

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि.कल्याण 4

दस्ता क्रमांक : 14066/2023

नोंदणी :

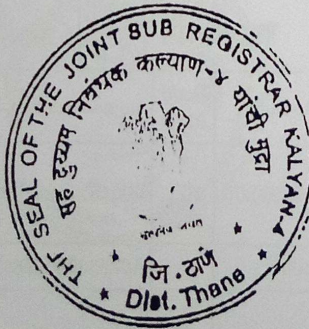
Rogn:63m

गावाचे नाव : नांदिवली तर्फे पाचानं

नगर	नगरनामा
	7000000
भाडेपट्टयाच्या	4040000
आकारणी देतो की पट्टेदार ने	
इतिम्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:कल्याण-डोंडिवली इतर वर्णन ; इतर माहिती: विभाग क्रमांक 36-100 दर 56400/- मोजे नांदिवली मजें न 13 हिस्सा न 7,8,10 आणि 12 पैकी यावरील डोंडिवली पूर्व येथील महालक्ष्मी हाईटम मथिन मदतिका क्रमांक 903 एफ 1 विंग नववा मजला क्षेत्रफळ 734 चौगुन फूट विल्ट अप((Survey Number : 13 Hissa No 7, 8, 10 and 12 Part ;))
	1) 812 चौ.फूट
वा जुडी देण्यात अमेन तेव्हा.	
रून देपा-या/विहून ठेवणा-या किंवा दिवाणी न्यायालयाचा आदेश अमल्याम,प्रतिवादिचे	1): नाव:-विष्णू गणपत म्हात्रे वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्रॉक नं: क्रम नं १० ओम आराधना सोसायटी शाखी नगर देवी चौक कोपर क्रॉस रोड डोंडिवली पश्चिम , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AYXPM6196Q
	2): नाव:-मेरार महालक्ष्मी बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार संजय एम म्हात्रे - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्रॉक नं: एकवीरा दर्शन, नांदिवली रोड, डोंडिवली पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AASF6436A
रून घेणा-या पक्षवाराचे व किवा याचा हुकुमनामा किंवा आदेश पदिचे नाव व पत्ता	1): नाव:-कामिनी महेश चिरगाडे वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्रॉक नं: ए/८ क्रम नं १०० मेक्टर ९ गेरोली नवी मुंबई , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AHXPC6514D
रून दिल्याचा दिनांक	03/10/2023
केल्याचा दिनांक	03/10/2023
खंड व पृष्ठ	14066/2023
प्रमाणे मुद्रांक शुल्क	490000
प्रमाणे नोंदणी शुल्क	30000

विचारात घेतलेला तपशील:-

कारताना निवडलेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक, कल्याण - ४

Revenue Village : Nandivli

Survey No.13, Hissa No. 7, 8, 10 & 12 Pt.

Flat No.: 903, on 9th Floor In "F1" Wing

Agreement Value Rs. 70,00,000/-

क ल न - ४
दस्ता क्र. १४०६६/२०२३
४/१०

AGREEMENT FOR SALE

This Agreement made, entered & executed at Dombivli, Taluka Kalyan, District Thane, on this 3rd day of October 2023.

BETWEEN

MR. VISHNU GANPATH MHATRE, Age 70 years, PAN No. AYXPM6196Q, Indian Inhabitant, residing at Room No.12, Om Aradhana Society, Shastri Nagar, Devi Chowk, Kopar Cross, Dombivli (West) 421202, Taluka Kalyan, District Thane, hereinafter called as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean & include his/her/their legal heirs, administrators, executors & assigns) the Party Of The First Part:

AND

MRS. KAMINI MAHESH CHIRMADE Age 39 Years, PAN No. AHXPC6514D, residing/having address at Shivshrushti, A/8, Room No.102, Sector-9, Airoli, Navi Mumbai 400708, hereinafter called as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, mean & include his/her/their legal heirs, executors, administrators & assigns) of the SECOND PART

M/s. MAHALAXMI BUILDERS & DEVELOPERS a partnership firm PAN No. AASFM6436A, carrying on the business as Builders & Developers, having its office at Ekveera Darshan, Nandivli Road, Dombivli (East), Taluka Kalyan, District Thane, through its Partner SHRI. SANJAY S. MHATRE, Age 49 Years, by hereinafter called as The Promoters/ Developers/ Confirming Party (which expression shall, unless it be repugnant to the context or meaning thereof, mean & include the said firm, its partners, their respective legal heirs, executors, administrators & assigns & that of the last surviving Partner) of the THIRD PART;



१०/१०/२०२३

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क्र. १२०६६/२०२३
११/१०

PROJECT

2.1 The Vendor/Promoters is fully seized and possessed of the said Land and is entitled to construct the Still plus Residential Flats on the 12th upper floor i.e. in total of 96 units on said land thereby utilizing build-up Area of [30685 sq. feet] (along with common amenities more particularly described in Annexure) and shall be developed under the name "MAHALAKSHMI HEIGHTS" (hereinafter referred to as "the said building") situated on said land in accordance with the plans, design, specifications approved by Purchaser's with only such variation as may be required to utilize the total available land and as approved by the competent authority or the Government. If required, the Vendor/Promoters shall carry out minor modifications as may be deemed fit and the Vendor/Promoters have commenced construction of the "Said Project" as mentioned in this Agreement as per said approved plan.

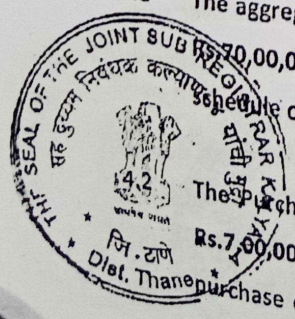
2.2 The Purchaser's hereby agrees to purchase from the Vendor/Promoters and the Vendor/Promoters hereby agree to sell to the Purchaser's, a Flat No.903, on 9th Floor in F1 Wing, admeasuring 734 Sq.Feet Built-up Area (which is inclusive of the areas of balconies) in the building to be known as "MAHALAKSHMI HEIGHTS" as per the Floor Plan annexed hereto and marked as Annexure (hereinafter referred to as "Said Flat") which is more particularly described in SECOND SCHEDULE for the consideration of Rs.70,00,000/- (Rupees Seventy Lakhs Only) (hereinafter referred to as 'the said Consideration') The flat amenities to be provided in the said Flat are described in Annexure.

UTILITIES AREA

The Purchaser's shall also be entitled to certain Limited common areas and facilities as per approved plan at no extra consideration.

4. CONSIDERATION

4.1 The aggregate consideration against the said Flat as mutually agreed by us shall be Rs.70,00,000/- (Rupees Seventy Lakhs Only) in view of the specific payment schedule of payment offered by us as mentioned hereunder.



The Purchaser's has, before execution here of, paid to the Promoter a sum of Rs.7,00,000/- (Rupees in words Seven Lakh Only) as part payment towards the purchase of the said Flat (the payment and receipt whereof the Promoter hereby admits and acknowledges and of and from the same and every part thereof hereby forever acquits, releases and discharges the Purchaser's, his heirs, executors and

ता. ०२.०८.२०२३
[Signature]

31. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement.

32. **JURISDICTION:**

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Kalyan-Dombivli.

33. **EXTRA CLAUSE**

The Promoter or The Landlord have decided in future to develop the balance area of the said land or revise the said plan with same construction company or other company then the said purchaser has agreed for the same or he/she/they have no objection for the same.

FIRST SCHEDULE

(Description of said Land)

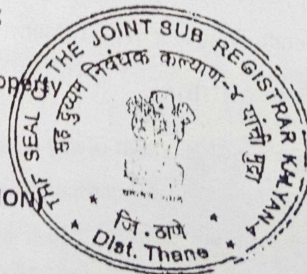
ALL THAT PIECE OR PARCEL OF Non-Agricultural land bearing Survey No. 13, Hissa No. 7, 8, 10 & 12 Pt., admeasuring 6784.00 Sq.Mtrs., Revenue Village Nandivli, Taluka & Sub-Registration District Kalyan, District & Registration District Thane, within the limits of Kalyan Dombivli Municipal Corporation and bounded as follows:

On or towards East : Jayant Villa

On or towards West : Vijay Govind Mhatre's Property

On or towards North : Shree Swami Samarth Building

On or towards South : Shantaram Poshha Mhatre's Property



(FLAT DESCRIPTION)

Flat No.903, on 9th Floor In F1 Wing, admeasuring 734 Sq.Feet Built-up Area (which is inclusive of the areas of balconies) in the building to be known as "MAHALAKSHMI HEIGHTS" at Village Nandivli, Dombivli (East), Taluka Kalyan, District Thane. Still + 12th Floors with lift.

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क ल न - ४

दस्त क्र. १२०.६६/२०२३

३६/८०



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Mahalaxmi Heights Phase 2, Plot Bearing / CTS / Survey / Final Plot No.: Survey No.13, Hissa No.7,8,10,12 at nandivll tarfe panchnand, Kalyan, Thane, 421201*; registered with the regulatory authority vide project registration certificate bearing No P51700020869 of

1. **Mahalaxmi Builders & Developers** having its registered office / principal place of business at *Tehsil: Kalyan, District: Thane, Pin: 421201*.

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

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **30/06/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

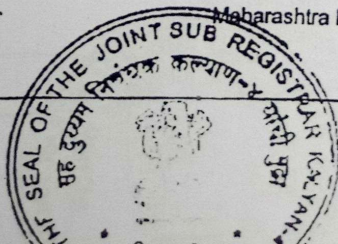


Dated: 20/09/2023

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)

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



कलन - ४
सन् २०१९/२०२३

कल्याण डोंबिवली महानगरपालिका, कल्याण
श्री शिरीप गजानन नाचणे
भाग वीसवीस पूर्णत्याजा दाखला

जा.क्र.कडोमपा/नरवि/सीसी/२७गावे/१८३
दिनांक :- २५/०३/२०१९

प्रति
श्री गणपत एतन्नाथ म्हात्रे व इतर
पुरोग्रहधारक - ये. माहालक्ष्मी विल्डर अॅण्ड डेव्हलपर्स तर्फे श्री. शिवराम शांताराम म्हात्रे,
सास्तुशिल्पकार - श्री. शिरीप गजानन नाचणे, डोंबिवली (पूर्व),
स्वतंत्ररत हंजिनिअर:- श्री. एस. व्ही. पटेल, डोंबिवली (पूर्व).

सास्तुशिल्पकार श्री शिरीप गजानन नाचणे, डोंबिवली (पूर्व) यांचे अर्ज क्र. १११८१२१२००३३३३,
दि. ११/१२/२०१८ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. १३
दि. नं. ७. ८. १० व १२, मौजे नांदीवली तर्फे पंचानंद, डोंबिवली (पूर्व) येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील
सुधारीत बांधकाम परवानगी जा.क्र.कडोमपा/नरवि/बांघ/२७गावे/२०१८-१९/१७, दिनांक ०२/११/२०१८ अन्वये ५४४०.
२२ चौ.मी. क्षेत्राचे बांधकाम मंजूर केलेल्या नकाशाप्रमाणे ३१०९.२४ चौ.मी. क्षेत्राचे रहिवास बांधकाम पूर्ण केले आहे.
सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर
परवानगी देण्यात येत आहे.

अ.क्र.	मजले	सदनिका/ऑफीस	बांधीव क्षेत्र (चौ.मी.)
१	तळमजला	स्टिड	२०.७०
२	पहिला मजला	८ सदनिका	४४१.२२
३	दुसरा मजला	८ सदनिका	४४१.२२
४	तिसरा मजला	८ सदनिका	४४१.२२
५	चौथा मजला	८ सदनिका	४४१.२२
६	पाचवा मजला	८ सदनिका	४४१.२२
७	सहावा मजला	८ सदनिका	४४१.२२
८	सातवा मजला	८ सदनिका	४४१.२२
	एकूण	५६ सदनिका	३१०९.२४ चौ.मी.

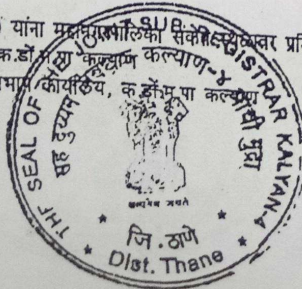
अटी :-

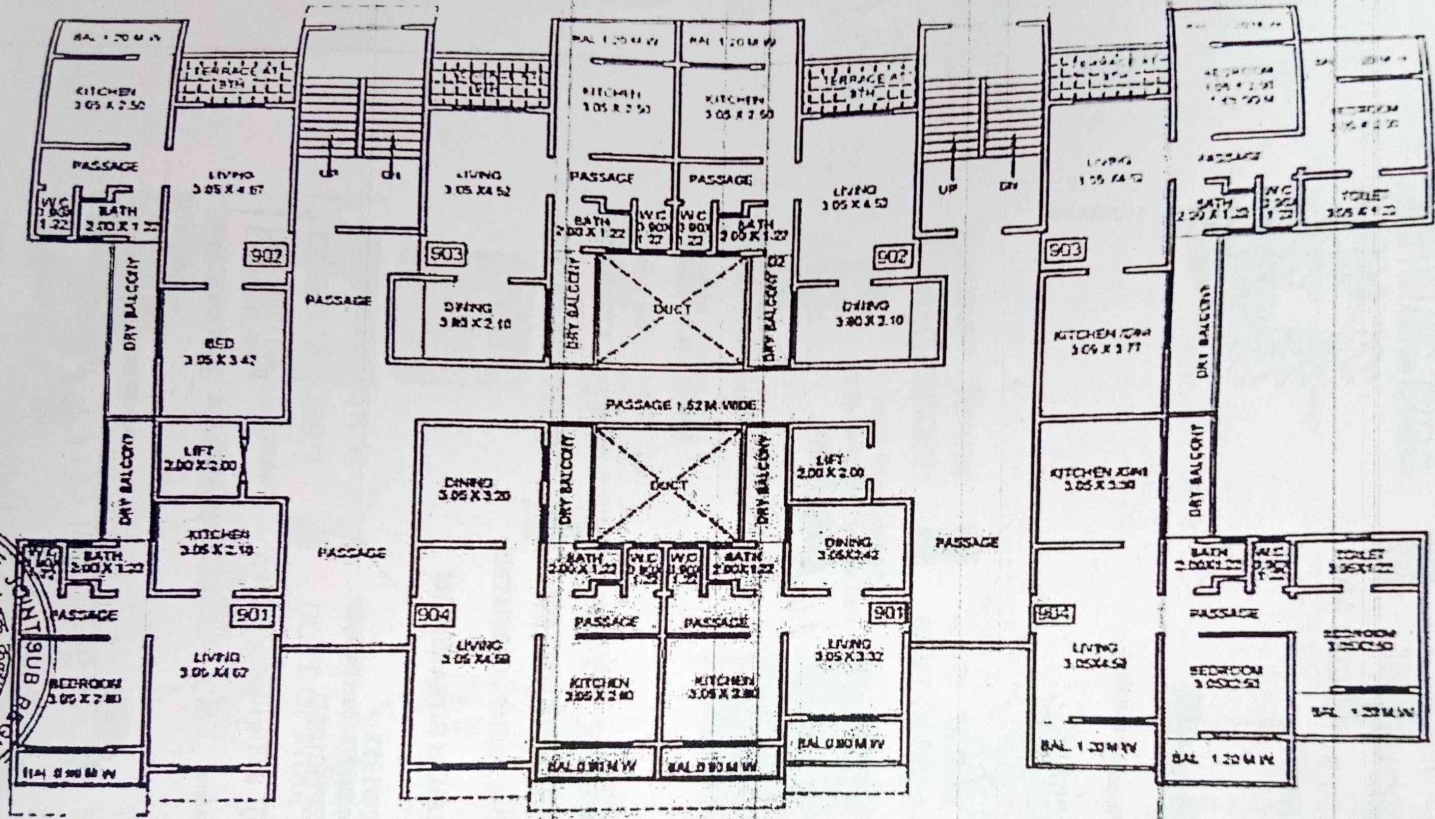
- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करावी लागेल.
- मंजूरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळून आल्यास पूर्व सूचना न देता तोडून टाकण्यात येईल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सधारणा होईपर्यंत महापालिकेची राहणार नाही.
- जा.क्र.कडोमपा/नरवि/बांघ/डोंबि/ २७गावे/२०१८-१९/१७, दिनांक ०२/११/२०१८ या सुधारीत बांधकाम परवानगी मधील अटी व शर्ती आपणावर बंधनकारक राहतील.
- प्रकरणी विषयांकित भूखंडाच्या मालकी हक्काबाबत तसेच बांधकामाबाबत भविष्यात कुठलाही वाद निर्माण झाल्यास त्याचे निराकरण करणेची जबाबदारी आपली राहिल, याची नोंद घ्यावी. याबाबत आपण हमीपत्र सादर केलेले आहे.

प्रत :-

- उप आयुक्त ('ह' वर्गनस) यांना महापालिका सिक्रेटरीच्या वर प्रसिध्द करणेबाबत.
- कर निष्पत्ती व संकलक, कडोमपा कल्याण-४
- प्रभाग क्षेत्र अधिकारी 'ह' प्रमाण कार्यालय, कडोमपा कल्याण

सहाय्यक संचालक, नगररचना कर्तार
कल्याण डोंबिवली महानगरपालिका, कल्याण





9TH FLOOR PLAN



PURCHASER
 SHRI _____
 FLAT NO _____
 ON _____ FLOOR, FLAT CARPET AREA _____
 BALCONY AREA _____, SERVICE AREA _____, TERRACE AREA _____

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED (I) RESIDENTIAL BUILDING ON PLOT BEARING
 S.NO 13, 11 No 7,8,10,12, AT VILLAGE - NANDIVLI,
 DOMBIVLI (E), TALUKA KALYAN, DIST - THANE.
 M/s MAHALLAXMI BUILDER & DEVELOPERS

कलक-४
 दात क्र. १००६८ / २०२३
 १०२/१०

