



CHALLAN  
MTR Form Number-6



GRN	MH016196829202324E	BARCODE	[Barcode]				Date	25/02/2024-19:31:48	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)	AXEPT4420G					
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR					Full Name	ATHUNIK B TANTI					
Location	THANE											
Year	2023-2024 One Time					Flat/Block No.	FLAT NO 302 ON 3RD FLOOR C WING					
Account Head Details			Amount In Rs.		Premises/Building							
0030046401 Stamp Duty			219800.00		Road/Street	VASTU LABH BUILDING ASDE GOLAVALI DOMBIVALI						
0030063301 Registration Fee			30000.00		Area/Locality	DOMBIVALI EAST						
					Town/City/District							
					PIN		4	2	1	2	0	1
					Remarks (If Any)							
					PAN2=EMJPK2078H--SecondPartyName=MS DWARKAMAI BUILDERS AND DEVELOPERS THROUGH AJINKYA A KANOJIYA~							
					Amount In	Two Lakh Forty Nine Thousand Eight Hundred Rupees						
Total			2,49,800.00		Words	Only						
Payment Details					FOR USE IN RECEIVING BANK							
IDBI BANK					Bank CIN	Ref. No.	69103332024022512674		2855427074			
Cheque-DD Details					Bank Date	RBI Date	25/02/2024-19:32:56		Not Verified with RBI			
Cheque/DD No.					[Handwritten: कलान-१]							
Name of Bank					IDBI BANK							
Name of Branch					[Handwritten: दस्त क्र. 2308 2024]							
					Scroll No. , Date							
					Not Verified with Scroll							

Department ID : [Handwritten: 2 04] Mobile No. : 7867870123  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चालान केवल दुरयान निबंधन कार्यालयत नोदणी करानसक्य दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तासाठी सादर चालान लागु नाही.

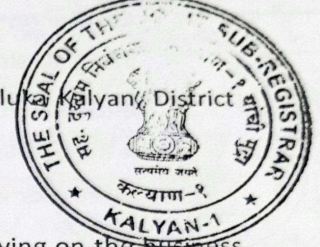


Revenue Village : Asde Golavali  
City Survey No. 1923, 1924, 1980 to 1987  
Wing. C  
Flat No.: 302 on 3<sup>rd</sup> Floor  
Area 515 Sq.Ft. (i.e. 47.86 Sq.Mtrs.) Builtup  
Agreement Value Rs. 31,40,000/-

कलन-१	
दस्त क्र. 2312	2024
६	७५

### AGREEMENT FOR SALE

This Agreement made, entered & executed at Dombivli, Taluka Kalyan, District Thane, on this 25<sup>th</sup> day of February 2024.



BETWEEN

M/s. DWARKAMAI BUILDERS & DEVELOPERS, a proprietary firm carrying on the business as Builders & Developers, having its office at, 2 Om Saileela Building, Thakurwadi, Dombivli (West) 421202, Taluka Kalyan, District Thane, through its Proprietor MR. AJINKYA AMAR KANOJIYA, by hereinafter called as **The Promoters/Developers** (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 ONE PART;

AND

1.Mr. ATHUNIK BIPLOB TANTI Age 27 Years, Occupation Service PAN No. AXEPT4420G  
2.Mr. BIPLOB MANSA TANTI Age 51 Years, Occupation Service PAN No.AIRPT7539A &  
3.Mrs.LEELA BIPLOB TANTI Age 50 Years, Occupation Housewife Aadhar No.865871103178 residing/having address at Room No.1, Chawl No.2, Annapurna Nagar, Vasundri Road, Near Aina Foundation, Kondheri Goan, Manda, Titwala - 421605 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 OTHER PART;

**WHEREAS:** A) The Kalyan-Dombivli Municipal Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Kalyan-Dombivli by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra Act No XXXVII of 1966) (hereinafter referred to as 'The said Act') for the New Town of Kalyan-Dombivli by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act;

*(Handwritten mark)*

*(Handwritten signature: A. Tanti)*

*(Handwritten signature: Leela)*

*(Handwritten signature: Biplob-Tanti)*

- A. The State Government has acquired land within the delineated area of Kalyan-Dombivli and vested the same in the corporation, by order duly made in that behalf as per the provisions of section 113 of the said Act;

कलबा १	In lieu of State Government acquiring land from Mr. Ajinkya Amar Kanojiya under
दस्ता क्र. २३८४	Land Acquisition Act 1898, (hereinafter referred to as "Land Owners").
७	C. Mr. Ajinkya Amar Kanojiya is the Land Owners of the Non-Agricultural land bearing
	City Survey No. 1923, 1924, 1980 to 1987, , admeasuring 1160.00 Sq.Mtrs., lying,

being & situated at Revenue Village Asde Golavali, within the limits of Kalyan-Dombivli Municipal Corporation, Taluka & Sub-Registration District Kalyan, District & Registration District Thane, and more particularly described in the First Schedule hereunder written (hereinafter referred to as 'the Said Land').



D. The Office of Collector, Thane has given permission for Non-Agricultural use of the said plot of land and thus, the said land is Non-Agricultural Land (the copy of the said NA Order have been annexed hereto).

- E. In accordance with the said permissions The Owner Mr. Ajinkya Amar Kanojiya, therein as The Owner, have assigned the development rights of the said property to herein.
- F. Mr. Ajinkya Amar Kanojiya as a Proprietor of M/s. Dwarkamai Builders and Developers, assigned to the Promoters herein have acquired the development rights of the said property from the aforesaid Owners and thereby acquired all the rights of construction of building on the said plot of land consisting of several Flats/Shops/Offices and all the rights to sell, transfer and/or dispose off in any other manner the various Flats/Shops/ Offices in the building proposed to be constructed by them on the said plot of land. The Owners also gave all rights to the Promoters/Developers to demand, accept/receive amount of consideration i.e. sale price of various Flats/Shops/Offices from the various prospective purchasers of the respective Flats/Shops /Offices and accordingly the Promoters/Developers herein have been put in possession of the said property.
- G. The Developers have got Construction Permission is also granted by The Sub-Divisional Officer, KDMC vide No. KDMC/TPD/B.P./27Village/2021-22/17 dt. 30/11/2021 (the copies of the said Construction permission & Approved Plans have been annexed hereto)
- H. Advocate Vishal Patil, have investigated about the title of the Owners in respect of the said land and accordingly has issued the Title Certificate based on the Search

४ LPP/19

४. *Tejaji* BIRLOJ PATIL

use of the Purchaser/s, but includes the area covered by the internal partition walls of the apartment.

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 Apartment with the Purchaser/s, 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/s hereby agrees to purchase the (Flat/Shop/Office) and the balconies/covered parking(if applicable).

AND WHEREAS the Promoters/Developers are presently constructing on the said land, a multi-storied building consisting of various Flat/Shop/Office, in accordance with the said plan.

AND WHEREAS all the documents recited above are valid, in force and binding upon the parties thereto.

AND WHEREAS the Purchaser on coming to know that the various Flat/Shop/Office under construction are offered for sale, expressed his/her/their desire to purchase and/or acquire on ownership basis one Flat No.302, on 3<sup>rd</sup> Floor in C Wing, admeasuring 515 Sq.Ft. (equivalent to 47.86 Sq.Mtrs. Builtup Area (which is inclusive of the areas of balconies) in the building to be known as "VASTU LABH" together with all the amenities, fittings and fixtures as mentioned and more particularly described in the Second Schedule (Amenities & Specifications) hereunder written, for the lumpsum price/consideration of Rs. 31,40,000/- (Rupees Thirty-One Lakhs Forty Thousand Only) excluding the other charges and expenses mentioned in the various other clauses of this Agreement;

AND WHEREAS upon a request by the Purchaser, the Promoters/Developers have made a full and true disclosure of the nature of their title to the said land on which the proposed building is being constructed and have also given the Purchaser inspection of the Plans and specifications of the said proposed building;

AND WHEREAS the Promoters/Developers agree to sell to the Purchaser and the Purchaser agree to purchase/acquire from the Promoters/Developers the above said Flat/Shop/Office and Under section 13 of the RERA Act, the Promoter is executing this

कल्याण-१	
दस्ता क्र 2348	2028
90	99



φ

L P P / a

*[Signature]*

BIRUO-TANTI

written Agreement for Sale for said flat/Shop/Office with the Purchaser/s for the transfer of said Flat / Shop/Office under the terms and conditions mentioned hereinafter;

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BETWEEN THE PARTIES

कलस FOLLOWP	
दस्तावेज क्र. 2328	1028
99	09

a. "Agreement" shall mean this Agreement together with the schedules and Annexure's hereto and any other deed and / or document(s) executed in pursuance thereof.

b. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.

c. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained / to be obtained from or granted / to be granted by the competent Authorities in connection with the Project / Building / Unit / Flat and / or the development thereof.

#### PROJECT

2.1 The Promoter is fully seized and possessed of the said Land and is entitled to construct said land thereby utilizing Area of [4607.61 sq. Mtrs] (along with common amenities more particularly described in Annexure) and shall be developed under the name "VASTU LABH" (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 FSI and as approved by the competent authority or the Government. If required, the Promoter shall carry out minor modifications as may be deemed fit and the Promoter 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 Promoter and the Promoter hereby agree to sell to the Purchaser's, a one Flat No.302, on 3<sup>rd</sup> Floor in C Wing, admeasuring 515 Sq.Ft. (equivalent to 47.86 Sq.Mtrs. Builtup Area (which is inclusive of the areas of balconies) in the building to be known as "VASTU LABH" 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

L L P P I a

*[Signature]*

BIPLAB TANTI

## 30. 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.

## 31. JURISDICTION:

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

## 32. INVESTOR CLAUSE

The Purchaser's has purchased the said Flat as an Investor. The Purchaser's intends to sell the said Flat within a period of one year from the date of this Agreement. In the event the said Flat is sold within one year then the Purchaser's shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Maharashtra Stamp Act, 1958. Without prejudice to the Purchaser's right as an Investor, the Purchaser's may continue to hold the said Flat like any other

Purchaser's if he does not sell it within one year.

कलन-१	
दस्ता क्र. २३५५	२०२४
२६	७५

## FIRST SCHEDULE

(Description of said Land)

ALL THAT PIECE OR PARCEL OF Non-Agricultural land bearing City Survey No. 1923, 1924, 1980 to 1987, admeasuring 1160.00 Sq.Mtrs., 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 : Road  
 On or towards West : Dattu Patil Chawl  
 On or towards North : Building  
 On or towards South : Durga Apartment

## (Flat Description)

Flat No.302, on 3<sup>rd</sup> Floor in C Wing, admeasuring 515 Sq.Ft. (equivalent to 47.86 Sq.Mtrs. Builtup Area (which is inclusive of the areas of balconies) in the building to be known as "VASTU LABH, at Village Asde Golavali, Dombivli (East), Taluka Kalyan, District Thane.

A

LPP/10

A. Tanti

BIRUB TANTI

dsc

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

To  
M/s. Dwarkamai Builders & Developers  
Through its Partner/Landowner  
Mr. Ajinkya Amar Kanojiya  
Architect - M/s. Golden Dimension Dombivali  
Structural Engineer - Mr. R. Thakare, Dombivali

With reference to your application dated 30/07/2021 for the grant of sanction of commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal corporation Act, 1949 to carry out development work / Building on C.T.S No. 1923,1924, 1980 to 1987 Village - Ajade-Golavali, situated at Dombivali (E), the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions

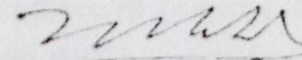
1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement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

Office No. KDMC/TPD/B.P/27 Village/2021-22/17

Office Stamp

Date : 30/11/2021

Yours faithfully,

  
30-11-2021  
Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation

कलम - १	
दस्त क्र. 2358	2021
38	09

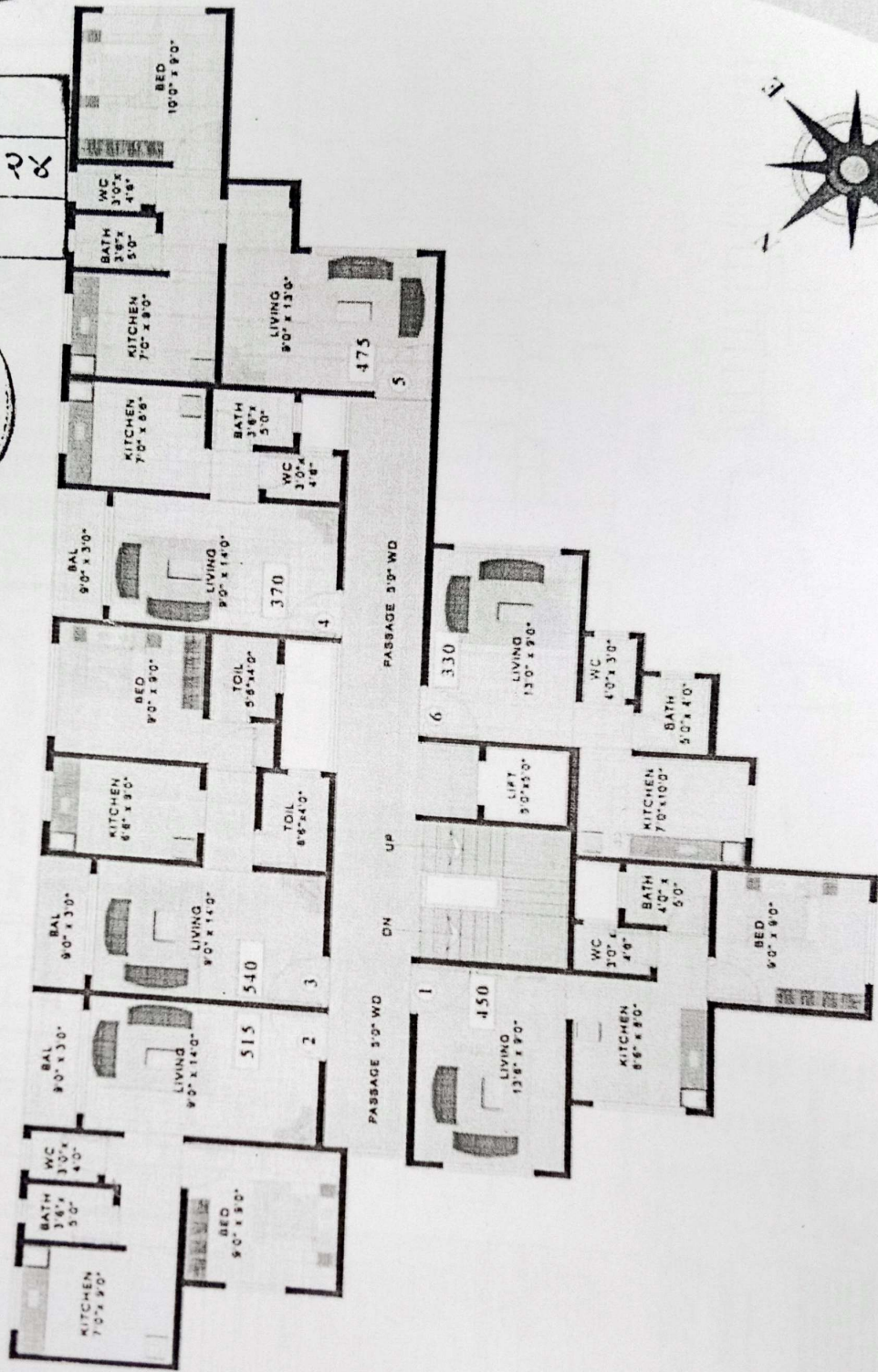
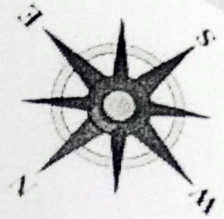


1ST TO 7TH FLOOR PLAN  
C WING

कलन - १

सं क्र 2368 २०२४

५५ ५५



★ L P P I a

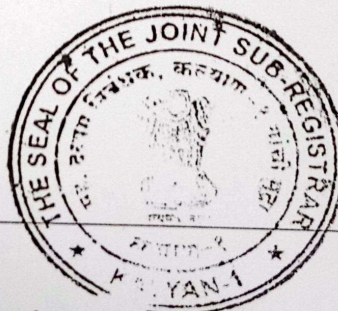
*B. Tanti*

BIPLAB TANTI



## गावाचे नाव : आजदे गोलवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3140000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2531000
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग क्र. 49/155 दर 52900/- मोजे आजदे-गोळवली, सी.टी.एस.न. 1923, 1924, 1980 ते 1987 या वरील वस्तू लाभ विल्डिंग मधील सदनिका न. 302, तिसरा मजला, सी विंग, क्षेत्रफळ 47.86 चौ.मी. वांधीव(515 चौ.फूट.)( ( C.T.S. Number : 1923 and other ; ) )
(5) क्षेत्रफळ	1) 47.86 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. द्वारकामाई बिल्डर्स अँड डेव्हलपर्स तर्फे प्रो.प्रा. अजिंक्य अमर कनोजिया यांचा कु.मु. धारक म्हणून अमर कनोजिया - - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: २, ओम माई लीला, टाकूरवाडी, डोंबिवली पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-EMJPK2078H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अतुलीक वीपलोव तंती - - वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खोली क्रमांक १, चाळ क्रमांक २, अन्नपूर्णा नगर, वसुंद्री रोड, मांडा, टिटवाळा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:-AXEPT4420G 2): नाव:-वीपलोव मनसा तंती - - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खोली क्रमांक १, चाळ क्रमांक २, अन्नपूर्णा नगर, वसुंद्री रोड, मांडा, टिटवाळा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:-AIRPT7539A 3): नाव:-लीला वीपलोव तंती - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: खोली क्रमांक १, चाळ क्रमांक २, अन्नपूर्णा नगर, वसुंद्री रोड, मांडा, टिटवाळा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:-AQXPT0267F
(9) दस्तऐवज करून दिल्याचा दिनांक	25/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2384/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	219800
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



सह. दुय्यम निबंधक वा २  
कल्याण क्र. १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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