

Aojun (Nikesh Team)



Applicant Name: Yogendra Vilas Gosavi

Ph.1: 9987598150 **Ph.2:**

Mail ID: yogeeg@gmail.com

Co-applicant Name: Surekha Yogendra Gosavi

Ph.1: 7208919830 **Ph.2:**

Mail ID:

Product: Balance Transfer of HDFC

Loan Amount: 6500000/-

Sourced Bank: BOI

Branch: Kalyan

Region:

Branch Manager: Mr. Jayesh

Date Of Dispatch: 26-12-2023

Property Address: Flat no. 2202, Building No. 08, Catalina,
Regency Antanam, Dombivali 421203

Sourced By: Finirio Technologies

Mapping Code Name:

Code No.:

Founder Name : Saurabh Makharia

Coordinator Name : Anita Shinde

Contact No. : 8149028197

338/7442

पावती

Original/Duplicate

Tuesday, June 22, 2021

नोंदणी क्र. :39म

12:13 PM

Regn.:39M

पावती क्र.: 7984 दिनांक: 22/06/2021

गावाचे नाव: दावडी

दस्तऐवजाचा अनुक्रमांक: कलन4-7442-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: योगेंद्र विलास गोसावी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1380.00

पृष्ठांची संख्या: 69

एकूण:

रु. 31380.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे

12:31 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.3717000 /-

मोबदला रु.7630000/-

भरलेले मुद्रांक शुल्क : रु. 457800/-

Joint Sub Registrar, Yalyan 4

सह.दुय्यम निबंधक कार्यालय - ४

1) देयकाचा प्रकार: DHC रक्कम: रु.1380/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1906202100402 दिनांक: 22/06/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002540080202122E दिनांक: 22/06/2021

बँकेचे नाव व पत्ता:

(Signature)

Village	: Davdi
Flat Area (Carpet)	: 59.50Sq.Mt.
Market Value	: Rs.
Actual Value	: Rs.7630000/-
Stamp Duty Paid	: Rs.457800/-
Registration. Fee	: Rs. 30,000/-

चक्र नं. ४
दिनांक १०/०६/२०२१
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AGREEMENT FOR SALE

This Agreement made and entered into at Davdi, on this 22nd day of June 2021

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

Yogendra Vilas Gosavi, aged about 41 years, **Mrs Surekha Yogendra Gosavi**, aged about 36 years residing at 10, Laxmi Keshav Society, Plot No. RH-100, Sudama Nagar, M.I.D.C, Dombivli (East), Maharashtra - 421203 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. 3063/2008 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 Assurances at Kalyan-4 under serial No. 4724/2016 and the said property No. 1 stands mutated in the name of the Promoter herein under mutation entry No. 1080;

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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;

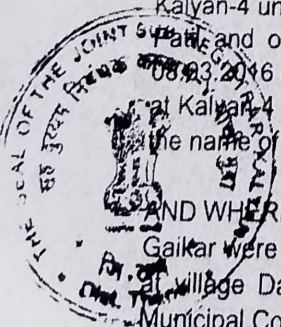
AND WHEREAS Rakshit Sudhir Gaikar, Vishal Gangaram Gaikar and Jayesh Tulshiram Gaikar were the Owners of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

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

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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 said property No.IV 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 property No. IV stands mutated in the name of the Promoter herein under mutation entry No.1086;

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	0.31
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;

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. 1123/2016 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

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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 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. 1577/2008 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

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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 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 09.07.2010 read with Deed of Correction dated 08.12.2017 the owners Vishnu Rama Patil and others 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

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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 Shri Vicky Udhav Rupchandani 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.

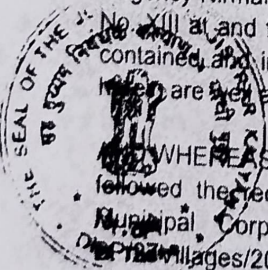
AND WHEREAS Shri Ganesh Shripat Gaikar and others are the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (R.-P.)
48	-	0:37-7	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 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 here are fully 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/DP/27 Villages/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 revise 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/DP/27 Villages/2018-19/14/86 dated 31.10.2018 and further revised permission for construction of building under No. KDMP/NRV/DP/27/2018-19/14/186 dated 27.03.2019 and further revised under No. KDMP/NRV/DP/27/2018-19/14/186 dated 14.08.2019 and further revised under No. KDMP/NRV/DP/27/2018-19/14/26 dated 09.09.2020 and further revised permission under No. KDMP/TPD/DP/27/village/2018-19/14/14 dated 09.04.2021, which provides for buildings



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to be constructed on the net area of the land admeasuring 105822.72 sq. metres as under –

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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

AND WHEREAS the Promoter have further followed the due process of law and obtain the revised permission from Kalyan Dombivli Municipal Corporation under No. KDMP/TPD/BP/27village/2018-19/14/14 dated 09.04.2021 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. 6, 7, 8 & 10 – Stilt + Podium + 1st to 23rd Floors (Residential)
- Bldg. No. 9 – Stilt + Podium + 1st to 23rd Floors (Residential)
- Bldg. No. 18 & 19 – Lower Ground + Stilt + Podium + 1st to 23rd Floors (Residential)
- Assembly Bldg. 1 – Lower Ground + Ground + 1st Floor
- Inclusive Housing Bldg No. 1, 2, & 3 – Stilt Plus 15th Floors
- Health Club – Ground Plus First Floor

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 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 utilise the Recreational and Club House Facilities.

AND WHEREAS the Promoter has clearly brought to the notice and 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

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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 in confirmation thereof has granted his/her clear, express, unequivocal and irrevocable consent for the same by executing this agreement.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein that the Inclusive Housing Building No 1 and 2 along with future expansion building and the recreational garden thereto shall be for the cooperative housing society of such Inclusive Housing Buildings and the land underneath thereto along with recreational garden and shall not form an integral part of the Deed of Conveyance to be executed in favour of cooperative housing society or condominium of apartment owners as the case may be.

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 shall not raise objection thereto and has granted his express and irrevocable consent for the same.

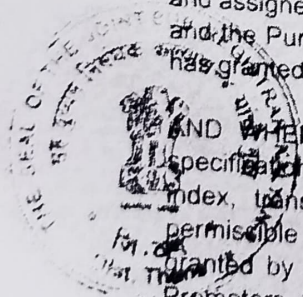
AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said 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

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कलम - 8
सं. क्र. 0222/2029

signature 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, 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 the Purchaser approached and applied to the Promoter for allotment to the Purchaser a proposed Residential dwelling unit in the project being Flat being No. 2202 on 22 floor in the Building No.08 (CATALINA) of the scheme of construction known as "Regency Anantam" being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the Carpet Area of the said premises is 59.50 sq. mt. equivalent to 640.45 sq. ft. and exclusive Balcony area of 13.20 sq. mt. equivalent to 142.00 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 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.

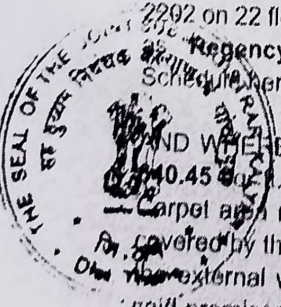
AND WHEREAS the Promoter has disclosed the following to the Purchaser and the Purchaser strictly agrees and assures to adhere to the said requisitions viz.

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

[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	4390
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 a	130120

कलन - ४
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३६/६६

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
- Commercial Bldg. No. 2 - Ground Floor
- Assembly Bldg. No. 1 - Lower Ground + Ground + Podium + 1st Floor
- Inclusive Housing Bldg. No. 1, 2 & 3 - Stilt Plus 15 Floors
- Health Club - Ground Plus First Floor

**SECOND SCHEDULE ABOVE REFERRED TO**

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

Club House and Recreational Facilities

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[Handwritten signature]

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Garden
Podium Garden
Organic Waste Converter
Sewerage Treatment Plant

कलन - ४
दस्त क्र. ७४४२/२०२९
३७/९९

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

Tulhian



Anil Kumar Tulhian

SIGNED & DELIVERED

by the within named **Purchaser/s**

Yogendra Vilas Gosavi

Gosavi



Mrs Surekha Yogendra Gosavi

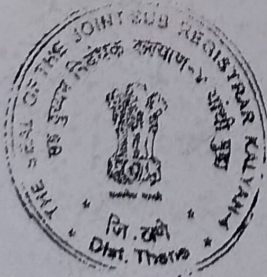
Gosavi



WITNESS:

1.Name: *Sarej Vilas Gosavi S.V.Gosavi*

2.Name: *Yogesh Vilas Gosavi Gosavi*



क ल न - ४
दस्त क्र. ७०००/२०२९
३८/९८

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 - C-1 - Copies of Plans & Layout as approved by concerned Local Authority

ANNEXURE - C-2 - 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

ANNEXURE - F - Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase II.

ANNEXURE - F - Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority for Phase III.

ANNEXURE - G Copy of Revised Commencement Certificate

ANNEXURE - H Payment Schedule

PHASE I - BANK DETAILS

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

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

A/C No : 281100100000285

IFSC CODE : SRCB0000281

Bank : The Saraswat Co-op. Bank Limited

PHASE II - BANK DETAILS

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

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

A/C No : 281100100000302

IFSC CODE : SRCB0000281

Bank : The Saraswat Co-op. Bank Limited

PHASE III - BANK DETAILS

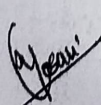
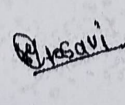
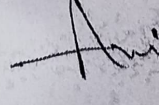
The Cheque / DD / Pay order to be drawn in favour to

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

A/C No : 281100100000305

IFSC CODE : SRCB0000281

Bank : The Saraswat Co-op. Bank Limited

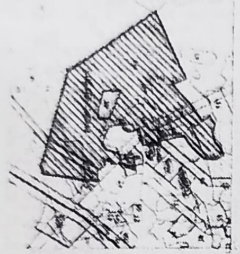
Annexures C-1

कलन - ४
 दस्तक. ७४४२/२०२१
 २७/६६

REGENCY
 अन्तर्गत

ULIAN CONSULTANTS

Sl. No.	Particulars	Area (sq. m.)	Remarks
1	Plot Area	10000	
2	Area reserved for roads	1000	
3	Area reserved for open spaces	500	
4	Area reserved for other purposes	200	
5	Area reserved for building	8300	
6	Area reserved for parking	1000	
7	Area reserved for other uses	500	
8	Total Area	12300	



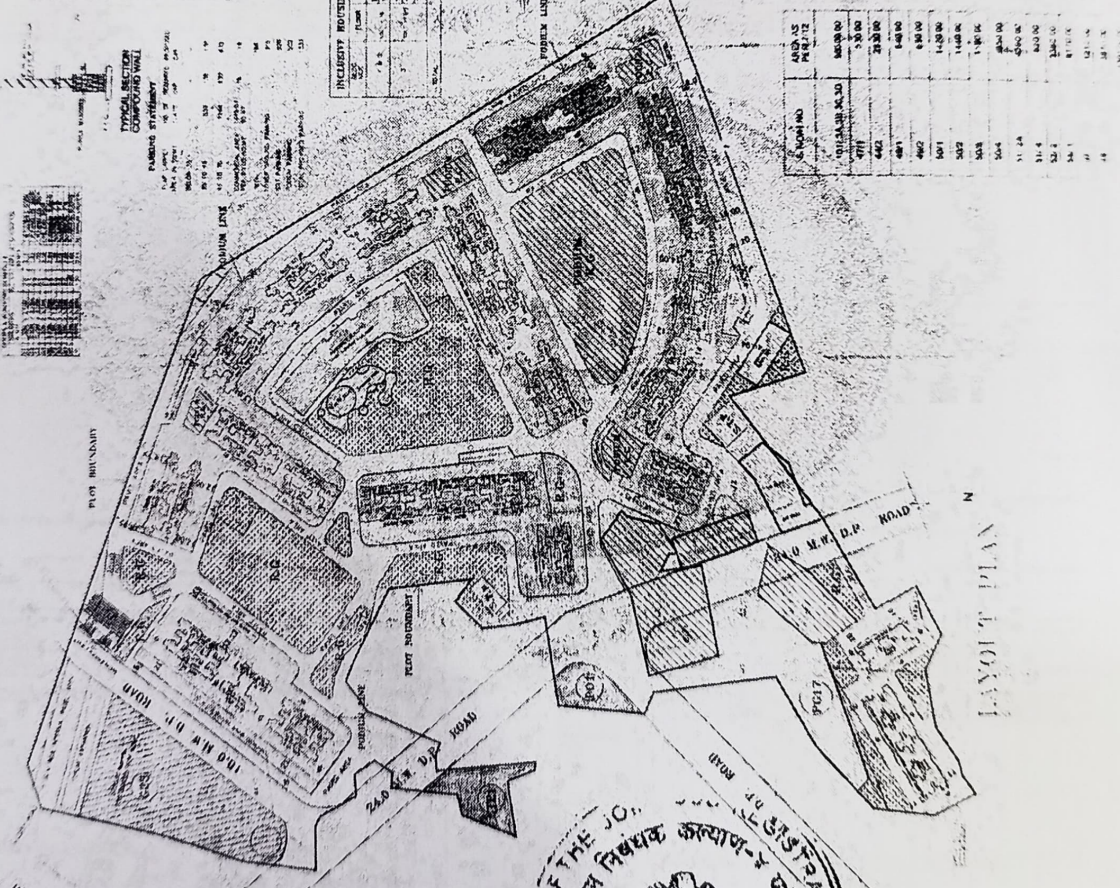
LOCATION PLAN

Sl. No.	Particulars	Area (sq. m.)	Remarks
1	Area reserved for roads	1000	
2	Area reserved for open spaces	500	
3	Area reserved for other purposes	200	
4	Area reserved for building	8300	
5	Area reserved for parking	1000	
6	Area reserved for other uses	500	
7	Total Area	12300	

Sl. No.	Particulars	Area (sq. m.)	Remarks
1	Area reserved for roads	1000	
2	Area reserved for open spaces	500	
3	Area reserved for other purposes	200	
4	Area reserved for building	8300	
5	Area reserved for parking	1000	
6	Area reserved for other uses	500	
7	Total Area	12300	



TYPICAL SECTION OF COMPOSITE WALL



LAYOUT PLAN

Sl. No.	Particulars	Area (sq. m.)	Remarks
1	Area reserved for roads	1000	
2	Area reserved for open spaces	500	
3	Area reserved for other purposes	200	
4	Area reserved for building	8300	
5	Area reserved for parking	1000	
6	Area reserved for other uses	500	
7	Total Area	12300	



IN.M.D.P. ROAD

IN.M.D.P. ROAD

IN.M.D.P. ROAD

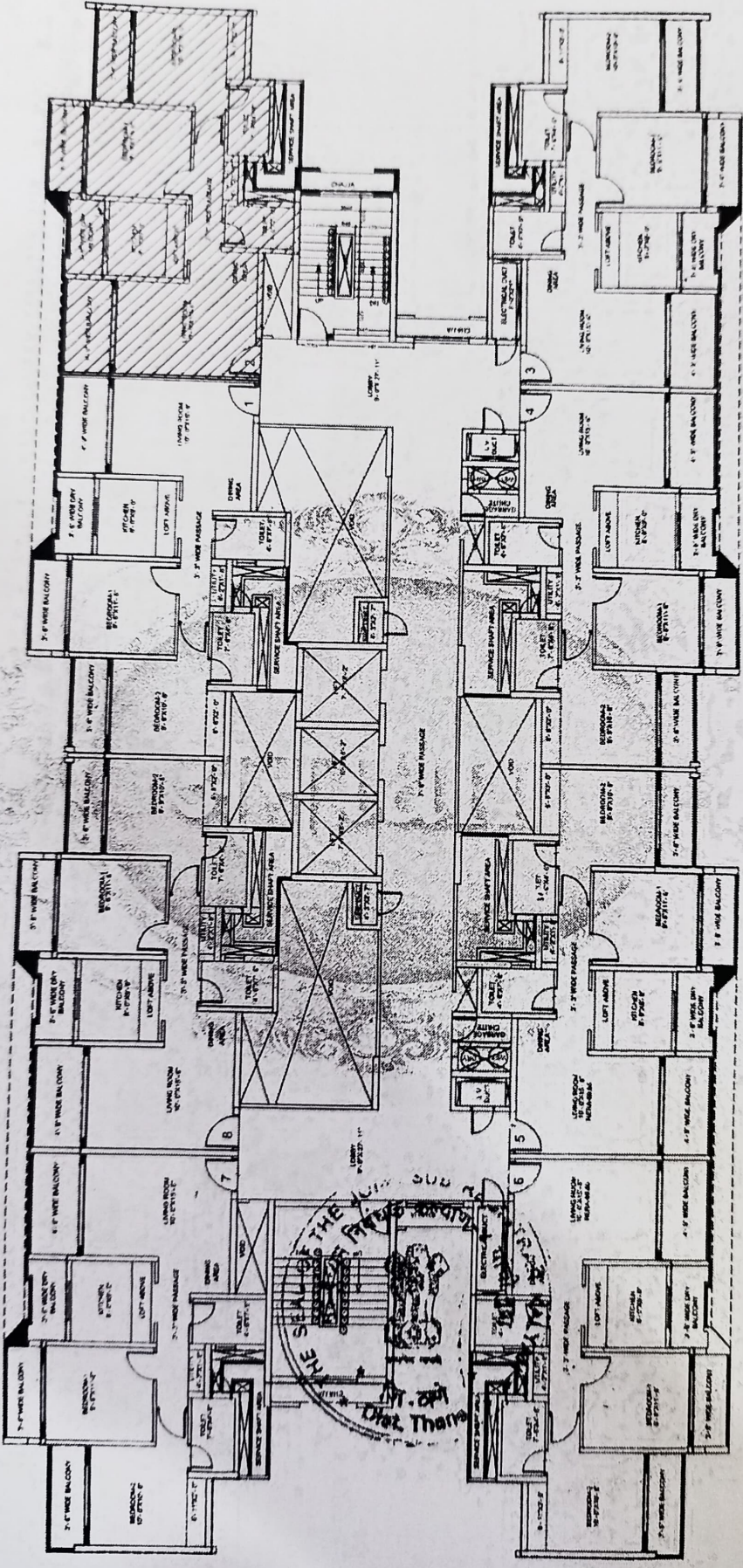
IN.M.D.P. ROAD

कलन - ४
 दास क्र. ७४४२/२०२९
 २६/६०

REGENCY
 अंतम

ANNEXTURE "D"

Arjun
 PROMOTER



BUILDING NO: 08
 BUILDING NAME: *Catalina*
 FLAT NO: 202
 RERA CARPET: 59.50 Sq.m
 EXCLUSIVE BALCONY 13.20 Sq.m

Joseph

~~Arjun~~

PURCHASER

REGENCY ANANTAM**INTERNAL AMENITIES:-**

फ्लॉर - ४
दस्तावेज क्र. ७४४२/२०२१
५०/६६

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
- Oil paint in bathrooms above the lintel level

DOORS:-

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

WINDOW:-

- Color anodized aluminum sliding windows
- Mosquito net shutter in windows
- Photo frame, granite window sill

KITCHEN:-

- Parallel kitchen granite platform with SS sink and drain board
- Water purifier of reputed brand
- 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:-

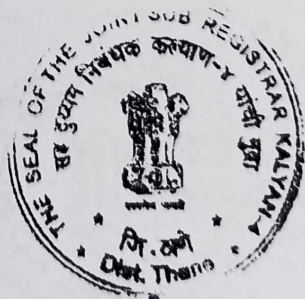
- Solar water connection in each flat
- One geyser in each flat of reputed brand.
- C-PVC concealed piping
- Designer tile flooring and dado up to lintel level
- Branded CP Fittings
- Best quality sanitary ware with flush valve
- Tube light and mirror in all bathrooms
- Exhaust fan in all bathrooms
- Washbasin with granite counter in all bathrooms

ELECTRIFICATION:-

- Concealed copper wiring with circuit breakers
- Fans and tube lights in entire flat
- Split AC in all bedrooms and living Room
- Telephone and cable TV points in living room and bedrooms
- Inverter provision in flat
- Video door provision in flat

GENERAL FEATURES:-

- External wall -texture and 100% acrylic paint
- Decorative entrance lobby in all buildings
- Earthquake resistance RCC structure



- Each building consist of 3 high speed lifts
- Generator for lifts, staircase lights, & water supply pumps
- Sewage Treatment plant

कलम - ४
दस्त क्र. ७४४२ / २०२९
५७ / ६६

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, carom, 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

[Signature]
PURCHASER

[Signature]
PROMOTER

[Signature]
PURCHASER

PURCHASER

PURCHASER





भारत सरकार
GOVERNMENT OF INDIA

योगेश विलास गोसावी
Yogesh Vilas Gosavi

जन्म वर्ष / Year of Birth 1983
प्राय: / Male



Gosavi

4209 9812 2896

आधार - सामान्य माणसाचा अधिकार

कलन - ४

दस्त क्र. ७४२२/२०२१

६७ / ६९

S.V.Gosavi

भारत सरकार
GOVERNMENT OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHURG3779M

नाम / Name
VILAS GOSAVI

पिताचे नाव / Father's Name
PRAHLADATILSHIGIRI GOSAVI

व. गोसावी
V. Gosavi

हस्ताक्षर / Signature




भारत सरकार
GOVERNMENT OF INDIA

योगेंद्र विलास गोसावी
YOGENDRA VILAS GOSAVI

विलास पुंढरीक गोसावी
VILAS PUNDELIK GOSAVI

10/02/1980
Permanent Account Number
AHDPG4284N

हस्ताक्षर / Signature



Gosavi

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVERNMENT OF INDIA

सुरेखा योगेंद्र गोसावी
SUREKHA YOGENDRA GOSAVI

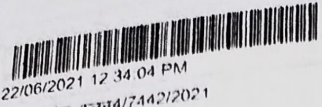
श्रीनिवास शिवालाल गोसावी
SHRINIVAS SHIVALAL GOSAVI

05/11/1984
Permanent Account Number
ARDPG3780A

हस्ताक्षर / Signature



Gosavi



दम्न क्रमांक: 7442/2021
पुस्तकाचा प्रकार: पत्रकारनामा

- अनु क्र. 1 पुस्तकाराचे नाव व पत्ता
नाव: प्रिजन्सी निर्माण लि. तर्फे शायरेक्टर विनी ड. रूपचंदानी व
दत्त गोखामणे व मू. पुस्तकारक म्हणून भवितकुमार तुलरवात यांनी
सिंध्यादिने केलेले आणि मेयम प्रिजन्सी निर्माण लि. तर्फे शायरेक्टर
विनी ड. रूपचंदानी व दत्त गोखामणे यांनी केल्या जाणाऱ्या
म्हणून मू. पुस्तकारक म्हणून अक्षय अहिरे
पत्ता: प्लॉट नं. 1, माला नं. 1, इमारतीचे नाव: प्रिजन्सी हाऊस, जॉर्ज
नं. 1, रोड नं. अमन शिरोमा रोड, बिण्णू दर्शन मंगोर, उल्हासनगर,
महाराष्ट्र, राणे.
पिन नंबर: AADCR5058B
- 2 नाव: योगेश विनाय गोमावी -
पत्ता: प्लॉट नं. आर-100, माला नं. 1, इमारतीचे नाव: लक्ष्मी केशव
गोमावी, ब्लॉक नं. 10, रोड नं: मुदामा नगर, पाम.आय. डी.सी.,
डोंबिवली पूर्व, महाराष्ट्र, राणे.
पिन नंबर: AHDPG4294N
- 3 नाव: सुरेखा योगेश गोमावी -
पत्ता: प्लॉट नं. 1, माला नं. 1, इमारतीचे नाव: लक्ष्मी केशव
गोमावी, ब्लॉक नं. 10, रोड नं: मुदामा नगर, पाम.आय. डी.सी.,
डोंबिवली पूर्व, महाराष्ट्र, राणे.
पिन नंबर: ARUPG3780A

पुस्तकाराचा प्रकार: विद्वत वेणार
वय: 30
स्वाक्षरी:

आयचित्र:

अंगठ्याचा छपा:

विद्वत वेणार
वय: 41
स्वाक्षरी:

आयचित्र:

अंगठ्याचा छपा:

विद्वत वेणार
वय: 36
स्वाक्षरी:

आयचित्र:

अंगठ्याचा छपा:

दम्न गोपयोग करून देणारा तथाकथित करारनामा चा दम्न ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 22/06/2021 12:31:22 PM

अंदाज -
द्वितीय अंमल असे निवेदीत करताना की ते दम्न ऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्याची ओळख पटवितात

अनु क्र. 1 नाव: योगेश विनाय गोमावी -
वय: 38
पत्ता: डोंबिवली पूर्व
पिन कोड: 421201

2 नाव: सुरेखा विनाय गोमावी -
वय: 59
पत्ता: डोंबिवली पूर्व
पिन कोड: 421201

आयचित्र:

अंगठ्याचा छपा:

आयचित्र:

अंगठ्याचा छपा:

स्वाक्षरी:

स्वाक्षरी:

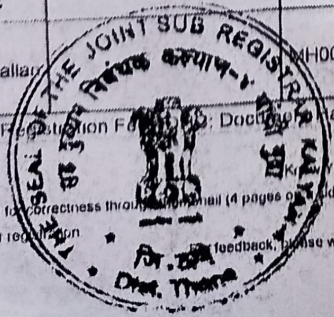
शिक्का क्र. 4 ची वेळ: 22/06/2021 12:31:53 PM

शिक्का क्र. 5 ची वेळ: 22/06/2021 12:32:12 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Aven 4

Payment Details.

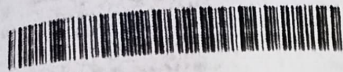
Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	REGENCY NIRMAL LTD	eChallan	69103332021062210951	MH002540080202122E	457800.00	SD	0001203448202122	22/06/2021
2		DHC		1906202100402	1380	RF	1906202100402D	22/06/2021
3	REGENCY NIRMAL LTD	eChallan		MH002540080202122E	30000	RF	0001203448202122	22/06/2021



प्रमाणित करण्यात येते की सदर
दस्त केल्याचे मध्ये ६६ पाने
आहेत. पुस्तक क्रमांक 7442/2021
नोंदला दि 22/06/2021

सह. दय्यम निवेदीत कल्याण-४

1. Verify Scanned Document for correctness through original (4 pages of the document) printout after scanning.
2. Get print immediately after recording.



22/06/2021

सूची क्र.2

दूर्यम निबंधक : मह. दु. नि. कल्याण 4

दस्ता क्रमांक : 7442/2021

नोंदणी :

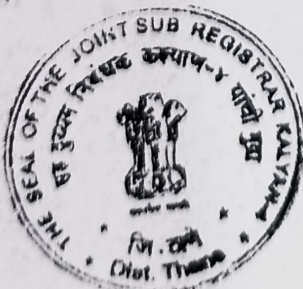
Regn 63m

गावाचे नाव : दावडी

(1) विनेबाबा प्रकार	करारनामा
(2) मोबदला	7630000
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेधार ते समुद करावे)	3717000
(4) घु-भापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-दोंबिवली इतर वर्णन : इतर माहिती: विभाग क्रं. 5A/172,मूलादर 35400/- चीने दावडी स नं. 101/3अ,3ब,3क,3द,47/1,44/2,48,49/1,49/2,50/1,50/2,50/4,50/5,51/2अ,51/4,52/2,5A/1,97 चीने रिजन्सी अनंतसम प्रोजेक्ट मधील विलिखन नं. 8,कॅडविला विलिखन,वदनिका नं. 2202,बाकिमात्रा मजला,वेतपत्रक 640.45 चौ. फु.(59.50 चौ. मी.)कार्पेट + बाल्कनी 142.00 चौ. फु.(13.20 चौ. मी.)कार्पेट + 1 वेतपत्रक गाईन पाकिंग स्पेस सहित((Survey Number : 101/3अ,3ब,3क,3द,47/1,44/2,48 व इतर :))
(5) क्षेत्रफळ	1) 59.59 चौ.मीटर
(6) आकारणी किंवा जुही 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. सर्व्हे इन्फोर्टर विकी उ. रूपचंदानी व इतर गांव्यातर्फे कु.मु. पत्रधारक म्हुणून अनिलकुमार तुलस्वान बांनी निष्पादित केलेले आणि वेसम रिजन्सी निर्माण लि. सर्व्हे इन्फोर्टर विकी उ. रूपचंदानी व इतर गांव्या वतीने कळुमीजबाब करिता म्हुणून कु. मु. पत्रधारक म्हुणून अक्षय अद्विरे वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रिजन्सी हाऊस, ब्लॉक नं. -, रोड नं. बसत विनेमा रोड, विण्णु दर्शन समोर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं. -AADGR5058B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेंद्र विलास गोसावी -- बय:-41; पत्ता:-प्लॉट नं. आर-100, माळा नं. -, इमारतीचे नाव: कळी केराव सोसायटी, ब्लॉक नं: 10, रोड नं: सुदामा नगर , एम.आय. डी.सी. दोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AHDPG4294N 2): नाव:-सुरेखा योगेंद्र गोसावी -- बय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कळी केराव सोसायटी, ब्लॉक नं: 10, रोड नं: सुदामा नगर , एम.आय. डी.सी. दोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ARUPG3780A
(9) दस्तऐवज करून दिल्याचा दिनांक	22/06/2021
(10) दस्त नोंदणी केल्याचा दिनांक	22/06/2021
(11) अनुक्रमांक, बंड व पृष्ठ	7442/2021
(12) बाजारभाबाप्रमाणे मुद्रांक शुल्क	457800
(13) बाजारभाबाप्रमाणे नोंदणी शुल्क	30000
(14) शिरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

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



सह. दूर्यम निबंधक कल्याण - 4