangal Patil and others as the Owners and Regency Nirman Limited as the Purchaser read with Power of Attorney dated 02.07.2007 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 268/2007 in respect of Survey Nos. 50/4.
18. Deed of Conveyance dated 06.12.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12308/2017 made and executed between Shri Gajanan Mangal Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 50/4.
19. Deed of Conveyance dated 09.07.2011 read with Deed of Correction dated 08.12.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 9510/2011 and 12310/2017 respectively made and executed between Vishnu Rama Patil and others as the Owners and Shri Vicky Udhav Rupchandani as the Purchaser in respect of Survey No. 50/1.
20. Deed of Conveyance dated 02.07.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 6578/2018 made and executed between Shri Vicky Udhav Rupchandani as the Owner and M/s. Regency Nirman Limited as the Purchaser in respect of Survey No. 50/1.
21. Deed of Exchange dated 17.04.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3756/2016 made and executed between Shri Jalinder Jaiaram Patil and others and M/s. Regency Nirman Limited in respect of Survey No. 51/4.
22. Environment Clearance issued by State Level Environment Impact Assessment Authority, Environment Department, Mantralaya Mumbai on 07/04/2018.
23. Building Commencement Certificate granted by the Kalyan Dombivali Municipal Corporation under No. KDMPI/NRV/BP/27 Villages/2018-19/14 dated 05.09.2018.
24. Agreement for Sale dated 21.09.2018 made and executed between Shri Ganesh Shripat Gaikar and others as Owners and Regency Nirman Limited as the Purchaser registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 8352/2018 in respect of Survey No. 48/-.





कल न - 8  
दस्तावेज नंबर 12032  
340/66

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25. Power of Attorney dated 21.09.2018 executed by Shri Ganeshji Suresh Gaikar and others in favour of Regency Nirman Limited registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 3353/2018 in respect of Survey No.48.
26. Revised Building Commitment Certificate granted by the Kalyan District Municipal Corporation under No.KDMC/NRV/BP/27V/48/2 in favour of Regency Nirman Limited dated 31.10.2018.
27. Revised Building Commitment Certificate granted by the Kalyan District Municipal Corporation under No.KDMC/NRV/RP/27V/8-19/14786 dated 27.03.2019.
28. Legal Mortgage dated 31.10.2018 made and executed by M/s. Regency Nirman Limited as the Borrower and The Sureswat Co-operative Bank Limited as the Mortgagee Bank, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No.9386/2018 in respect of the excision of Survey No.48.
29. Legal Mortgage dated 25.03.2019 made and executed by M/s. Regency Nirman Limited as the Borrower and The Sureswat Co-operative Bank Limited as the Mortgagee Bank, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No.3553/2018 in respect of Survey No.48.
30. Lease Deed dated 23.07.2019 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No.10323/2019 in respect of open land measuring 955 sq. metres out of Survey No.101/3D.
31. Revised Building Commitment Certificate granted by the Kalyan District Municipal Corporation under No. KDMC/NRV/BP/27V/218-19/1478 dated 14.08.2018.
32. Revised Building Commitment Certificate granted by the Kalyan District Municipal Corporation under No.KDMC/NRV/BP/27V/218-19/1478 dated 14.08.2018.
33. Revised Building Commitment Certificate granted by the Kalyan District Municipal Corporation under No. KMC/FPD/BP/27Village/2018-19/14/14 dated 09.04.2021.
34. Revised Building Commitment Certificate granted by the Kalyan District Municipal Corporation under No. KDMC/TP/BP/27Villages/2018-19/14/607 dated 08.10.2021.
35. Transfer Deed dated 17.12.2018 made and executed by M/s. Regency Nirman Limited as the Owner and Kalyan District Municipal Corporation as the Purchaser, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No.19716/2018 in respect of reservation land measuring 5747.62 sq. metres out of Survey No.50/4/52/2, 54/1, 101/3A, 101/3B, 101/3C and 101/3D.
36. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No.4482/2022 in respect of open land measuring 38 sq. metres out of Survey No.101/3B.
37. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity

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52/2	2380	Regency Nirman Limited
49/1	940	Regency Nirman Limited
101/3D	26900	Regency Nirman Limited
47/1	530	Regency Nirman Limited
44/2	2830	Regency Nirman Limited
101/3C	20200	Regency Nirman Limited
50/5	1500	Regency Nirman Limited
07/1	1710	Regency Nirman Limited
54/1	8170	Regency Nirman Limited
50/4	3550	Regency Nirman Limited
50/1	1430	Regency Nirman Limited
51/4	320	Regency Nirman Limited
48/1	3970	Ganesh Suresh Gaikar & Co. conveyed to Regency Nirman Limited

(2) Qualifying comments

I have investigated the title of the mentioned property to the above said properties and I am of the opinion and I hereby certify that the title of the respective Owners to the above referred properties is clear, marketable and free from mortgage, encumbrances and doubts subject to charge and mortgage created in favour of Sureswat Co-operative Bank Limited and Regency Nirman Limited as per the records in accordance with the sanctioned plans and permissions as well as the clearances granted by the municipal and concerned authorities as well as sufficiently verified to convey the said captioned property in accordance with the sanctioned plans and permissions granted by the Kalyan District Municipal Corporation.

As regards the Survey No. 48 measuring 3870 sq. metres, the conveyance in favour of Regency Nirman Limited is executed on 4.12.2022 under serial No. 28725/2022 and the mutation in the records of light is still pending.

I have also gone through the Legal Mortgage dated 31.10.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No. 9386/2018 and Legal Mortgage dated 25.03.2019 registered at the office of Sub-Registrar of Assurances at Kalyan 4 under Serial No.3553/2019 and the charge created by Regency Nirman Limited on the said property in the exclusion of Survey No.48 in favour of Sureswat Co-operative Bank Limited for availing the construction loan overdraft facility and credit facilities from Sureswat Co-operative Bank Limited and subject to the terms and conditions of the legal mortgage, M/s. Regency Nirman Limited is entitled to sell and transfer the flats and units to the intending purchasers.

The report reflecting the flow of the title of the owner on the said lands is enclosed herewith as annexure.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Kalyan and in the event there are any other additional documents which are not furnished to me or the facts may be different or informed to me subsequently it could have material impact on my observations and conclusions.

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(C. D. JALLAWAR)  
Advocate



38. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No.4502/2022 in respect of open land measuring 15 sq. metres out of Survey No.101/3A.

39. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No.4517/2022 in respect of open land measuring 72 sq. metres out of Survey No.101/3B.

40. Deed of Conveyance dated 21.09.2018 executed by Shri Ganesh Suresh Gaikar and others as Owners in favour of Regency Nirman Limited as the Purchaser, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.28225/2022 in respect of Survey No.48.

41. Search Reports

3) 7/2 extract or property card

- i) Extracts of 7/12 issued by Taluk Saja Davdi
- ii) Mutation Entry Nos. 1060, 1118, 1094, 1086, 1116, 1123, 1095, 1147, 1102, 1151, 1141, 1171, 1161.

4) Search Reports

Search report for the years 1987 to 2016 carried out in the Office of Sub-Registrar of Assurances at Kalyan dated 07.09.2016.

Search report for the years 2016 to 2018 carried out in the Office of Sub-Registrar of Assurances at Kalyan dated 14.04.2018.

Search report for the years 2018 to 2019 carried out in the Office of Sub-Registrar of Assurances at Kalyan dated 16.09.2018.

Search report for the years 2020 to 2022 carried out in the Office of Sub-Registrar of Assurances at Kalyan dated 15.12.2022.

Except the entries of mortgage the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.

2. On perusal of the above mentioned documents and other relevant documents relating to the title of the said property I am of the opinion that the title of the Owners is clear, marketable subject to the following comments as detailed below:-

(1) Owner of the Land - Villages Davdi, Taluka Kalyan - District Thane carrying

Survey No.	Area (sq.metres)	Owner
49/2	880	Regency Nirman Limited
50/2	1440	Regency Nirman Limited
101/3A	25450	Regency Nirman Limited
101/3B	76200	Regency Nirman Limited
51/2A	4750	Regency Nirman Limited

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FLOW OF THE TITLE OF THE SAID LAND

1. Agreement dated 30.03.2005, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3003/2005 dated 11.06.2006 made and executed between Shri. Dhondo, Rama Bhoir and others as the Owners and M/s. Regency Nirman Limited read with Power of Attorney dated 30.03.2005, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3064/2005 dated 11.06.2006 in respect of Survey No.48/2 and 50/2.
2. Deed of Conveyance dated 01.06.2016 made and executed by the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4774/2016 made and executed between Shri. Dhondo, Rama Bhoir and others as the Owners and M/s. Regency Nirman Limited in respect of Survey No. 48/2 and 50/2.
3. Agreement dated 21.03.2007, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1611/2007 made and executed between Mesthendra Bhanam Pagi and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited at the Purchaser read with Power of Attorney dated 21.03.2007 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1252/2007 in respect of Survey No.101/3A.
4. Deed of Conveyance dated 31.03.2016 made and executed by the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2732/2016 made and executed between Mahendra Suresh Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey No. 101/3A.
5. Agreement dated 21.03.2007, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1659/2007 made and executed between Anant Suresh Patil and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited as the Purchaser read with Power of Attorney dated 21.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1513/2007 in respect of Survey No. 101/3B.
6. Deed of Conveyance dated 08.03.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2129/2016 made and executed between Anant Suresh Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey No. 101/3B.
7. Deed of Conveyance dated 30.12.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 11657/2016 made and executed between Rakesh Sushil Gaikar, Vishal Ganpat Gaikar and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey No. 48/1 and 48/2.
8. Agreement dated 21.03.2007, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1659/2007 made and executed between Anant Suresh Patil and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited as the Purchaser read with Power of Attorney dated 21.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1513/2007 in respect of Survey Nos.48/1 and 101/3D.
9. Deed of Conveyance dated 28.06.2012 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2429/2012 made and executed between Shri. Jalindar Jaranji Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos.48/1 and 101/3D.





कलन - ४  
दस्त क्र १००५ / २०२२  
३६ / ६८

REGENCY  
अनंतम

शैलेन्द्र द. जल्लवार  
शैलेन्द्र द. जल्लवार  
अवकाश उच्च न्यायालय  
१०५, विकास हाइट्स, सारोवरी रोड, कायान (पश्चिम)  
फोन: २३२२२६, २३२१४४  
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10. Deed of Conveyance dated 30.12.2015 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6423/2015 made and executed between Jagdish Tukaram Patil as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 47/1.
11. Agreement dated 21.08.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4549/2007 made and executed between Namdev Sudam Patil and others as the Owners and Regency Nirman Limited as the Purchaser read with Power of Attorney dated 21.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4550/2007 in respect of Survey Nos. 44/2 and 101/3/C.
12. Deed of Conveyance dated 01.06.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4727/2016 made and executed between Namdev Sudam Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 44/2 and 101/3/C.
13. Agreement dated 12.04.2008 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2574/2008 made and executed between Rama Tukaram Thakare and others as the Owners and Regency Nirman Limited as the Purchaser read with Power of Attorney dated 12.04.2008 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 177/2008 in respect of Survey Nos. 50/5 and 97.
14. Deed of Conveyance dated 01.06.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4725/2016 made and executed between Rama Tukaram Thakare and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 50/5 and 97.
15. Agreement dated 30.03.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1802/2007 made and executed between Suman Shankar Desale and others as the Owners and Regency Nirman Private Limited now known as Regency Nirman Limited as the Purchaser read with Power of Attorney dated 30.03.2007 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 118/2007 in respect of Survey Nos. 54/1.
16. Deed of Conveyance dated 19.04.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 1717/2017 made and executed between Suman Shankar Desale and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 54/1.
17. Agreement dated 02.07.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 3855/2007 made and executed between Shri Gajanan Mangal Patil and others as the Owners and Regency Nirman Limited as the Purchaser read with Power of Attorney dated 02.07.2007 authenticated at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 268/2007 in respect of Survey Nos. 50/4.
18. Deed of Conveyance dated 06.12.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12309/2017 made and executed between Shri Gajanan Mangal Patil and others as the Owners and Regency Nirman Limited as the Purchaser in respect of Survey Nos. 50/4.

19. Deed of Conveyance dated 09.07.2011 read with Deed of Correction dated 08.12.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 9510/2011 and 12310/2017 respectively made and executed between Vishnu Rama Patil and others as the Owners and Shri Vicky Udhav Rupchandani as the Purchaser in respect of Survey No. 53/1.
20. Deed of Conveyance dated 02.07.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 6578/2018 made and executed between Shri Vicky Udhav Rupchandani as the Owner and M/s Regency Nirman Limited as the Purchaser in respect of Survey No. 50/1.
21. Deed of Exchange dated 17.04.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3755/2018 made and executed between Shri Jalinder Jairam Patil and others and M/s. Regency Nirman Limited in respect of Survey No. 51/4.
22. Environment Clearance issued by State Level Environment Impact Assessment Authority, Environment Department, Maharashtra Mumbai on 07.08.2018.
23. Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/27 Villages/2018-19/14 dated 05.09.2018.
24. Agreement for Sale dated 21.09.2018 made and executed between Shri Ganesh Shripat Gaikar and others as Owners and Regency Nirman Limited as the Purchaser registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 8352/2018 in respect of Survey No. 48.
25. Power of Attorney dated 21.09.2018 executed by Shri Ganesh Shripat Gaikar and others in favour of Regency Nirman Limited registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 8353/2018 in respect of Survey No. 48.
26. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/27 Villages/2018-19/14-85 dated 31.10.2018.
27. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/27/2018-19/14/86 dated 27.03.2019.
28. Legal Mortgage dated 31.10.2018 made and executed by M/s. Regency Nirman Limited as the Borrower and The Saraswat Co-operative Bank Limited as the Mortgagee Bank, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No. 9386/2018 to the exclusion of Survey No. 43.
29. Legal Mortgage dated 25.03.2019 made and executed by M/s. Regency Nirman Limited as the Borrower and The Saraswat Co-operative Bank Limited as the Mortgagee Bank, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No. 3553/2019 to the exclusion of Survey No. 43.
30. Lease Deed dated 25.07.2019 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No. 10323/2019 in respect of open land admeasuring 655 sq. metres out of Survey No. 101/3/D.

31. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/27/2018-19/14/79 dated 14.08.2019.
32. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/27 Gaver/2018-19/14/26 dated 09.09.2020.
33. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KMC / TPD / BP / 27 Village / 2018-19/14/14 dated 09.04.2021.
34. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMC/TPD/BP/27 Villages/2018-19/14/502 dated 08.10.2021.
35. Transfer Deed dated 17.12.2019 made and executed by M/s. Regency Nirman Limited as the Owner and Kalyan Dombivli Municipal Corporation as the Purchaser, registered at the office of Sub-Registrar of Assurances at Kalyan-4 under Serial No. 15719/2019 in respect of reservation land admeasuring 5247.62 sq. metres out of Survey No. 50/4, 52/2, 54/1, 101/3A, 101/3B, 101/3C and 101/3D.
36. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No. 448/2022 in respect of open land admeasuring 38 sq. metres out of Survey No. 101/3B.
37. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No. 449/2022 in respect of open land admeasuring 40 sq. metres out of Survey No. 101/3B.
38. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No. 450/2022 in respect of open land admeasuring 15 sq. metres out of Survey No. 101/3A.
39. Lease Deed dated 13.01.2022 made and executed by M/s. Regency Nirman Limited as the Lessor and Maharashtra State Electricity Distribution Company Limited as the Lessee, registered at the office of Sub-Registrar of Assurances at Kalyan-3 under Serial No. 451/2022 in respect of open land admeasuring 72 sq. metres out of Survey No. 101/3B.
40. Deed of Conveyance dated 21.09.2018 executed by Shri Ganesh Shripat Gaikar and others as Owners in favour of Regency Nirman Limited as the Purchaser registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 28225/2022 in respect of Survey No. 48.

41. Search Report  
Shailendra D. Jallawar  
(S. D. JALLAWAR)  
Advocate



क ल न - ४
दस्त क्र 9 Loey / 2023
३६/६८

कलन  
पान  
Bank  
Page





ANNEXURE - "B"

कलन - ४
दस्त क्र. 91064/2023
80/66

REGENCY
अनंतम

Page 1 of 1
व्यवसाय दिनांक : 10/07/2018

Page 1 of 1
व्यवसाय दिनांक : 10/07/2018

व्यवसाय दिनांक
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क ल म - 8  
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79/22

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पत्र संख्या: १०५५  
दिनांक: २२/०५/२०२२



कलन - ४  
दस्त क्र. 9/2024/2023  
४४/६८

सब मजदुर काम

सूचिका संख्या: १०९७४४

सूचिका संख्या: १०९७४४  
(समाप्त करीब मजदुर अधिकार अधिनियम अधिनियम (समाप्त करीब व दुर्घटनाएं) विधेय, १९४७ संशोधन विधेय ४, १९५३)

काम - कल्याण, कल्याण - कल्याण, विभाग - ४०५, संयोजक कार्यालय संख्या: ११३४ व दिनांक: १३/०७/१८

क्र. संख्या व प्रविष्टि	विवरण	दस्तावेज संख्या	दिनांक	वर्ग	विवरण
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सब मजदुर काम

सूचिका संख्या: १०९७४४  
(समाप्त करीब मजदुर अधिकार अधिनियम अधिनियम (समाप्त करीब व दुर्घटनाएं) विधेय, १९४७ संशोधन विधेय ४, १९५३)

काम - कल्याण, कल्याण - कल्याण, विभाग - ४०५, संयोजक कार्यालय संख्या: ११३४ व दिनांक: १३/०७/१८

क्र. संख्या व प्रविष्टि	विवरण	दस्तावेज संख्या	दिनांक	वर्ग	विवरण
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संयोजक कार्यालय, कल्याण, विभाग - ४०५

सब मजदुर काम

सूचिका संख्या: १०९७४४  
(समाप्त करीब मजदुर अधिकार अधिनियम अधिनियम (समाप्त करीब व दुर्घटनाएं) विधेय, १९४७ संशोधन विधेय ४, १९५३)

काम - कल्याण, कल्याण - कल्याण, विभाग - ४०५, संयोजक कार्यालय संख्या: ११३४ व दिनांक: १३/०७/१८

क्र. संख्या व प्रविष्टि	विवरण	दस्तावेज संख्या	दिनांक	वर्ग	विवरण
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# Annexure C2

REGENCY  
अंताम

कलच - ४  
दस्ता क्र. 9/0ey/2022  
२७/७८



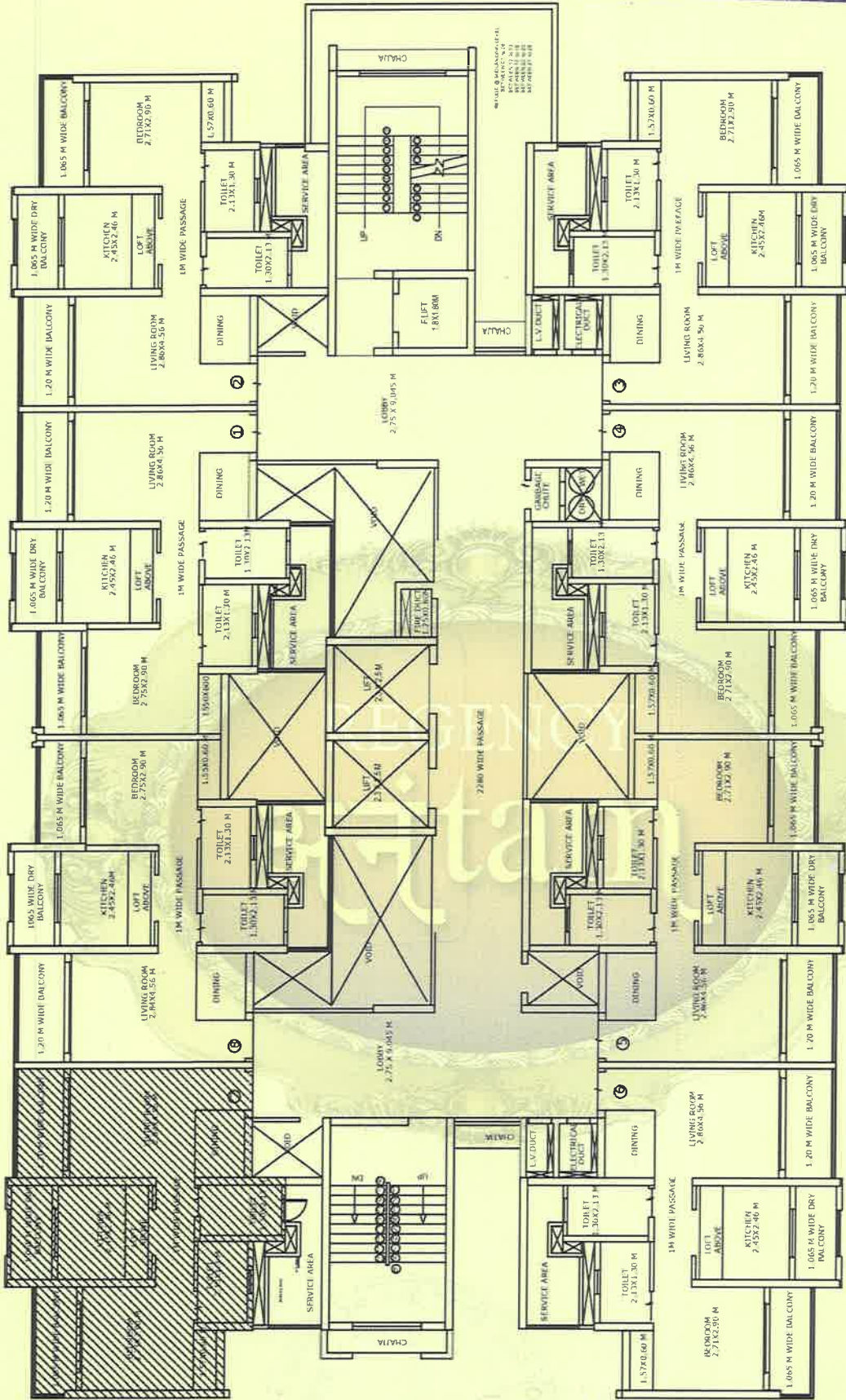


Annexure D

REGENCY  
अनंतम

कलन - 8  
दस्त क्र. 910/2023  
१६/६

TYPICAL FLOOR PLAN



PROMOTER SIGNATURE  
*[Signature]*

BUILDING NO	25
BUILDING NAME	ANGELICA
FLAT NO	407
RERA CARPET	40.00 SQ.MT
EXCLUSIVE BALCONY	9.00 SQ.MT.

PURCHASERS SIGNATURE

*[Signature]*  
*[Signature]*





ANNEXURE - "E"

## REGENCY ANANTAM

### INTERNAL AMENTIES:-

#### FLOORING:-

- Branded vitrified tiles in entire flat.
- Branded tiles for flooring in balcony.

#### WALL FINISHING:-

- Internal walls with gypsum finish
- Decorative ceiling
- Plastic emulsion paint in the entire flat

#### DOORS:-

- Good quality wooden frame with oil paint finish
- Designer flush doors with both side laminate & decorative fitting

#### WINDOW:-

- Color anodized aluminum sliding windows
- Photo frame, granite window sill

#### KITCHEN:-

- Parallel kitchen granite platform with SS sink and drain board
- Grills provided in kitchen
- Designer tile dado above platform up to lintel level
- Designer tile in the deck up to lintel level.
- R.C.C loft in kitchen
- Washing machine provision in kitchen balcony.
- Granite stone Fixed for water dispense.

#### BATHROOM:-

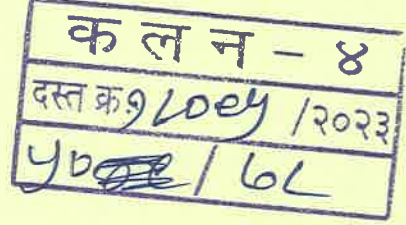
- C-PVC concealed piping
- Designer tile flooring and dado up to lintel level
- Branded CP Fittings
- Best quality sanitary ware
- Tube light in all bathrooms
- Provision for Exhaust fan
- Washbasin with granite counter in all bathrooms

#### ELECTRIFICATION:-

- Concealed copper wiring with circuit breakers
- Tube lights in entire flat
- Telephone and cable TV points in living room and bedrooms
- Inverter provision in flat

#### GENERAL FEATURES:-

- Solar Electrical power generation for Building surrounding Common areas lights.
- External wall -texture and 100% acrylic paint
- Decorative entrance lobby in all buildings
- Earthquake resistance RCC structure
- Each building consists of 2 high speed lifts with 1 Fire lift
- Generator for lifts, staircase lights, & water supply pumps
- Sewage Treatment plant





## REGENCY ANANTAM CLUB HOUSE AMENITIES

1. Double height, Impressive entrance lobby with reception
2. Community hall with kitchen
3. Business center
4. Crèche
5. Swimming pool, Fun Pool, Kids Pool.
6. Steam and Massage rooms (Ladies and gents separate)
7. Unisex Gymnasium above swimming pool
8. Separate gents and ladies gymnasium
9. Aerobic Studio
10. Badminton Court- 2 Nos.
11. Squash court
12. Meditation / Yoga Room
13. Music room
14. Cafeteria with Library
15. Mini-theater
16. Indoor Games (chess, snooker, table tennis, carrom, Billiards)
17. 3D video parlour for kids/adults

### External Amenities

1. Lawn Tennis
2. Box Cricket
3. Multipurpose Court
4. Skating Rink
5. Jogging Track
6. Temple
7. Children's play area
8. Trellis
9. Senior Citizen Park
10. Acupressure pathway



PURCHASER



PURCHASER

PURCHASER

PURCHASER



PROMOTER





# Annexure क म न - ४

दस्ता क्र. १०६५ / २०२३

५९/६८

## REGENCY अनंतम



### 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 : P51700017874

Project: Regency Anantam Phase I Plot Bearing / CTS / Survey / Final Plot No.: S N O 101/3A, 3B, 3C, 3D, 47/1, 44/2, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 54/1, 97, 52/2, 51/4 at Dawadi, Kalyan, Thane, 421201;

1. Regency Nirman Ltd having its registered office / principal place of business at Tehsil: Uhasnagar, District: Thane, Pin: 421002.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (f) 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.
  - o The Registration shall be valid for a period commencing from 24/09/2018 and ending with 31/03/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 24/09/2018  
Place: Mumbai

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



### 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 : P51700020186

Project: Regency Anantam Phase II Plot Bearing / CTS / Survey / Final Plot No.: S.NO. 101/3A, 3B, 3C, 3D, 47/1, 44/2, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 54/1, 97, 52/2, 51/4 at Dawadi, Kalyan, Thane, 421306;

1. Regency Nirman Ltd having its registered office / principal place of business at Tehsil: Uhasnagar, District: Thane, Pin: 421002.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (f) 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.
  - o The Registration shall be valid for a period commencing from 29/03/2019 and ending with 28/02/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 18/05/2020  
Place: Mumbai

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



### 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 : P00020194

Project: Regency Anantam Phase III Plot Bearing : CTS / Survey / Final Plot No.: S.NO. 101/3A, 3B, 3C, 3D, 47/1, 48, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 54/1, 97, 52/2, 51/4 at Dawadi, Kalyan, Thane, 421306;

1. Regency Nirman Ltd having its registered office / principal place of business at Tehsil: Uhasnagar, District: Thane, Pin: 421002.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (f) 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.
  - o The Registration shall be valid for a period commencing from 29/03/2019 and ending with 31/03/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 29/03/2019  
Place: Mumbai

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



### 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 : P51700033477

Project: Regency Anantam Phase IV Plot Bearing / CTS / Survey / Final Plot No.: Survey No. 44/2, 47/1, 48, 49/1 and 2, 50/1, 2, 4 and 5, 51/2A, 52/2, 54/1, 97, 101/3A, 3B, 3C, 3D Mauje Dawadi at Dawadi, Kalyan, Thane, 421203;

1. Regency Nirman Ltd having its registered office / principal place of business at Tehsil: Uhasnagar, District: Thane, Pin: 421002.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (f) 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.
  - o The Registration shall be valid for a period commencing from 22/02/2022 and ending with 31/08/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 22/02/2022  
Place: Mumbai

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



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93/16C



**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 P5170033506  
Project: **Regency Anantam Phase V . Plot Bearing / CTS / Survey / Final Plot No. 44/2, 47/1, 48, 49/1 and 2, 50/1, 2, 4 and 5, 51/2/A, 52/2, 54/1, 97, 101/2A, 3B, 3C, 3D Maunje Dawadi at Dawadi, Kalyan, Thane, 421302**

1. **Regency Nirman Ltd** having its registered office / principal place of business at: **Tehsil/ Ulhasnagar, District Thane, Pin- 421002.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees.
  - o 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 8 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.
  - o 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.
- o The Registration shall be valid for a period commencing from 22/02/2022 and ending with 31/08/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - o That the promoter shall take all the pending approvals from the competent authorities.

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

Signature valid

Dated: 22/02/2022  
Place: Mumbai

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



**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 P51700049211  
Project: **REGENCY ANANTAM PHASE VI . Plot Bearing / CTS / Survey / Final Plot No. SURVEY NO 44/2, 47/1, 48, 49/1 AND 2, 50/1, 2, 4, 5, 51/2/A, 52/2, 54/1, 97, 101/2A, 3B, 3C AND 3D at Dawadi, Kalyan, Thane, 421203**

1. **Regency Nirman Ltd** having its registered office / principal place of business at: **Tehsil/ Ulhasnagar, District Thane, Pin- 421002.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees.
  - o 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 8 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.
  - o 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.
- o The Registration shall be valid for a period commencing from 03/02/2023 and ending with 31/08/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - o That the promoter shall take all the pending approvals from the competent authorities.

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

Signature valid

Dated: 03/02/2023  
Place: Mumbai

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







Kalyan Dombivli Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FO/2023/APL/00019  
Proposal Code : KDMCC-23-ENTRY-58347

Building Proposal Number - 198919  
Date : 01/08/2023

Building Name :	BLDG NO 5(Mixed)	Floor :	LOWER GROUND FLOOR(43.31 Sq mt),STILT FLOOR(88.92 Sq mt),PODIUM FLOOR(52.04 Sq mt),TYPICAL 1ST TO 25TH FLOOR(595.50 Sq mt)(Typical Floor)
Building Name :	BLDG NO 23(Mixed)	Floor :	LOWER GROUND FLOOR(43.31 Sq mt),STILT FLOOR(88.92 Sq mt),PODIUM FLOOR(52.04 Sq mt),1ST TO 25TH FLOOR(595.50 Sq mt)(Typical Floor)
Building Name :	BLDG NO 24(Mixed)	Floor :	STILT FLOOR(88.07 Sq mt),TYPICAL 1ST TO 9TH FOR MHADA(612.21 Sq mt)(Typical Floor),TYPICAL 10TH TO 30TH FLOOR(612.21 Sq mt)(Typical Floor)
Building Name :	BLDG NO 25(Mixed)	Floor :	STILT FLOOR(88.07 Sq mt),TYPICAL 1ST TO 30TH FOR MHADA(612.21 Sq mt)(Typical Floor)
Building Name :	COMMERCIAL BLDG 2(Mixed)	Floor :	GROUND FLOOR(364.60 Sq mt),FIRST FLOOR(463.67 Sq mt)
Building Name :	COMMERCIAL BLDG 3(Mixed)	Floor :	GROUND FLOOR(221.80 Sq mt),FIRST FLOOR(221.80 Sq mt)
Building Name :	CLUBHOUSE(Mixed)	Floor :	LOWER GROUND FLOOR(1948.60 Sq mt),GROUND FLOOR(1978.81 Sq mt),FIRST FLOOR(2027.89 Sq mt)

To,  
i) Regency Nirman Ltd,  
S. NO. 44/2,47/1,48,49/1,AND 2, 50/1,2,4 AND 5,51/2/A,51/4,52/2,54/1,97,101/3A,3B,3C,3D AT MOUJE DAVDI TALUKA KALYAN DIST THANE  
ii) ANIL NIRGUDE (Architect)

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५०/६६/६६

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name BLDG NO 5(Mixed),BLDG NO 23(Mixed),BLDG NO 24(Mixed),BLDG NO 25(Mixed),COMMERCIAL BLDG 2(Mixed),COMMERCIAL BLDG 3(Mixed),CLUBHOUSE(Mixed) Plot No , Final Plot No S. NO. 44/2,47/1,48,49/1,&2, 50/1,2,4&5,51/2/A,51/4,52/2,54/1,97,101/3A,3B,3C,3D , City Survey No./Survey No./Khasara No./ Gut No. S. NO. 44/2,47/1,48,49/1,&2, 50/1,2,4&5,51/2/A,51/4,52/2,54/1,97,101/3A,3B,3C,3D , Village Name/Mouje DAVDI, Sector No. , completed under the supervision of Architect, License No CA/1931/06472 as per approved plan vide Permission No. KDMC/TPD/BP/KV/27 VILLAGE/2018-19/14/379 Date 25/01/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/BP/KV/27 VILLAGE/2018-19/14/379 Date 25/01/2023

Signature valid

Digitally signed by DISHA PRADIPKAR SAWANT  
Date: 2023.08.01 12:12:18  
Reason: Approved Certificate  
Location: Kalyan Dombivli Municipal Corporation  
Project Code : KDMCC-23-ENTRY-58347  
Application Number : KDMCC/2023/198919/31352  
Proposal Number : 198919  
Certificate Number : KDMCC/FO/2023/APL/00019



Kalyan Dombivli Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FO/2023/APL/00019  
Proposal Code : KDMCC-23-ENTRY-58347

Building Proposal Number - 198919  
Date : 01/08/2023



Scan QR code for verification of authenticity.



Scan QR code for Building Details

Yours faithfully,  
Assistant Director Town Planning.





कलन - ४  
दस्त क्र. १७०९/२०२३  
५९/६८

REGENCY  
अन्तम

# Annexure - G

**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**  
APPENDIX 'D-1'  
FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग  
अटी व शर्ती

सुधारीत बांधकाम प्रस्ताव क्र. KDMC/TPD/0P/27 Village/2018-19/14/373  
दि 25/01/2023.

To,  
M/s. Regency Nirman Ltd.  
Architect - Mr. Anil Nirgude, Kalyan (W)  
Structural Engineer - M/s. J. W. Consultant through Achyut Vatave.

Sir,

With reference to your application dated 25/12/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 44/2, 47/1, 48, 49/1 & 2, 50/1, 2, 4 & 5, 51/2/A 52/2, 54/1, 97, 101/3A, 3B, 3C, 3D, Mauje Dawadi situated at Dombivali (E) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

- The land vacated in consequence of the enforcement of the setback rule shall form part of the public street in future.
- 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.
- 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.
- This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPD/0P/27 Village/2018-19/14/373.

Office Stamp

Date : 25/01/2023.

Yours faithfully,

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

Page No-1/6



महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ मधील म.म. व २३. अधिनियम १९६६ चे कलम ४५ नुसार मोजे दावडी, स.नं. ४४/२, ४७/१, ४८, ४९/१ व २, ५०/१, २, ४ व ५, ५१/२/अ, ५२/२, ५४/१, ९७, १०१/३अ, ३ब, ३क, ३ड नध्ये १२७९४.०० चौ.मी. क्षेत्राच्या मूळदावर UDCPR नुसार Basic FSI, Additional Premium FSI व Ancillary FSI चा विचार करून संपूर्ण प्रकल्पास एकूण ३६८०५९.४९ चौ.मी. क्षेत्रास सुधारीत बांधकाम परवानगी देण्यात आलेली असून तदनंतर वेळोवेळी इमारत क्र. १ ते ४, ६ ते २२ तसेच वाणिज्य इमारत क्र. १ करीता एकूण ३,१८,७२५.९४ चौ.मी. क्षेत्राकरीता भाग बांधकाम पूर्णत्वाचा दाखला प्रदान करण्यात आलेला आहे.

सद्यस्थितीत ५५८.५० चौ.मी. Premium FSI व त्यास अनुषंगीत होणाऱ्या Ancillary FSI चा विचार करून ८९३.६५ चौ.मी. वाढीव क्षेत्रासहित (भाग बांधकाम पूर्णत्वाचा दाखला दिलेले ३,१८,७२५.९४ चौ.मी. क्षेत्र वगळता) एकूण ५०२३७.१२ चौ.मी. बांधकाम क्षेत्राचा विकास करण्यास बांधकाम करणाऱ्याची केलेल्या दिनांक २६/१२/२०२२ च्या अर्जास अनुषंगीत खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर दिल्या रंगाने ठरलेली दाखलियाप्रमाणे वाढे-भिन्नीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत क्र.	मजले	क्षेत्र (चौ.मी.)
इमारत क्र. ५	Lower Ground + गिटल + पोजीयम + पहिला मजला ते पंचवीस मजले (सर्विवास)	१५०७९.७७
इमारत क्र. २३	Lower Ground + गिटल + पोजीयम + पहिला मजला ते पंचवीस मजले (सर्विवास)	१५०७९.७७
इमारत क्र. २४	दहावा मजला ते तीसवा मजला	१२८५६.४९
वाणिज्य इमारत क्र. २	छठममजला + पहिला मजला	८२८.९३
वाणिज्य इमारत क्र. ३	सहजमजला + पहिला मजला	४४३.६०
Assembly Building	Lower Ground + तळ मजला + पहिला मजला	५९५५.३०
एकूण बांधकाम क्षेत्र		५०२३७.१२

\* महाकायना प्रस्तावित केलेल्या इमारतीचा तपशील

इमारत क्र.	मजले	क्षेत्र (चौ.मी.)
इमारत क्र. २४	गिटल + पहिला मजला ते नववा मजला	५५९७.९६
इमारत क्र. २५	गिटल + तीस मजले	१८४५४.३७
एकूण बांधकाम क्षेत्र		२४०५२.३३

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अटी व शर्ती :-

- एकाधिक विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरू करणेपूर्वी बांधकाम मंडळीचा फलक रत्नने आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to b हात राहनाच्या वेळोवेळी निर्माण होणाऱ्या मार्गदर्शक सूचना आपणावर बंधनकारक राहिल.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- UDCPR मधील Appendix-F नुसार वाडोपंत व जेव्हाचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे फेरफार आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुधारेतेची (स्क्वअर सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- पूखंडकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्रशासनाप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी घ्याव्याची राहिल व मालक भाडेकरू यांचेपुढे काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- सदर जागेवर विहीर असल्यास ती संबंधित विभागाच्या परवानगी मिळवून घ्याव्याची राहिल.
- सदर जागेतून पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.) च्या परवानगीशिवाय चळवू अथवा बंद करू नये.
- बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीत नियमाप्रमाणे लागणारी रकम (टॅड झाल्यास त्यासह रकम) मगची लागेल तसेच निरुपयोगी साहित्य महापालिका यंत्रणेला त्या ठिकाणी स्वखर्चाने बाह्य टाकणे आपणावर बंधनकारक राहिल.
- सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकारीत (Supersede) झाल्या असे समजण्यात यावे.
- पूखंडातील आश्रित भाग समतल क्लन व चाडेभिन्नीचे बांधकाम क्लन तसेच विकास योजना ससे तिसर नोंदीकृत करारनामा व खेदीखतासह क.डॉ.म.पा.स विनमूल्य हस्तांतरित करावे.
- रेडोवन प्रस्तावातील सर्व पूखंड रस्ते, खुल्या जागा, चांदी प्रस्तावित नकाशाप्रमाणे जागेवर आडवी भूमी अपिलेख यांचेमार्फत क्लन घ्यावी व त्यांचेकडील रमाणित भोवणी नकाशाची प्रत, सुधारीत बांधकाम प्रमाणपत्र दिल्या ताखेपासून एक वर्षाचे आत सादर करावी.

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- वापर परवाना दाखल घेण्यापूर्वी क. विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, आग्निशक्ती विभाग, पाणी पुनःप्राप्ति विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशप्रमाणे इमारतीत सोडवणी ठरवणे बसवून विद्युत विभागाकडील ना हकत दाखला सादर करणे बंधनकारक राहिल.
- प्रकल्पी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.३ नुसार मुळाव्यामजला इमारतीत देन वॉटर शॉर्टसिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रकम श्यासनास जमा केणेबाबतचा ना हकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- वापर परवाना दाखलयापूर्वी मा. विल्डिफिकरी, यांचेकडील मंदा सादर करणे आपणावर बंधनकारक राहिल.
- प्रकल्पी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसावकलींग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- प्रकल्पी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.५ नुसार हक्कचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- नकाशावर दिल्या रंगाने केलेल्या दुकल्या आपल्यावर बंधनकारक राहिलीत.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वॉटरप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- सदर प्रकल्पी चुकीची व अपूर्ण माहिती दिली असल्यास नदर बांधकाम परवानगी रद्द समजण्यात येईल.
- प्रकल्पी सुधारीत बांधकाम परवानगीचे अनुषंगाने एकूण बांधकाम क्षेत्र (FSI व Non FSI सहित) ४,९५,८०० चौ.मी. पेक्षा जास्त झाल्यास वाढीव क्षेत्राच्या अनुषंगाने सुधारीत परवानगी व वन विभागाकडील ना हकत दाखला सादर करणे आपणावर बंधनकारक राहिल. तोपर्यंत पूर्वीच्या SEIAA-EC-0000000378, दि. ०७/०८/२०१८ रोजीच्या ना हकत दाखलयापेक्षा जास्त क्षेत्राचे बांधकाम करू नये. सदर परवानगी विभागाकडील ना हकत दाखलयातील अटी व शर्ती आपणावर बंधनकारक राहिलीत. याची नोंद घ्यावी.
- प्रकल्पी बांधकाम नकाशापुढे दर्शविलेले Refuge Area (सुरक्ष्य क्षेत्र) हे आपलकलीन वेळी घ्याव्याची बांधकाम नकाशापुढे दर्शविलेले ना हकत दाखलयातील अटी व शर्ती किती करत येण नाही.
- प्रकल्पी बांधकाम विभागाकडील FIRE/HQ/KDMC/OW/2021/112, दि. २४/०२/२०२१ व FIRE/HQ/KDMC/OW/2021/574, दि. ०९/०९/२०२१ रोजीच्या ना हकत दाखला मधील अटी व शर्ती आपणावर बंधनकारक राहिल.



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२४) सरदार बांधकाम प्रकरणास प्राप्त झालेल्या BERA प्रमाणपत्रातील अटी व शर्ती आपणावर बंधनकारक राहिले.

२७) प्रकल्पाची Inclusive Housing चे बांधकाम प्रशासनाचे कर्तव्य संपन्न करणेसाठी विभागास हस्तान्तरित करून त्याबाबतचे ना हरकत प्रमाणपत्र बंधनकाम पूर्णत्वाचा दाखला घेणेपूर्वी सादर करणे आपणावर बंधनकारक राहिले.

२८) प्रकल्पाची विभागीय सुटकासाठी आरक्षण क्र. TE-1, PO-1, PG-17 या आरक्षणाने व १८.०० मी. व २४.०० मी. रस्त्याने बांधणी क्षेत्राची ताबा पावती व पारसूल दरमदी ७/१२ आण ती मर्यादांचे आण महामणालिकेच्या नावे करणे आपणावर बंधनकारक राहिले. तसेच सदर क्षेत्राचे बांधकाम करू नये, याची नोंद घ्यावी.

२९) प्रकल्पाची समावेशक आरखणाचे सर्विस् आरक्षण क्र. G-23 'बागीचा' अंतर्गत महामणालिकेस प्राप्त होणारे आरखणाने ७०% मर्यादित ५७२०.९२ चौ.मी. क्षेत्राची ताबा पावती व ७/१२ आण सगळ्या बांधकामे सादर करणे आपणावर बंधनकारक राहिले. तसेच बुल्या मुळांदाची ताबा पावती व ७/१२ अन्ता महामणालिकेच्या नावे करणे आदेशकार बंधनकारक राहिले.

३०) प्रकल्पाची बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी ओल्या व सुक्या कच्च्यासाठी स्वतंत्र कचराकुंड्याची व्यवस्था करून कचराचुप व्यवस्थापन विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिले.

३१) प्रकल्पाची आपण Premium FSI मध्ये ५०% स्टूट मिळवण्या अनुषंगाने अ.क्र. ४४००, दि. २६/०१/२०२३ रोजीच्या सध्या ५००/- च्या मुदतीक पायावर ह्याप्रकारे सादर केले आहे.

३२) प्रकल्पाची याससध्या दि. १४/०१/२०२३ रोजीचे अधिकृतनुसारा Premium FSI मध्ये ५०% स्टूट दिले असल्याने प्रकल्पाचे संपूर्ण मुदतीक शुल्क पावणे आपणावर बंधनकारक राहिले.

३३) प्रकल्पाची मुदतीकचा संपूर्ण खर्च केला विकासात्मकतेने केला झालेलाबाबत आपणाची प्रकल्पाचे प्रमाणपत्र महामणालिकेस सादर करणे आपणावर बंधनकारक राहिले.

३४) प्रकल्पाची आपण ज्या प्राइजनाचा अशा प्रकारे मुदतीकचा संपूर्ण खर्च केला आहे त्याची यादी आपल्या संकेत स्वळावर प्रसिद्ध करणे आपणावर बंधनकारक राहिले.

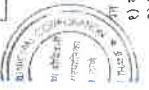
३५) प्रकल्पाची लाप घेतलेल्या बांधकाम क्षेत्राची विक्री होईपर्यंत मुदतीक शुल्क सवलतीचा लाभ घालू देणे आपणावर बंधनकारक राहिले.

दिग्:- UDCPR नुसारा वरीलवरील आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिले. याची नोंद घ्यावी.

अणाना-नॉय बंधकाम प्रसादाव्यतिरिक्त कोलेल्या अनधिकृत घेतलेलाबाबत आपण महामणालिकेस मुदतीक निवामन व नाराखन अधिनियम, १९६६ मधील कलम-११ ते ५७ च्या तरतुदी नुसार दाखलापत्र मुदतीक पात्र राहिले.

बांधकाम प्रमाणपत्राच्या अटीनुसार आदेशाच्या तक्रारीच्या अटीनुसार.

अ. क्र.	लेखाशिर्षक	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एखण पावण तारीख	शेरा
१	ARI 020101	1,21,584/-	AC33829	24/01/2023		
२	ARI 020102					
३	ARI 020103	4,470/-	AC33829	24/01/2023		
४	ARI 020104	1,14,200/-	AC33829	24/01/2023		
५	ARI 020105					
६	ARI 020108					
७	ARI 020109					
८	ARI 020110	3,32,605/-	AC33829	24/01/2023		
९	ASI 010104	2,68,200/-	AC33827	24/01/2023		
१०	ASI 010513	2,37,963/-	AC33829	24/01/2023		
११	ASI 010518	1,21,584/-	AC33826	24/01/2023		
१२	ARI 020519	3,32,605/-	AC33829	24/01/2023		
Total		15,13,271/-				



सहायक अधिकारी महामणालिकेस, कल्याण  
अधिकारी (अतिरिक्त)

- १) सतिनांक व संकलक कडो म ना करल्या.
- २) प्रमाण लेख अधिकारी आणि प्रमाण लेख.





कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत क्र. १२, १३, १४ व १५ करीत)

जा.क्र.कडोमपा/नरवि/सीसी/२७गावे/२७०

दिनांक - ०५/०८/२०२०

क ल न - ४  
दस्त क्र. १०५५ / २०२३  
१८ / ६८

कल्याण डोंबिवली महानगरपालिका, कल्याण

संकरवे चौक, कल्याण (प.)

संकेत स्थळ - www.kdmc.gov.in

जा.क्र.कडोमपा/नरवि/१८८१  
दिनांक : २८/१२/२०२०

प्रति,  
मे. रिजन्सो निर्माण लि.  
वास्तुशिल्पकार : श्री. अनिल निरगुडे, कल्याण (प.)  
सुचकारित इंजिनियर : मे. जे.अच्युत कन्सल्टंट्स तर्फे श्री. अच्युत वाटवे, पुणे.

वास्तुशिल्पकार श्री. अनिल निरगुडे, कल्याण यांचे दि. २०/०३/२०२० व दि. ११/०९/२०२० रोजीचे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मोजे-दावडी, ४४/२, ४४/१, ४८, ४९/१, ४९/२, ४९/३, ५०/१, ५०/२, ५०/४, ५०/५, ५१/२अ, ५१/४, ५२/२, ५४/१, स.नं. १७, स.नं. १०१/३अ, ३ब, ३क, ३ड येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील सुधारित बांधकाम परवानगे जा.क्र.कडोमपा/नरवि/बांध/२७गावे/२०१८-१९/१४/७९, दिनांक १४/०८/२०१९ अन्वये १२७९४.०० चौ.मी. शेवट्या पूर्णत्वावर एकूण १८८९०९.७० चौ.मी. शेवटचे मंजूर केलेल्या नकाशाप्रमाणे ४०५६५.८२ चौ.मी. धंयचे 'रिहास' स्वरूपाचे बांधकाम पूर्ण केलेले आहे.

सध्या त्यांना सोबतच्या नकाशांमध्ये हिरव्या रंगाने दुर्लक्षी दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

इमारत क्रमांक	मजले	सदनिका	एकत्रित वागेचे क्षेत्र (चौ.मी.)
इमारत क्र. १२ व १५	स्टिफ्ट + पौडियम + पहिला मजला ते तेव्हा मजले	०८ सदनिका (प्रत्येकी) (०८ X २३ X २ = ३६८)	२४६७७.९६ (१२०८८.९८ X २)
इमारत क्र. १३ व १४	स्टिफ्ट + पौडियम + पहिला मजला ते तेव्हा मजले	०८ सदनिका (प्रत्येकी) (०८ X २३ X २ = ३६८)	२४६७७.९६ (८१९३.९३ X २)
	एकूण	७३६ सदनिका	४९३४५.८२ चौ.मी.

- अटी :-
- भविष्यात रस्ता हंडीकरणासाठी जागा लागल्यास ती इमारतीच्या सामाहिक अंतर्गत कडोमपास विनामुल्य हस्तांतरित करावी लागेल.
  - पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा प्रोजेक्ट महापालिकेची राहणार नाही.
  - जा.क्र.कडोमपा/नरवि/बांध/२०१८-१९/१४/७९, दिनांक १४/०८/२०१९ या सुधारित बांधकाम परवानगी मधील अटी व शर्ती आपणावर बंधनकारक राहतील.
  - प्रकरणी म्हाडास हस्तांतरित करण्याच्या हद्दीत आता इमारतीत कलम त्याबाबत संबंधित विभागाना ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिले.
  - प्रकरणी विकास योजनेच्या १८.००मी. व २४.००मी. रूंद रस्त्याचे तसेच आरक्षण क्र. P/G-17, Post Office व Telephone Exchange चे बांधणी क्षेत्राची ताबा पावती व मसूल दप्तरी ७/१२ उतावा सहा महिन्यांचे आत महानगरपालिकेच्या नावे करणे आपणावर बंधनकारक राहिले. त्याशिवाय अर्जपास पुढील बांधकाम पूर्णत्वाचा दाखला देता येणार नाही, याची नोंद घ्यावी.
  - प्रकरणी Covid-19 बाबत शासनाकडील निर्णुपणे लॉकडाऊन उद्विग्नभावत आदेश प्राप्त होत नाही, तोपर्यंत इमारतीमधील सदनिकेचा / दुकानाचा प्रत्यक्ष ताबा देऊ नये, याची नोंद घ्यावी.

सहाय्यक संचालक, नगररचना विभाग  
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-

- उप आयुक्त ('ब' वर्ग) यांना महानगरपालिका संकेत स्थळावर प्रेषित करणेबाबत.
- कर निर्धारक व संकलक, कडोमपा कल्याण
- प्रमाण लेख अधिकारी 'र(आय)' प्रमाण कार्यालय, कडोमपा कल्याण

Scanned by CamScanner



कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत क्र. ११, १६, १७ व बाणिल्य इमारत क्र. १ करीत)

जा.क्र.कडोमपा/नरवि/सीसी/२७गावे/२७०

दिनांक - २८/१२/२०२०

KALYAN DOMBIVLI MUNICIPAL CORPORATION  
TOWNPLANNING DEPARTMENT

OCCUPANCY CERTIFICATE

APPENDIX 'H'

Outward No.KDMC/TPD/CC/27Village 164  
Date - 15/07/2021

To,  
Owner - M/s. Regency Nirman Ltd.  
Architect - Mr. Anil Nirgude, Kalyan  
Structural Engineer - M/s. J.W. Consultant through Achyut Vastave.

Ref. No. :- 1) Outward No. KDMC/TPD/PP/27-Village/2018-19/14/4, Dt. 26/03/2021  
2) Your application dated 09/04/2021.

The part development work on Revenue Survey No. 44/2, 47/1, 48, 49/1 & 2, 50/1, 2, 4 & 5, 51/2/A 52/2, 54/1, 57, 101/3A, 3B, 3C, 3D, Manje Dawadi situated at Dombivli (E) completed under the supervision of Mr. Anil Nirgude, Kalyan, Architect License No - CA/81/6472 may be occupied on the following conditions.

Sr.No.	Buildings No.	Floor	Structure Details	Area (Sq.mt.)
1	6, 7, 8 & 10 (Typical Floor)	Stilt + Podium + First floor to Twenty Three Floor	736 Tenements	76464.68 (19116.37 x 4)
2	9	Stilt + Podium + First floor to Twenty Three Floor	184 Tenements	14058.23
3	18 & 19 (Typical Floor)	Lower Ground + Stilt + Podium + First floor to Twenty Three Floor	368 Tenements	28163.10 (14081.55 x 2)
		Total	1288 Tenements	1,18,666.01 Sq.mt.

- In case of Road widening the Land within the marginal space have to surrendered to KDMC free of cost.
- The additional work if any found without permission will be demolished without prior intimation.
- The Affidavit submitted are binding on you and your legal heirs. A set of certified completion plan is returned herewith.
- The conditions mentioned in the previous Part Completion and Building Permission on KDMC/TPD/PP/27-Village/2018-19/14/4, Dt. 26/03/2021 will be binding upon you.
- Developer should be handover possession receipt & 7/12 extract in name of corporation of 18M & 24M with Post Office Telephone Exchange (TE-1), Post Office (PO-1), Play Ground (PG-17) within two months.
- Developer should be handover possession receipt & 7/12 extract in name of corporation of Reservation No. G-23, 70% area i.e. 5720.92 Sq.mt. approved under accommodation reservation. Developer should fully develop reservation no. G-23 as per DPR.
- Developer should complete the proposed under Inclusive Housing construction of building no. 1, 2 & 3, obtained the Occupation Certificate & handed over to MHADA before asking for Occupation Certificate of any building in layout.



Office Stamp  
कल्याण डोंबिवली महानगरपालिका, कल्याण

Yours faithfully,  
Assistant Director of Town Planning  
Kalyan Dombivli Municipal Corporation, Kalyan.

- CC to :-
- 1) Tax Assessor & Collector, K.D.M.C.
  - 2) Ward Officer, 'H' Ward, K.D.M.C.

प्रत :-

- उप आयुक्त ('ब' वर्ग) यांना महानगरपालिका संकेत स्थळावर प्रेषित करणेबाबत.
- कर निर्धारक व संकलक, कडोमपा कल्याण
- प्रमाण लेख अधिकारी 'र(आय)' प्रमाण कार्यालय, कडोमपा कल्याण



कल्याण -  
दस्तावेज -  
Loey / 11 RR  
2021/06

REGENCY  
अंतम



KALYAN DOMBIVLI MUNICIPAL CORPORATION

TOWN PLANNING DEPARTMENT

आवासीय भू-व्यवस्थापन विभाग

APPENDIX 'H'

RI OCCUPANCY CERTIFICATE

Outward No. KDMC/TPD/CC/27 Village/254

Date-08/09/2022

To,  
Owner - M/s. Regency Nirman Ltd.  
Architect - Mr. Anil Nirgude, Kalyan  
Structural Engineer - Mr. J.W. Consultant through Achyut Varave.

Ref. No. :- 1) Outward No. KDMC/TPD/BP/27-Village/2018-19/47303, Dt. 08/10/2021  
2) Your application dated 07/06/2022.

The part development work on Revenue Survey No. 4472, 47/1, 48, 49/1 & 2, 50 1, 2, 4 & 5, 51/2/A 522, 54/1, 97, 101/3A, 3B, 3C, 3D, Maje Dawadi situated at Dombivli (E) completed Building No. 1, 2, 3, 4, 20, 21 & 22 under the supervision of Mr. Anil Nirgude, Kalyan, Architect License No. - CA/81/6472 may be occupied on the following conditions.

Sr.No.	Building No.	Floor	Structure Details	Area (Sq.m.)
1	1	Silt + Podium + First floor to Twenty Five Floor	200 Tenaments	20792.52
2	2, 20, 22	Lower Ground + Silt + Podium + First floor to Twenty Five Floor	600 Tenaments (200 Tenament x 3)	45215.31 (15071.77 x 3)
3	3	Lower Ground + Silt + Podium + First floor to Twenty Five Floor	200 Tenaments	20826.09
4	4	Lower Ground + Silt + Podium + First floor to Twenty Five Floor	100 Tenaments	10197.43
5	21	Lower Ground + Silt + Podium + First floor to Twenty Five Floor	200 Tenaments	14791.47
		TOTAL	1300 Tenaments	1,11,802.82

- In case of Road widening the Land within the marginal space have to surrendered to KDMC Free of cost.
- The additional work if any found without permission will be demolished without prior intimation.
- The affidavit submitted are binding on you and your legal heirs. A set of certified completion plans is returned herewith.
- The conditions mentioned in the previous Part Completion and Building Permission no. KDMC/TPD/BP/27-Village/2018-19/14/14, Dt. 26/03/2021 will be binding upon you.
- Developer should be handover possession receipt & 7/12 extract in name of corporation of 18M & 24M wide road, Telephone Exchange (TE-1), Post Office (PO-1), Play Ground (PG-17) within two months.

(P.T.O.)

6. Developer should be handover possession receipt & 7/12 extract in name of KDMC of Reservation No. G-23, 70% area i.e. 5720.92 Sq.mt. approved under accommodation reservation.

Developer should fully develop reservation no. G-23 as per DPR.

7. Developer should complete the proposed under Inclusive Housing construction of building no. 24, 25 & obtain the Occupancy Certificate & hand over to MHADA before asking for Occupancy Certificate of remaining building in layout.

Yours faithfully,



Officer Stamp  
Kalyan Assistant Director of Town Planning  
Kalyan Dombivli Municipal Corporation, Kalyan.

(C to :-  
1) Tax Assessor And Collector, K.D.M.C.  
2) Ward Officer, T Ward, K.D.M.C.



क ल न - ४  
दस्त क्र १७०५५/२०२३  
९०/६८

Annexure H

PAYMENT SCHEDULE

Payment Plan	Milestone	Date	% / Amount	Amount
Time Linked	Booking/Earnest Money	08/11/2023	5%	147395
Time Linked	Payable on or before	15/01/2024	95%	2800505
			Total	2947900

Received  
5



















कलन - 8  
 दस्त क्र. 2009/2092  
 25/1/16

कलन - 8  
 दस्त क्र. 2009/2092

In whom we have full faith and trust to do all sign documents signed and executed by our Company before the Sub-Registrar of Assurances and admit the execution thereof

Now, know ye all men and these presents witness that we **Mis. Regency Nirman Limited**, do hereby nominate constitute and appoint:

- 1) **Mr. Sant A. Badlija**, age 23 yrs., residing at 602, Miran Palace, Near Laxi Hall, Ulhasnagar 01.
- 2) **Prer A. Badlija**, age 20 yrs., residing at 602, Miran Palace, Near Laxi Hall, Ulhasnagar 01.
- 3) **Mr. Anilkumar V. Tulsani**, age 47 yrs., residing at 403, Sandalwood, Green Valley, Wairavadi, Pune City-411090
- 4) **Mr. Dineshkumar M. Pasoria**, age 59 yrs., residing at Flat No. 201, Ashish Plot no. 94, Sector 21, New Navi Mumbai
- 5) **Mr. Bhurat Badlija**, age 59 yrs., residing at Flat No. 4, Kings Apartment, Near Laxi Hall, Ulhasnagar 01
- 6) **Mr. Pratik Pasoria**, age 31 yrs., residing at Flat No. 201, Ashish Plot no. 94, Sector 21, New Navi Mumbai

7) **Mr. Bhavesh Gandhi**, age 53 yrs., residing at Flat No. 504-A, Silver Arch, Peshwara Road no. 1, Samata Nigra, Thane, 400606 as the true and lawful attorney jointly and or each following acts, deeds, things and matters viz

1. To sign the agreement for sale, ~~in witness whereof~~ deed of Concession, Rectification Deed, Deed of ~~assurances~~ ~~incidental~~ ~~documents~~ ~~before~~ the appropriate Sub-Registrar of Assurances and to submit the execution of the said documents in the name of the Company.

2. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow

*Witness*  
*Prer A. Badlija*  
*Prer A. Badlija*

कलन - 8  
 दस्त क्र. 2009/2092

POWER OF ATTORNEY  
 ACCEPTED BY

1) Mr. Sant A. Badlija

2) Prer A. Badlija

3) Mr. Anilkumar V. Tulsani

4) Mr. Dineshkumar M. Pasoria

5) Mr. Bhurat Badlija,

6) Mr. Pratik Pasoria,

7) Mr. Bhavesh Gandhi,

WITNESS:

1. Mr. Naven Balawa, *Naven Balawa*  
 2. *Pratik Pasoria*



कलन - 8  
 दस्त क्र. 2009/2092

Under the Indian Registration Act, 1908 as well as Maharashtra Registration Act in name of the Company and on behalf of the lawful attorney, and to represent the interest of the officers and competent authorities under the provisions of law

3. To purchase the stamp papers, (judicial or non-judicial) and to make necessary applications for the same and to do all the things, acts, deeds and matters as provided under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act

4. Generally to do all the acts, deeds and things to effectuate the legal and perfect registration of the documents as executed and intimated by the Company.

We agree and assure to ratify and confirm the above acts, deeds, things and matters done or performed by our constituted attorney

IN WITNESS WHEREOF we have set and subscribed our signatures to this writing on this 07<sup>th</sup> day of November, 2015

SIGNED & DELIVERED

By the person named

Mis. Regency Nirman Ltd.,

In pursuance to the resolution

passed in the Board Meeting

held on 25/1/16

Through the Director

(Mr. Vicky V. Rapphandani)



By Mr. Ramesh S. Khatri



कलन - ४  
 दस्त क्र. १०९५ / २०१३  
 ६६ / ६६

REGENCY  
 अनंतम



Regency House, Opp. Vashishta Shree Apt., Near Anant Chavan, Ulhasnagar-421003.  
 Tel: +91-251-2519004, 272040017, Fax: +91-251-2510094  
 Email: regency@regencynirmaal.in / info@regencynirmaal.in / info@regencynirmaal.com

CIN No: U45200MH2005PLC153966

www.regencygroup.co.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF REGENCY NIRMAL LIMITED HELD ON THURSDAY, 01<sup>st</sup> NOVEMBER, 2018, AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT REGENCY HOUSE, PLOT NO.49, SHEET NO.1, OPP. VASHISHTA SHREE APARTMENTS, TALKIES ROAD, ULHASNAGAR, THANE - 421003.

Resolution No.26

"RESOLVED THAT Mr. Vicky U. Rupchandani, Whole-Time Director of the company, residing at Sagarica, 2nd Floor, Opp. Hotel Regency Ulhasnagar - 421003 and/or Mr. Ranikishore S. Khairari, Director of the Company, residing at Agarwal House, Flat No. 302, 3<sup>rd</sup> Floor, Near Royal Residency, Ulhasnagar - 421001 be and are hereby authorised to sign, execute and register agreements for sale of flats/shops/offices/units to be constructed at Regency Anantam, having Address situated at Vashishta, Dombivli East, Dombivli, Maharashtra 421203 and to do all such acts, things, deeds as may be necessary, proper or expedient for the purpose of giving effect to the resolution."

RESOLVED FURTHER THAT whereas it is necessary and expedient for the above persons i.e. Mr. Vicky U. Rupchandani and/or Mr. Ranikishore S. Khairari, to lodge the agreement for sale and other incidental writings in respect of sale of flats/shops/offices/units in the buildings constructed/to be constructed in the said scheme of construction undertaken for development by our company and to do all such acts, deeds, things and matters to effectuate the legal and perfect registration of the agreements and incidental documents therefor and on behalf of the Company.

RESOLVED FURTHER THAT Mr. Vicky U. Rupchandani and/or Mr. Ranikishore S. Khairari be and are hereby authorised to delegate the power by giving power of attorney for signing, Executing & registering the above agreement to any other person for and on behalf of the Company.

CERTIFIED TRUE COPY  
 For REGENCY NIRMAL LIMITED

MAHESH S. KHAIRARI  
 Managing Director  
 DIN: 00388549

Date: 01.11.2018  
 Place: Ulhasnagar

SUBHASH S. KHAIRARI  
 Director  
 DIN: 00388114

कलन - ३  
 दस्त क्र. ८४९९ / २०१८  
 ६९५

कलन - ३  
 दस्त क्र. ८४९९ / २०१८  
 ६९५



कलन - ३  
 दस्त क्र. ८४९९ / २०१८  
 ९०९५

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PANAL D PASORA  
 DONGERKUNAR MURLIHAR PASORA  
 20077009  
 COLLECTOR

VICKY U. RUPCHANDANI  
 3805 5563 5010  
 सानाथ माणसाचा अधिकार

कलन - ३  
 दस्त क्र. ८४९९ / २०१८  
 ९०९५

श्रीमंत जयंतल गंधर्वा  
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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PANAL D PASORA  
 DONGERKUNAR MURLIHAR PASORA  
 20077009  
 COLLECTOR

श्रीमंत जयंतल गंधर्वा  
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 श्रीमंत जयंतल गंधर्वा







कलन - ४  
 दस्त क्र. १७०५५/२०२३  
 ६६/६६

REGENCY  
 अनंतम

72/9412 पारवती Original/Duplicate  
 Thursday, November 01, 2018 मोहरी व. 397  
 5:56 PM Regn.39M

पारवती नं. 11121 दिनांक: 01/11/2018  
 पारवती नं. 11121 दिनांक: 01/11/2018  
 मोहरी व. 397  
 पारवती नं. 11121 दिनांक: 01/11/2018

अपवादित रूप में प्रमाणित किया गया है -  
 १ यह दस्तावेज कानूनन मान्य है।

बजट नं. २०१८-१९  
 मोहरी व. ३९७  
 पारवती नं. १११२१

1) वेबसाइट पर: GSTRI/SimpleReceipt Form ₹.100/-  
 मोहरी व. ३९७ दिनांक: 01/11/2018  
 पारवती नं. १११२१  
 2) वेबसाइट पर: By Cash Form: ₹ 280/-

महाराष्ट्र सरकार  
 महाराष्ट्र सरकार  
 महाराष्ट्र सरकार

Hal Payment Successful. Your Payment Confirmation Number: 3653104848

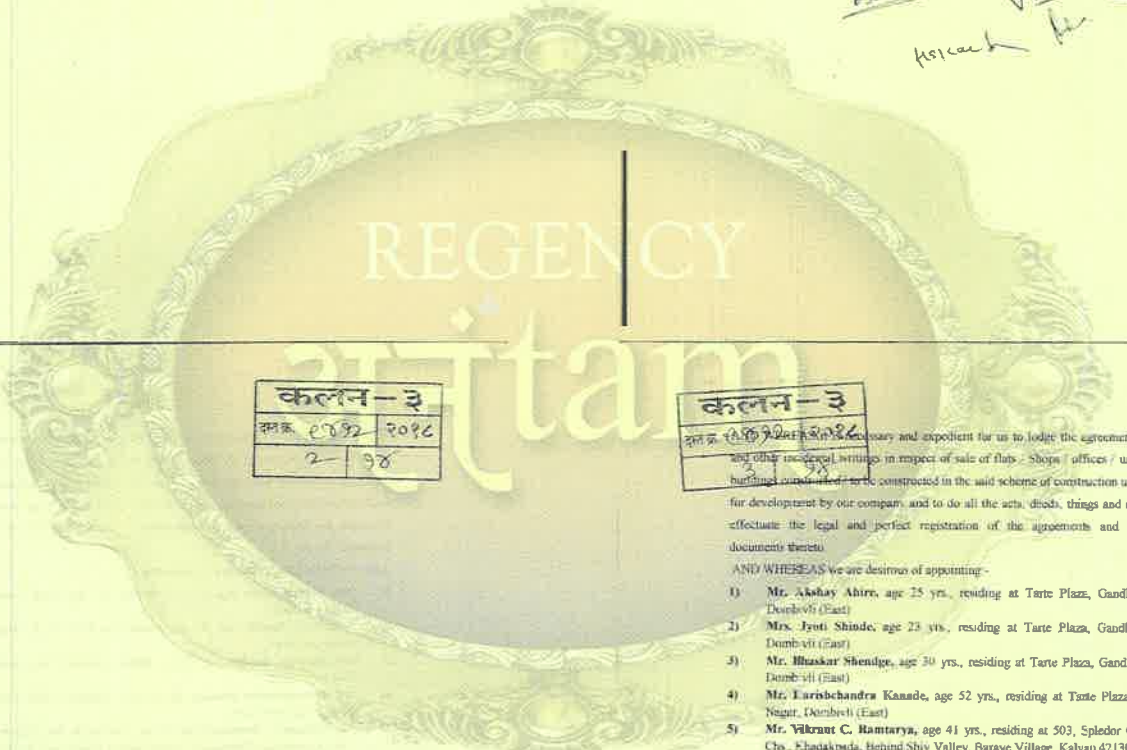
IDBI BANK

CHALLAN  
 MTR Form Number - 6

SRN NUMBER	ML007943387201819R	BARCODE	Form No. 998
Department	ESR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	REGISTRY, KALYAN NO 3 JOHNI SLE REGISTRA	PAN No. (If Applicable)	PAN:AADCR5058B
Year	From: 01/11/2018 To: 31/03/2019	Full Name	REGENCY NIRMAN LTD.
Object	Amount in Rs.	Flat/Block No./Premises/ Bldg	REGENCY ANANTAM VILLAGE DAWADI
1030046401-75	500.00	Road Street, Area /Locality	
1030063301-75	100.00	Town /City	Mumbai
	0.00	District	Mumbai
	0.00	Pin	400 004
	0.00	Remarks (If Any)	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	600.00	Amount in words	Six Hundred Only
Payment Detail: IDBI NetBanking	Payment ID: 158701157	FOR USE IN RECEIVING BANK	
Cheque- DD Details		Bank CIN No: 6910333218110150950	
Cheque- DD No.		Date	01-11-2018
Name of Bank	IDBI BANK	Bank Branch	
Name of Branch		Serial No.	



अ. शिंदे  
 होरकाव



कलन-३  
 दस्त क्र. १७१२/२०१८  
 २/१४

कलन-३  
 दस्त क्र. १७१२/२०१८  
 २/१४

... necessary and expedient for us to lodge the agreement for sale and other incidental writings in respect of sale of flats / shops / offices / units in the building to be constructed in the said scheme of construction undertaken for development by our company, and to do all the acts, deeds, things and matters to effectuate the legal and perfect registration of the agreements and incidental documents thereto

- AND WHEREAS we are desirous of appointing-
- 1) Mr. Akshay Ahire, age 25 yrs., residing at Taste Plaza, Gandhi Nagar, Dombivli (East)
  - 2) Mrs. Jyoti Shinde, age 23 yrs., residing at Taste Plaza, Gandhi Nagar, Dombivli (East)
  - 3) Mr. Bhaskar Shendge, age 30 yrs., residing at Taste Plaza, Gandhi Nagar, Dombivli (East)
  - 4) Mr. Laxmibhendra Kanade, age 52 yrs., residing at Taste Plaza, Gandhi Nagar, Dombivli (East)
  - 5) Mr. Vikrant C. Hamtarya, age 41 yrs., residing at 503, Splendor Greenhills Chs., Khandakpada, Behind Shiv Valley, Bagave Village, Kalyan 421301
  - 6) Mr. Manish V. Chavan, age 44 yrs., residing at B6/102, Sukur Residency, Ghughunder Road, Near Muckachala College, Anand Nagar, Kaverar, Thane (West) 400607
  - 7) Mr. Anand R. Sharma, age 44 yrs., residing at Flat No. 806, Navarang Apartment, Near Aman Talkies, Ulhasnagar 421003.

as the true and lawful attorney jointly and / or each of them severally, to do the following acts, deeds, things and matters viz.

1. To lodge the signed agreement for sale; Supplementary Agreements, Deed of Correction, Rectification Deed, Deed of cancellation and/or other documents and incidental documents before the appropriate Sub-Registrar of Assurances and to admit the execution of the said documents in the name of the Company.

To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow all the procedure under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act in name of the Company and on behalf of the Company as true and lawful attorney and to represent the interest of the Company before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of adjudication under the provisions of law.

To purchase the stamp paper, (judicial or non-judicial) and to make necessary applications for the same and to do all the things, acts, deeds and matters as provided under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act.

Generally to do all the acts, deeds and things to effectuate the legal and perfect registration of the documents as executed and intended by the Company.

We agree and assure to ratify and confirm the above acts, deeds, things and matters done or performed by our constituted attorney



**SPECIFIC POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME We, M/s. Regency Nirman Ltd., having their registered office at Regency House, Aman Talkies Road, Ulhasnagar - 421 003, through its Director Mr. Vicky L. Rupchandani and Mr. Ramkishore S. Khairani in pursuance to the resolution passed in the Board Meeting held on 01/11/2018 DO HEREBY SEND GREETINGS.

WHEREAS we have undertaken the development / construction work of the properties in the name and style as M/s. Regency Nirman Limited at village Dawadi in the name and style as "Regency Anantam" at Kalyan Shil Road, Vico Naka, Dombivli (E) and with a view to sell the flats / Shops / offices / units in the said scheme of construction to the intending purchasers and to form a cooperative housing society of all such buildings.

अ. शिंदे  
 होरकाव  
 अ. शिंदे

अ. शिंदे  
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 अ. शिंदे



कलन - 8  
 रतन प्र. 9 Coey / 2022  
 100 / 66

REGENCY अंताम

REGISTRY  
 2022/11/17/1755

REGISTRY  
 2022/11/17/1755

IN WITNESS WHEREOF we have set and subscribed our signature to this writing on this 17<sup>th</sup> day of November, 2018

**SIGNED & DELIVERED**

By the within named  
 Mrs. Rejany Niranna Lada,  
 in pursuance to the resolution  
 passed in the Board Meeting  
 held on 11/11/2018  
 through its Director


3) Mr. Vicky U. Rajendran


in Mr. Ramakrishna S. Khairani


**POWER OF ATTORNEY**

ACCEPTED BY  
 1) Mr. Akshay Ahire


2) Mrs. Jyoti Shinde


3) Mr. Bhaskar Shende




www.regencygroup.co.in

REGISTRY  
 2022/11/17/1755

LR No: 0453/001/2005/PL/13166

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF REGENCY NIRMAL LIMITED HELD ON THURSDAY, 01<sup>st</sup> NOVEMBER 2018, AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT REGENCY HOUSE, PLOT NO.49, SHEET NO.1, OPP. VISHRII DANSHAK, AMAN FULBES ROAD, ULHASNAGAR, THANE - 421005.**

Resolution No. 26

**RESOLVED THAT** M. Vicky U. Rajendran, whose name is in the company records as Superior Joint Plot, Opp. Hotel Rejany Ulhasnagar - 421004 and/or Mr. Ramakrishna S. Khairani, Director of the Company, residing at Agalwadi, Thane, No. 301/3, Plot No. Royal Residency Ulhasnagar - 421001, do and are hereby authorized to sign, execute and register agreements for sale of flats/shops/offices/units to be constructed at Rejany Anantam having address situated at Loran Vada, Bombbay East Building, Mumbai-421203 and to do all such acts, things, deeds as may be necessary, proper or expedient for the purpose of giving effect to the resolution.

**RESOLVED FURTHER THAT** whereas it is necessary and expedient for the above persons to Mr. Vicky U. Rajendran and/or Mr. Ramakrishna S. Khairani to file the agreement for sale and other incidental writings in respect of sale of flats/shops/offices/units in the building concerned to be constructed on the site of construction undertaken for development by the company and to do such acts, things and matters to effectuate the legal and proper registration of the agreements and incidental documents therein to and on behalf of the Company.

**RESOLVED FURTHER THAT** Mr. Vicky U. Rajendran and/or Mr. Ramakrishna S. Khairani, be and are hereby authorized to delegate the power by giving power of attorney for signing, executing & registering the above agreement to any other person for and on behalf of the Company.

**CERTIFIED TRUE COPY**

For REGENCY NIRMAL LIMITED

MAHESH KHAIRANI  
 Managing Director  
 DIN: 00380549

Date: 01/11/2018  
 Place: Ulhasnagar

MAHESH KHAIRANI

Director

DIN: 00380549



REGISTRY  
 2022/11/17/1755

5) Mr. Vikram C. Ramfarya


6) Mr. Manish V. Chavan


7) Mr. Anand R. Sharma


**WITNESS**

1) Navin D. Haloo, Director

2) Rajesh S. Saha



REGISTRY  
 2022/11/17/1755

कलन - ४  
दस्त क्र. १७०५५/२०१८  
६७/६८

REGENCY  
अनंतम

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
RAMKISHORE S KHARARI  
SATYANARAIN DHARMAL KHARARI  
10/06/1972  
PAN: ABMPK4279N

कलन - ३  
दस्त क्र. १७०५५/२०१८  
६७/६८

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
HARSHI VISHWANATH CHAVAN  
VISHWANATH CHAVAN  
10/07/1974  
PAN: AEBPC0202K

कलन - ३  
दस्त क्र. १७०५५/२०१८  
६७/६८

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आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
ANAND RAMBAY BHARMA  
ANAND RAMBAY BHARMA  
12/02/1984

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
CHANDRICAL CHANDRICAL RAMANIYA  
CHANDRICAL CHANDRICAL RAMANIYA  
20/03/1977

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
HARSHI VISHWANATH CHAVAN  
VISHWANATH CHAVAN  
10/07/1974  
PAN: AEBPC0202K



Data of Bank Receipt for GRN MH007943292201819R  
Bank - IDBI BANK

Bank/Branch: 182700830  
Pmt Ten Id: 01/11/2018 18 41 00  
Challan/No: 89103332018110150955  
District: 1201 / THANE  
Office Name: IGR1267/KLN3, KALYAN NO 3 JOINT SUB REGISTRAR

Serial Receipt: 100  
Print DateTime: 01/11/2018 18 41 00  
GRAS GRN: MH007943292201819R  
GRN Dtlw: 01/11/2018 18 41 01

StDuty Schm: 0030048401-75 Stamp Duty(Bank Portal)  
StDuty Amt: Rs 500 00/- (Rs Five Hundred Rupees Only)  
RgnFee Schm: 0030063301-70 Registration Fee  
RgnFee Amt: Rs 100 00/- (Rs One Hundred Rupees Only)

Article: 48(i)  
Prap Mvblty: Immovable  
Prap Deser: REGENCY ANANTAM/VILLAGE DAWADI  
Majrasa/Hra: Majrasa/Hra  
40/1204  
Duty Payer: PAN-AADCR50586 REGENCY NIRMAN LTD  
Other Party: PAN-BFNPAS156J AKSHAY KHIRE

Consideration: 1.00



कलन - ३  
दस्त क्र. १७०५५/२०१८  
६७/६८

Only for verification not to be printed and used

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	182-72-3415	6004345142001819	01/11/2018-17:47:28	IGR126	100.00
2	182-72-3415	6004345142001819	01/11/2018-17:47:28	IGR126	500.00
Total Defacement Amount					600.00



सह दुयम निबंधक वर्ग-२ कल्याण ठं-३







क ल न - ४  
दस्त क्र. १७५५/२०२३  
७३३३/७७

घोषणापत्र

मी / आम्ही ज्योती शिंदे वय ३३ वर्षे / हरिश्चंद्र कानडे वय ५७ वर्षे / अक्षय अहिरे वय २८ वर्षे, राहणार - गांधीनगर, डोंबिवली पुर्व याद्वारे घोषित करतो / करते की, दुय्यम निबंधक कल्याण - ४ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. रिजन्सी निर्माण लि. व इ. यांनी दि. ०१/११/२०१८ रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून काबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहीन / राहू याची मला / आम्हांस जाणीव आहे.

तारीख:- १९/१२/२३

ठिकाण:- डोंबिवली

कुलमुखत्यारपत्रधारकाची सही व नाव

सादर अखत्यारपत्र सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करून घेतली आहे.





**आयकर विभाग**  
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AMHPV0493P

नाम / Name  
DEVENDRA HARISHCHANDRA VISHWAKARMA

पिता का नाम / Father's Name  
HARISHCHANDRA VISHWAKARMA

जन्म तिथि / Date of Birth  
25/09/1988

*Devendra*  
हस्ताक्षर / Signature



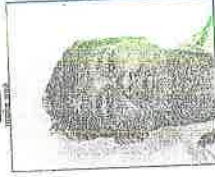
08022018

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सरकारी 9 Loey / 003  
678 / 1

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
GOVERNMENT OF INDIA

देवेंद्र हरिश्चंद्र विश्वकर्मा  
Devendra Harishchandra Vishwakarma  
जन्म तारीख / DOB : 25/09/1988  
पुल्लिंगी / MALE



5409 8343 9208

आधार - सामान्य माणसाचा अधिकार

**आयकर विभाग**  
INCOME TAX DEPARTMENT

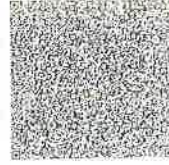


नाम / Name  
NAROTAMA DEVENDRA VISHWAKARMA

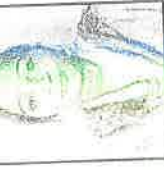
पिता का नाम / Father's Name  
PHAGUPRASAD VINDHYACHAL VISHWAKARMA

जन्म तिथि / Date of Birth  
11/10/1986

भारत सरकार  
GOVT. OF INDIA



26092320



नारोतमा देवेंद्र विश्वकर्मा  
Narotama Devendra  
Vishwakarma  
जन्म तिथि / DOB: 11/10/1986  
महिला / FEMALE

6696 2602 7347

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार  
GOVERNMENT OF INDIA

भारत सरकार  
Government of India



गुणवीरसिंग भैयें  
Gunveersingh Bhejay  
जन्म तारीख / DOB: 29/10/1986  
पुल्लिंग / MALE

2980 7373 2674

UID: 9113 3022 7139 7053

भारत सरकार  
GOVERNMENT OF INDIA

*Gunveersingh Bhejay*

हस्ताक्षर / Signature

भारत सरकार  
GOVERNMENT OF INDIA



गुणवीरसिंग भैयें  
Gunveersingh Bhejay  
जन्म तारीख / DOB: 29/10/1986  
पुल्लिंग / MALE

8816 0930 0642

माझे आधार, माझी ओळख

*Gunveersingh Bhejay*







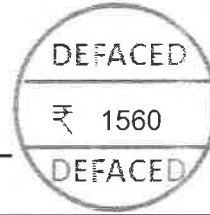


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	1223185420621	Receipt Date	19/12/2023
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Received from REGENCY NIRMAN LTD, Mobile number 8454819276, an amount of Rs.1560/-, towards Document Handling Charges for the Document to be registered on Document No. 18095 dated 19/12/2023 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.



### Payment Details

Bank Name	SBIN	Payment Date	18/12/2023
Bank CIN	10004152023121819462	REF No.	335298131732
Deface No	1223185420621D	Deface Date	19/12/2023

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

क ल न - ४  
दस्त क्र. १७०६५/२०२३  
७६/७८



338/18095

मंगळवार, 19 डिसेंबर 2023-2:43  
म.नं.

दस्त गोषवारा भाग-1

कलन4 66/66  
दस्त क्रमांक: 18095/2023

दस्त क्रमांक: कलन4 /18095/2023

बाजार मूल्य: रु. 28,09,000/-

मौबदला: रु. 30,97,900/-

भरलेले मुद्रांक शुल्क: रु. 2,16,900/-

दु. नि. सह. दु. नि. कलन4 यांचे कार्यालयात

अ. क्रं. 18095 वर दि.19-12-2023

रोजी 2:42 म.नं. वा. हजर केला.

पावती: 19725

पावती दिनांक: 19/12/2023

सादरकरणाराचे नाव: देवेंद्र हरिश्चंद्र विश्वकर्मा

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकुण: 31560.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 19/12/2023 02:42:06 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19/12/2023 02:43:03 PM ची वेळ: (फी)

- प्रातिज्ञ पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी सठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे राज्यशासन/देंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

लिहून देणार सही

लिहून देणार सही







19/12/2023 2 49:59 PM

दस्त गोपवारा भाग-2

कलन4

66/66

दस्त क्रमांक:18095/2023

दस्त क्रमांक :कलन4/18095/2023

दस्ताचा प्रकार :-कगरनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मं. रिजन्मी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्यातर्फे कु.मु. पत्रधारक म्हणून अनिलकुमार तुलम्यान यांनी निष्पादिन केलेले आणि मेसर्स रिजन्मी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्या वतीने कदुलीजवाब करिता म्हणून कु. मु. पत्रधारक म्हणून अशय अहिरें पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रिजन्मी हाऊस, ब्लॉक नं: -, गेड नं: अमन मिनेमा गेड विष्णु दर्शन समोर उल्हासनगर, महाराष्ट्र, ठाणे. फोन नंबर:AADCR5058B	लिहून घेणार वय :-28 स्वाक्षरी:-		
2	नाव:देवेंद्र हरिश्चंद्र विश्वकर्मा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जानेश्वर मदन, ब्लॉक नं: -, गेड नं: पाईप लाईन रोड चेतना स्कूल जवळ विजय नगर कल्याण, महाराष्ट्र, ठाणे. फोन नंबर:AMHPV0493P	लिहून घेणार वय :-35 स्वाक्षरी:-		
3	नाव:नरोतमा देवेंद्र विश्वकर्मा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जानेश्वर मदन, ब्लॉक नं: -, गेड नं: पाईप लाईन रोड चेतना स्कूल जवळ विजय नगर कल्याण, महाराष्ट्र, ठाणे. फोन नंबर:AJZPV2481Q	लिहून घेणार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कगरनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:19 / 12 / 2023 02 : 49 : 20 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:गुरवीरसिंग भेले - वय 41 पत्ता:कल्याण पूर्व पिन कोड:421306		
2	नाव:अमोल विश्वनाथ कानवडे - - वय:40 पत्ता:टिटवाळा पूर्व पिन कोड:421605		

शिक्षा क्र.4 ची वेळ: 19 / 12 / 2023 02 : 49 : 50 PM

Joint Sub Registrar Kalyan 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEVENDRA HARISHCHANDRA VISHWAKARMA	eChallan	69103332023121915288	MH012617599202324E	216900.00	SD	0006623318202324	19/12/2023
2		DHC		1223185420621	1560	RF	1223185420621D	19/12/2023
3	DEVENDRA HARISHCHANDRA VISHWAKARMA	eChallan		MH012617599202324E	30000	RF	0006623318202324	19/12/2023

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



प्रमाणीत करण्यात येते की सदर दस्त क्र. 9609 मध्ये 66 पाने आहेत. पुस्तक क्रमांक 9 वर नोंदली दि. 19/12/2023

सदर दख्खम निबंधक कल्याण-4

18095 / 2023

Know Your Rights as Registrants

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19/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 18095/2023

नोंदणी :

Regn:63m

गावाचे नाव : दावडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3097900
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2809000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्रं.54/171/1 मूल्यदर 52100/- मौजे दावडी स.नं. 101/3अ,3ब,3क,3ड,47/1,44/2,48,49/1,49/2,50/1,50/2,50/4,50/5,51/2अ,51/4,52/2,54/1,97 वरील रिजन्सी अनंतम फेज 5 प्रोजेक्ट मधील बिल्डिंग नं. 25,अंजेलिका बिल्डिंग(म्हाडा),सदनिका नं. 407,चौथा मजला.क्षेत्रफळ 430.55 चौ. फु.(40.00 चौ. मी.)कार्पेट + बाल्कनी 96.85 चौ. फु.(9.00 चौ. मी.)कार्पेट,रेरा क्रं. पी51700033506 ( ( Survey Number : स.नं. 101/3अ,3ब,3क,3ड,47/1,44/2,48,49/1,49/2,50/1,50/2,50/4,50/5,51/2अ,51/4,52/2,54/1,97 ; ) )
(5) क्षेत्रफळ	1) 40.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्यातर्फे कु.मु. पत्रघारक म्हणून अनिलकुमार तुलस्यान यांनी निष्पादित केलेले आणि मेसर्स रिजन्सी निर्माण लि. तर्फे डायरेक्टर विकी उ. रूपचंदानी व इतर यांच्या वतीने कबुलीजवाब करिता म्हणून कु. मु. पत्रघारक म्हणून अक्षय अहिरे वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं:-, रोड नं: अमन सिनेमा रोड विष्णु दर्शन समोर उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR5058B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेंद्र हरिश्चंद्र विश्वकर्मा वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ज्ञानेश्वर सदन, ब्लॉक नं:-, रोड नं: पाईप लाईन रोड चेतना स्कूल जवळ विजय नगर कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AMHPV0493P 2): नाव:-नरोतमा देवेंद्र विश्वकर्मा वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ज्ञानेश्वर सदन, ब्लॉक नं:-, रोड नं: पाईप लाईन रोड चेतना स्कूल जवळ विजय नगर कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AJZPV2481Q
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	19/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	18095/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	216900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



सह.दुय्यम निबंधक कल्याण - ४