

(V)

Bhavat choudhary  
9560498404  
04/03/24 - 3:00 pm

1.) सिंगल फ्लॉर - 41

ड. 400015

2.) सिंगल फ्लॉर - 30

ड. 400015

**SCANNED**

H034/24

**C1111**

**AGREEMENT**

**'BUILDING'**

**DOSTI DOVE**

**'PROJECT'**

**DOSTI WEST COUNTY-**

**DOSTI NEST**



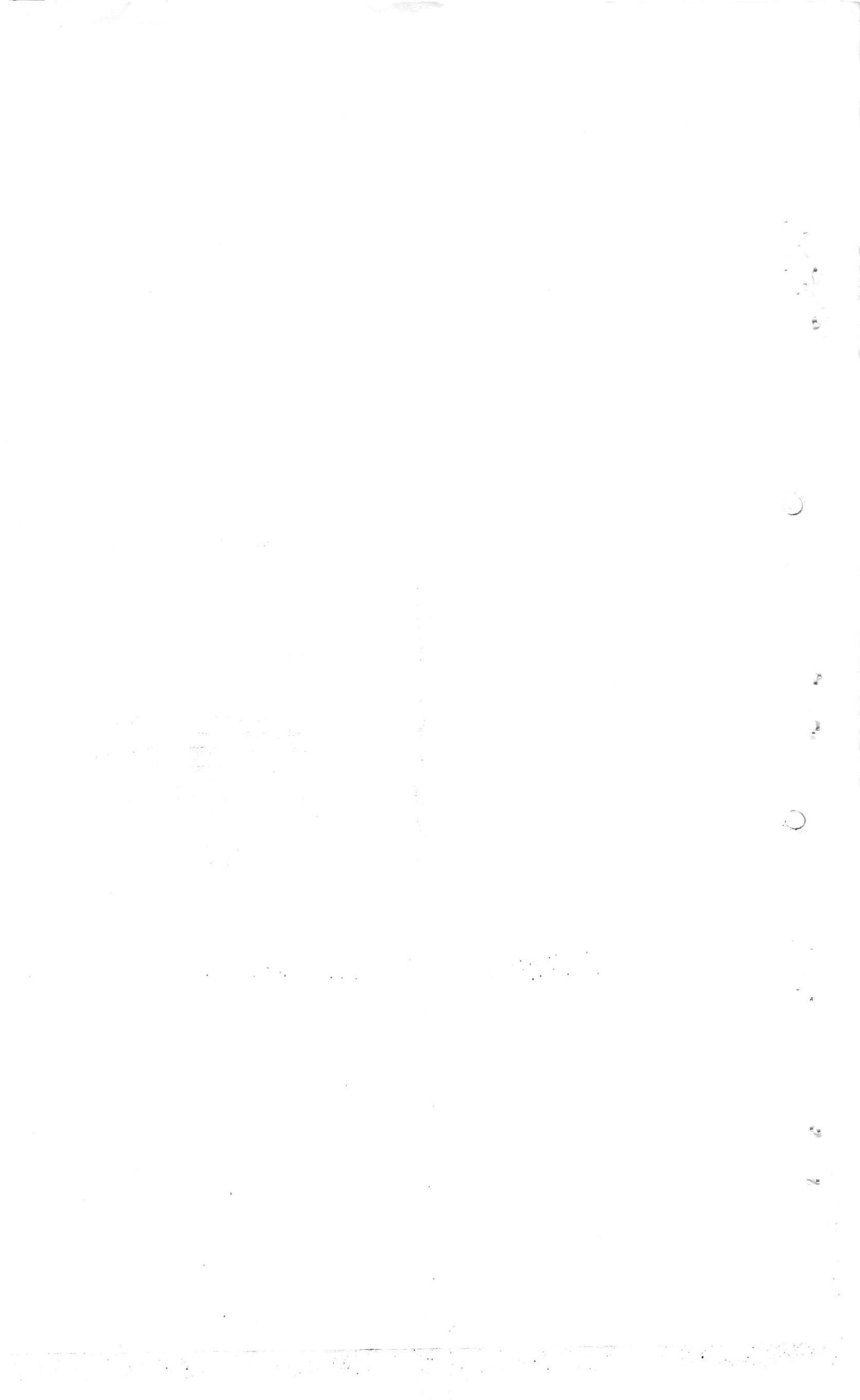
DostiWest County Site Office:

Dosti West County, Balkum, Off Old Mumbai-Agra Road, Thane-Bhiwandi-  
Wadpa Road, Thane (W) 400 608

**DOSTI ENTERPRISES**

LAWRENCE & MAYO HOUSE, 1<sup>ST</sup> FLOOR, 276, DR. D. N. ROAD, FORT, MUMBAI 400 001.

Tel: 2219 8500 \* Visit us at [www.dostirealty.com](http://www.dostirealty.com)



335/4034

Monday, March 04, 2024

4:09 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4795 दिनांक: 04/03/2024

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन5-4034-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: भरत मधुकर चौधरी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:29 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क.५

बाजार मुल्य: रु. 3847260.2/-

मोबदला रु. 5019000/-

भरलेले मुद्रांक शुल्क : रु. 351400/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324022907095 दिनांक: 04/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015782811202324E दिनांक: 04/03/2024

बँकेचे नाव व पत्ता:

*Shankar*

मुळ दस्त दिला





04/03/2024

सूची क्र.2

दुय्यम निबंधक : मद्र. दु.नि.ठाणे 5

दम्न क्रमांक : 4034/2024

नोदणी :

Regn:53m

गावाचे नाव : बाळकूम

(1) विविधाचा प्रकार	करारनामा
(2) मोबदला	5019000
(3)	3847260.2
बाजारभाव(भाडेगट्टयाच्या बाबत निपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	
(4) भू-मापन, पोट्टिस्मा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर धर्णेन ., इतर माहिती: मदतिका क्रमांक मी 1111,11 वा मजला,मी बिंग,दोन्नी इव विन्हींग दोन्नी वेम्ट काऊटी दोन्नी नेम्ट फेज 3,बाळकूम,ठाणे.मोजे बाळकूम म.नं.21(पार्ट),22(पार्ट),25A(पार्ट),25B,25/7(पार्ट),25/8,25/9(पार्ट),25/10A,25/10बी,25/11,40/15(पार्ट),40/17(पार्ट),40/18,40/19,40/22(पार्ट),41/8,41/9(पार्ट),41/10,41/12,41/13,41, नं 9/38/डी-3ई-1).(( Survey Number : - ))
(5) क्षेत्रफळ	1) 32.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नऐवज करून देणा-या/निहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. दोन्नी एंटरप्रायझेस लॉफे अधिकृत मही करणार विलास काळभोर लॉफे कु.मु.महणुत राजेश मोरे - बय:-32; पत्ता:-प्लॉट नं: 276, माळा न: 1, इमारतीचे नाव: गरिब्य आणि मेयो हाऊस, बर्लिक:
(8)दम्नऐवज करून घेणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भगत मधुकर चौधरी -- बय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मी1/102,नंदनवन हॉम्म, बर्लिक नं: -, रोड नं: कळवा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400605 पं नं:-AGRP 2): नाव:-संजना भगत चौधरी -- बय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मी1/102,नंदनवन हॉम्म, बर्लिक नं: -, रोड नं: कळवा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400605 पं नं:-BAIPC:
(9) दम्नऐवज करून दिल्याचा दिनांक	04/03/2024
(10)दम्न नोदणी केल्याचा दिनांक	04/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4034/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	351400
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

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





मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202403047311	04 March 2024,04:02:44 PM			
टनन 5					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	9/38/D-3ई-1) बाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#21		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
33200	103600	116000	129700	116000	चौ मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	32.9चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
प्रकल्पाचे क्षेत्र -	Above 2 hecter				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) * 105 % )				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs. 108780 /-				
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.116938/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )				
	= ( ( (116938-33200) * (100 / 100 ) ) + 33200 )				
	= Rs.116938/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 116938 * 32.9				
	= Rs.3847260.2/-				
Applicable Rules	= 3, 5 अ, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 3847260.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.3847260/-				
	= ₹ अडतीस लाख सत्तेचाळीस हजार दोन शे साठ /-				

Home

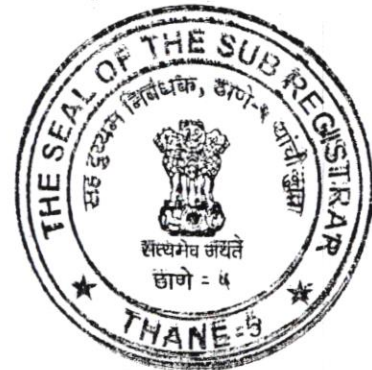
Print

सह दुय्यम निबंधक, ठाणे क्र. ५

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दस्त क्र. ४०३४ /२०२४

९ / १९००





100

100

100





CHALLAN  
MTR Form Number-6



GRN	MH015782811202324E	BARCODE			Date	16/02/2024-19:40:17	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAFFD4236J				
Location	THANE			Full Name	DOSTI ENTERPRISES				
Year	2023-2024 One Time			Flat/Block No.	FLAT NO C1111,11th FLOOR,Dosti Dove C				
				Premises/Building	BUILDING				
Account Head Details		Amount In Rs.		Road/Street					
0030046401 Stamp Duty		351400.00		DOSTI WEST COUNTY, BALKUM, THANE					
0030063301 Registration Fee		30000.00		Area/Locality					
				THANE					
				Town/City/District					
				PIN					
				4 0 0 6 0 8					
				Remarks (If Any)					
				PAN2=AGRPC3834H--SecondPartyName=CHAUHARI MADHUKAR					
				CHAUDHARI-CA=5019000					
				Amount In					
				Three Lakh Eighty One Thousand Four Hundred Rupees					
Total		3,81,400.00		Words					
				Only					
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		6910388202402162097872854101888			
Cheque/DD No.		Bank Date		RBI Date		16/02/2024-19:41:01 Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

उत्पन्न - ५  
दस्त क्र. ४०३४ / २०२४  
२ / १००

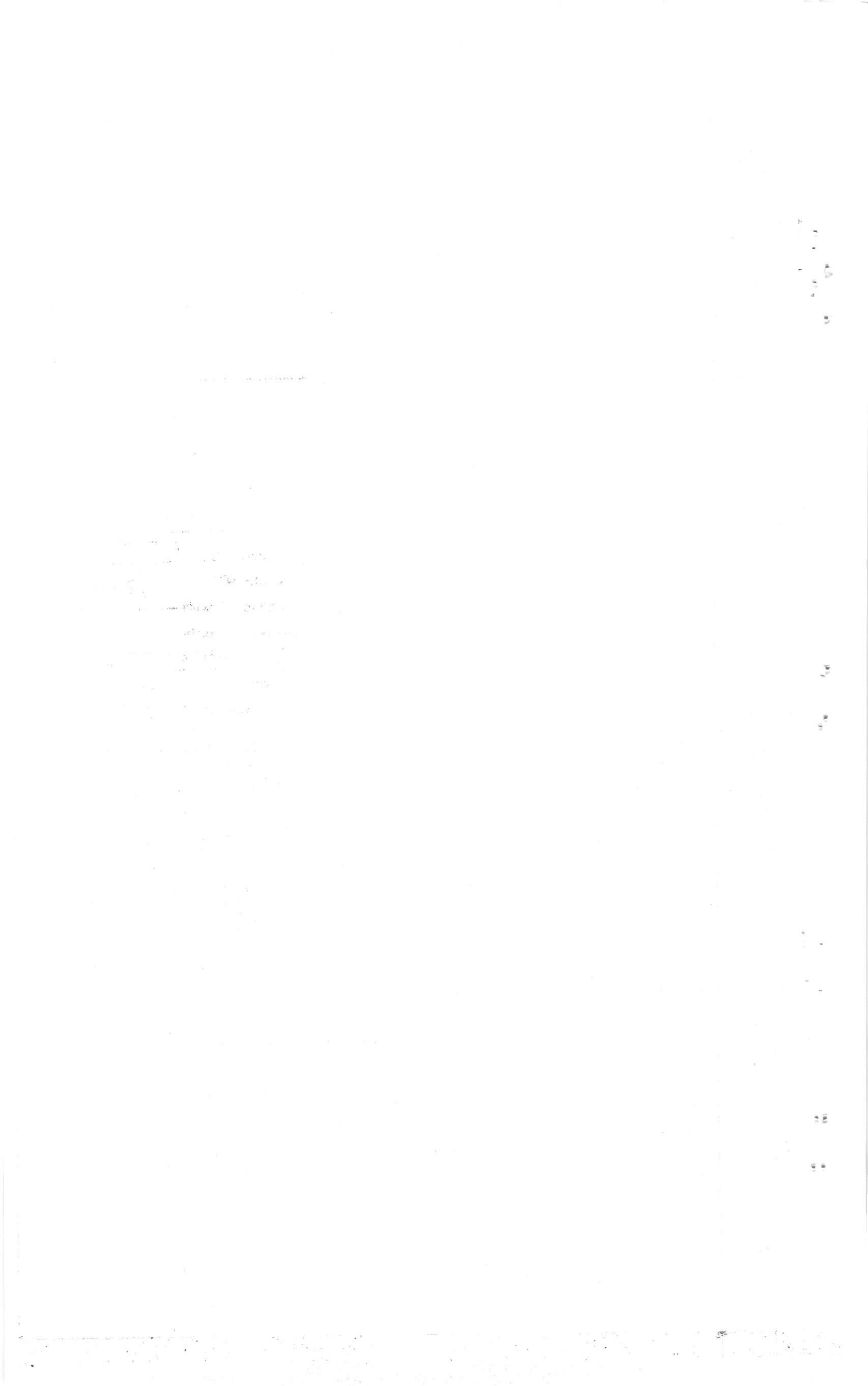


Department ID :

Mobile No. : 9820000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





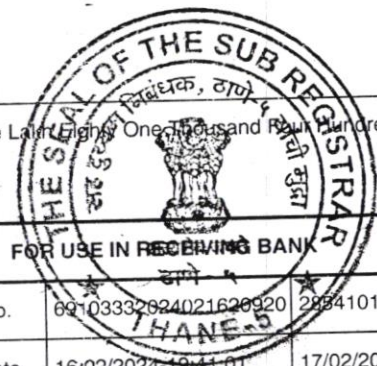
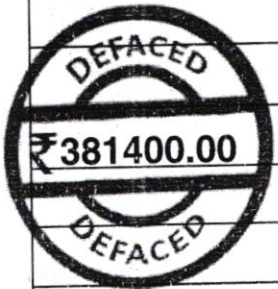
CHALLAN  
MTR Form Number-6



GRN	MH015782811202324E	BARCODE		Date	16/02/2024-19:40:17	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AAFFD4236J				
Location	THANE	Full Name	DOSTI ENTERPRISES				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO C1111,11th FLOOR,Dosti Dove C				
		Premises/Building	BUILDING				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	351400.00	DOSTI WEST COUNTY, BALKUM, THANE	THANE		406008	दस्त क्र. 8038/2028
0030063301 Registration Fee	30000.00					PAN2=AGRPC3834H SecordPartyName=BHARAT MADHUKAR
						CHAUDHARI-CA=5019000 3/900
<b>Total</b>	<b>3,81,400.00</b>					Amount In Words: Three Lakh Eighty One Thousand Four Hundred Rupees



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024021620920 2834101238			
Cheque/DD No.		Bank Date	RBI Date	16/02/2024-19:41:01 17/02/2024			
Name of Bank		Bank-Branch	IDEI BANK				
Name of Branch		Scroll No. , Date	100 , 17/02/2024				

Department ID : Mobile No. : 9820000000  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुर्यम निबंधक कार्यालयाने नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Digitally Signed by   
 DIRECTORATE OF ACCOUNTS  
 AND TREASURER, MUMBAI 02  
 Date: 2024.02.16 16:30 IST  
 Reason: GRAS Secure Document  
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-335-4034	0008814182202324	04/03/2024-16:09:22	IGR117	30000.00

GRN : MH015782811202324E Amount : 3,81,400.00

Bank : IDBI BANK

Date : 16/02/2024-19:40:17

2	(IS)-335-4034	0008814182202324	04/03/2024-16:09:22	IGR117	351400.00
<b>Total Defacement Amount</b>					<b>3,81,400.00</b>

<b>ट न न - ५</b>
दस्त क्र. ४०३४ / २०२४
४ / १००



Validity unknown

Digitally signed by  
DIRECTORATE OF ACCOUNTS  
AND TREASURER'S MUMBAI 02  
Date: 2024.03.16 16:41:31 IST  
Reason: GRAS Secure Document  
Location: India

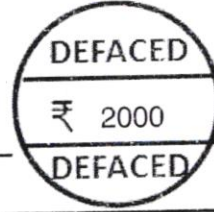


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0324022907095	Receipt Date	04/03/2024
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Received from DHC, Mobile number 9930435001, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4034 dated 04/03/2024 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.



**Payment Details**

Bank Name	IBKL	Payment Date	02/03/2024
Bank CIN	10004152024030206687	REF No.	2889727222
Deface No	0324022907095D	Deface Date	04/03/2024

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

ट न न - ५
दस्त क्र. ४०३४/२०२४
५ / १००





**AGREEMENT FOR SALE**

THIS AGREEMENT is made at Thane this 04<sup>th</sup> day of MAR., 2024

*P. Chaudhari*

**BETWEEN**

**M/S. DOSTI ENTERPRISES**, a partnership firm duly incorporated and registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Lawrence and Mayo House, 1<sup>st</sup> Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partner or Partners for the time being of the said Firm, the Survivors or Survivor and the legal heirs, executors, administrators of the last Survivor and their assigns) of the One Part;

**AND**

1. **BHARAT MADHUKAR CHAUDHARI**
2. **SANJANA BHARAT CHAUDHARI**

ट न न - ५
दस्त क्र. ४०३४ / २०२४
₹ / १००

an/both/all Indian Inhabitant/s adult/s having his/her/their common address at **C1/ 102, NANDANVAN HOMES OPP. RELIANCE MART, PARSIK NAGAR, KALWA, THANE-400605.** hereinafter referred to as "**the Purchaser**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the Other Part;



**WHEREAS:**

(i) **The Larger Land**

The Promoter, by virtue of diverse registered sale deeds and development agreements, is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 49,350 square metres or thereabouts in aggregate and situate at Village Balkum, Taluka and District Thane, (and more particularly described in the **First Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-1** and thereon shown surrounded by **black-colour** boundary line and hereinafter referred to as "**the Larger Land**"), for the consideration and on the terms and conditions mentioned therein;

*P. Chaudhari*

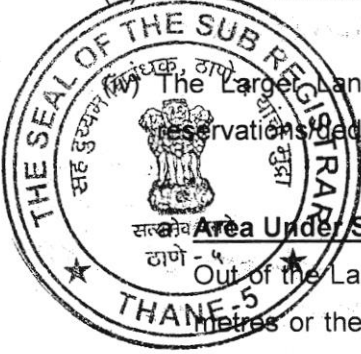
*P. Chaudhari*

(ii) **Layout approval**

Being desirous of developing the Larger Land, the Promoter submitted an application under the provisions of Unified Development Control and Promotion Regulations for Maharashtra State (hereinafter referred to as "UDCPR") to the Thane Municipal Corporation (hereinafter referred to as "TMC") for the development of the Larger Land as a lay-out, and has obtained sanction for the same as per TMC's layout approval bearing No. V.P.S05/0135/17/MC/TDD/4392/23 dated 08/05/2023.

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(iii) In the circumstances, the Promoter is entitled to develop the Larger Land;



The Larger Land is affected by certain Development Plan (DP)/Layout Plan reservations/reservations/sub-division/Government Notifications, as under:-

a. **Area Under Sub-Plot**

Out of the Larger Land, a part or portion thereof admeasuring 12,560 square metres or thereabouts will be carved out and separated from the layout (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **blue-colour** wash, and hereinafter referred to as "**the Sub-Plot**") The Sub-Plot area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below);

b. **Area under Playground Plot**

As per the Development Plan (DP), the Larger Land is affected by a Playground reservation admeasuring 5870 square metres or thereabouts (and shown on the **Plan** of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **green colour** wash and hereinafter referred to as "**the Playground Plot**"). The Playground Plot shall be formally sub-divided from the rest of the Larger Land in due course, and the Playground Plot shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);

c. **Area under School Plot**

As per the Development Plan (DP), the Larger Land is affected by a primary school reservation admeasuring 380 square metres or thereabouts (and shown on the **Plan** of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **yellow colour** wash and hereinafter referred to as "**the School Plot**"). The Promoter proposes to construct a school Building/s on the School Plot utilising the FSI of the School Plot/TDR. The School Plot shall be formally sub-divided from the rest of the Larger Land in due course, and the said school Building/s and the School Plot shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);

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d. Area under 30 mtr wide road HCMTR

As per the Development Plan (DP), from and out of the Larger Land, an area admeasuring 620 square metres and 1950 square metres, aggregating to 2570 square metres or thereabouts is reserved/earmarked for 30 mtrs. wide Road High Capacity Mass Transit Route (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **orange colour hatched lines** and hereinafter referred to as "**the HCMTR Land**"). The HCMTR Land will be formally sub-divided from the rest of the Larger Land in due course and the same will be handed-over to the TMC and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);

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e. Area under 18 metre wide road

The Larger Land is affected by 18 metre wide Development Plan (DP) Road admeasuring 2810 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **dark brown colour wash** and hereinafter referred to as "**the 18 metre wide Road**"). The 18 metre Road area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below) but the same has been/shall be conveyed to TMC;



f. Area under 45 metre wide road

The Larger Land is affected by 45 metre wide Development Plan (DP) Road, admeasuring 10 square metres and 50 square metres, aggregating to 60 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **purple colour wash** and hereinafter referred to as "**the 45 metre wide Road**"). The 45 metre Road area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below) but shall be conveyed to TMC;

g. Area under 15 metre wide road

The Larger Land is affected by 15 metre wide Development Plan (DP) Road, admeasuring 600 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **pink colour wash** and hereinafter referred to as "**the 15 metre wide Road**"). The 15 metre Road area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below) but the same has been/shall be conveyed to TMC;

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(iv) **The Layout Land**

The balance portions of the Larger Land (i.e. after deducting the area under the Sub-Plot, Playground Plot, School Plot, 30 metre wide road HCMTR, 18 metre wide road, 45 metre wide road and 15 metre wide road) admeasures 24,500 square metres or thereabouts, in the aggregate (and is more particularly described in the **Second Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-2** and thereon shown surrounded by thick **red-colour boundary line** and hereinafter referred to as "**the Layout Land**");

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**Development under EWS Scheme**

The Promoter is desirous of developing the Layout Land by exploiting the optimum development potential of the said Layout Land, as may be permissible under the applicable provisions of law, as amended from time to time. The Promoter has proposed to develop the said Layout Land under the new scheme of low cost housing implemented by Maharashtra Housing and Area Development Authority (MHADA) for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories, by utilizing maximum Building potential in such scheme in the form of tenements under the EWS, LIG, and MIG categories, as defined by the Government in Housing Department from time to time. The Promoter has proposed to develop the said Land by utilizing, inherent/base FSI, Premium FSI, Ancillary FSI, Green Building FSI, all kinds of incentive FSI, FSI available on account of change in Rules, Regulations, Policies, laws of the Government, etc. on the said Layout Land according to the provisions of Unified Development Control And Promotion Regulations For Maharashtra State (UDCPR). Accordingly, and pursuant to the application submitted by the Promoter to the Thane Municipal Corporation (hereinafter referred to as "TMC") in that regard, the TMC has granted its development permission/sanction/approval for the construction on the Layout Land, on terms and conditions mentioned therein;

(vi) **The Project**

The Promoter proposes to develop the said Layout Land in phase wise manner by constructing thereon a Project called "**Dosti West County – Dosti Nest**" in 4 or more phases, comprising of 3 or more new Buildings consisting of ground floor, 4 level podium, stilt (on 4<sup>th</sup> level podium) and a Clubhouse to be constructed on 4<sup>th</sup> level common podium, to be constructed on the said Layout Land (hereinafter referred to as "**the said Project**").

(vii) The Promoter has prepared and submitted plans of said Project comprising of ground floor, common 4 (four) level podium, Clubhouse and 3 new Buildings, for approval to the TMC;

**Phase-wise Development of the said Project**

(viii) **First Phase**

The Promoter proposes to develop the First Phase of the said Project, called "**Dosti West County – Dosti Nest – Phase 1**", on land admeasuring 8,690 square

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metres or thereabouts, forming part of the said Layout Land. In the First Phase of the said Project, the Promoter, as per the present sanctioned plans, will construct;

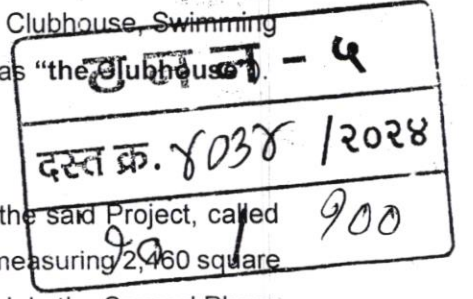
- a. **"Dosti Merlin Building"** comprising of Wing A, Wing B and Wing C (Building No.3, Wing A, Wing B and Wing C as per present sanctioned plan) consisting of ground floor, 4 level podium, stilt (at 4<sup>th</sup> podium level) and 32 upper floors for Wing A, Wing B and Wing C, (and shown on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as **"the said Dosti Merlin Building"**); and
- b. **"Clubhouse"** (i.e. "Club House" as per present sanctioned plan) consisting of ground floor and one upper floor (at 4<sup>th</sup> podium level) with Swimming Pool and Fitness Center, (and shown in **pink-colour** wash on the **Plan** of the said Layout Land annexed hereto as **Annexure-2** and the Clubhouse, Swimming Pools and Fitness Center are hereinafter referred to as **"the Clubhouse"**).

(ix) **Second Phase**

The Promoter proposes to develop the Second Phase of the said Project, called **"Dosti West County – Dosti Nest – Phase 2"**, on land admeasuring 2,460 square metres or thereabouts, forming part of the said Layout Land. In the Second Phase of the said Project, the Promoter, as per the present sanctioned plans, will construct, **"Wing A"** of Dosti Dove Building (Building No.1 (part 1) as per present sanctioned plan) consisting of ground floor, 4 level podium, stilt (at 4<sup>th</sup> podium level) and 32 upper floors (and shown on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as **"Wing A"**).

(x) **Third Phase**

The Promoter proposes to develop the Third Phase of the said Project, called **"Dosti West County – Dosti Nest - Phase 3"**, on land admeasuring 5010 square metres or thereabouts, forming part of the said Layout Land and more particularly described in the **Third Schedule** hereunder written (and shown in **Yellow -colour wash** on the **Plan** of the Layout Land annexed hereto as **Annexure-2**) and hereinafter referred to as **"the Land"**). In the Third Phase of the said Project, the Promoter, as per the present sanctioned plans, will construct, **"Wing B"** and **"Wing C"** of **Dosti Dove Building** (EWS Building No.1 (part 2) & (part 3) as per present sanctioned plan) consisting of ground floor, 4 level podium, stilt (at 4<sup>th</sup> podium level) and 27 upper floors, to be constructed on the Land by utilizing FSI of 31196.32 square metres or thereabouts (and shown in **Green-colour** wash on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as **"the Wing B"** and **"the Wing C"** respectively). The said Wing B and Wing C are hereinafter collectively referred to as the **"said Wings"** and Dosti Dove Building comprising of Wing A, Wing B and Wing C (i.e. building No.1 (part 1), (part 2) and (part 3) as per present sanctioned plan) is hereinafter known as **"the said Building"**;



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(xi) In the next phase or phases of development of the said Project, the Promoter shall	दस्तावेज क्र. 8032/2023
99	No.2 Wing A, B and C as per present sanctioned plan) as per the sanction obtained to be obtained for the same;



(xi) The Promoter has appointed Archetype Consultants (I) Pvt. Ltd. as their design Architects, 10FOLDS Architects & Consultants as their Municipal Architect and JW Consultants LLP as Structural Engineer for the preparation of the structural designs and drawings of the said Wing and the Promoter accepts the professional supervision of the architect and the structural engineers till the completion of the said Wing;

(xiii) The Promoter has got the plans, specifications, elevations, sections and other details of the ground floor, the common 4 level podium and the said Wings, duly approved and sanctioned from the TMC and has obtained Amended Permission/Intimation of Disapproval ("IOD") bearing V.P.S05/0135/17/TMC/TDD/4392/23 dated 08/05/2023, under vide Certificate No. 5326 dated 08/05/2023;

(xiv) The TMC has issued the Commencement Certificate ("CC") bearing V.P.S05/0135/17/TMC/TDD/4392/23 dated 08/05/2023, under vide Certificate No. 5326 dated 08/05/2023 on terms and conditions mentioned therein and the Promoter shall obtain the balance approvals from various authorities from time to time, so as to obtain the Occupation Certificate of *inter alia* the said Wings (as defined below);

(xv) While sanctioning the plans, the TMC has laid down certain terms, conditions and restrictions which are to be observed and performed by the Promoter while developing the Land and upon due observance and performance of which only the Occupation Certificate *inter alia* in respect of the said Wings/Building shall be granted by the TMC;

#### **Construction of the Third Phase of the said Project**

(xvi) The Promoter has commenced construction of the ground floor, common 4 (four) level podium, and the said Wings, as per the sanctioned plans;

#### **The Premises**

(xvii) The Purchaser has approached the Promoter to purchase, on "ownership basis", the residential premises being a flat in the said Wing (and more particularly described in the **Part - 1** of the **Fourth Schedule** hereunder written and hereinafter referred to as "**the Premises**") for the total consideration as more particularly set out in the **Part - 2** of the **Fourth Schedule** hereunder written (hereinafter referred to as "**the Consideration**") payable in the manner more particularly set out in the

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Part-2 of the Fourth Schedule hereunder written, and upon the terms and conditions agreed between the Purchaser and the Promoter as recorded herein;

(xviii) The Promoter has, prior to the execution of this Agreement, duly disclosed to the Purchaser, and the Purchaser confirms that the Purchaser is aware that

- (a) The Promoter is developing the Land under the new scheme of low cost housing implemented by Maharashtra Housing and Area Development Authority (MHADA) for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) under the provisions of Unified Development Control And Promotion Regulations For Maharashtra State (UDCPR);
- (b) The area under the Sub-Plot, Playground Plot, School Plot, 30 metre wide road HCMTR, 18 metre wide road, 45 metre wide road and 15 metre wide road shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below).
- (c) The Transfer of Development Rights (TDR) generated/to be generated from handover of setback/reservations area, has not been loaded on the said Land. However, the Promoter may in its sole discretion load the said TDR on any of its other land/s and/or sell the same in open market and/or transfer, assign, encumber, exchange and/or deal with the said TDR or any party thereof, as the Promoter may in its sole discretion deem fit and proper and appropriate the proceeds thereof. Neither the Purchaser nor the Society/Apex Body shall be entitled to raise any kind of objection or claim or demand in respect thereof, under any circumstances whatsoever.
- (d) The Promoter has provided various amenities *inter alia* in respect of the said Building which are sanctioned as well as proposed. These amenities are not exclusive for the said Building or the Third Phase but shall be common and shared across all Buildings to be constructed in all the phases of the Project on the Land;
- (e) With regard to the Club House, only the purchasers of residential premises/flats shall be entitled to admission to the Club House, subject to the overall supervision and control thereof by the Promoter (including in particular, the right of the Promoter to frame rules from time to time regarding the admission to, and use of, the Club House and its facilities by the purchasers/allottees of the residential premises/flats in the said Building (including the Purchaser, and such other persons or person, as the Promoter may in its sole discretion deem fit and proper, at any time in future). Without prejudice to the generality of the foregoing, the purchasers of the residential premises/flats shall be liable to bear and pay the *pro rata* share of all outgoings in respect of the Club House in addition to the payment of membership fees, usage and other charges (as applicable) and compliance of terms and conditions as may be imposed by the Promoter from time to time, and the Purchaser and the Society/Apex Body shall not, nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever.

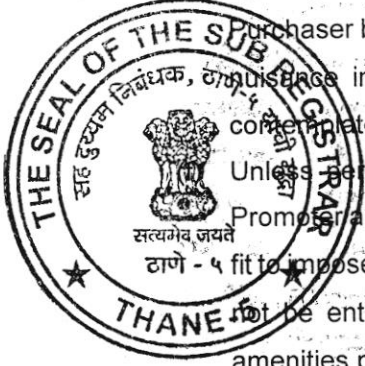
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The Purchaser agrees, acknowledges and confirms that Club House and its amenities are not exclusive for the said Building but shall be common and shared across all Buildings to be constructed on the said Land. The Purchaser agrees, confirms and covenants that the Purchaser shall not, nor shall the

Purchaser be entitled to, raise any objection nor hinder, obstruct and/or create nuisance in the operations and/or for usage of the Clubhouse in manner contemplated above;

Unless permitted in writing as a special case at the sole discretion of the Promoter and subject to such terms and conditions as the Promoter may deem fit to impose, the purchasers of commercial premises/shops in the Project shall not be entitled to use or enjoy the facility of the Clubhouse and/or other amenities provided in the Project in any manner whatsoever, as the same are provided only for the purchasers of residential premises/flats in the Project.

(g) The litigations pending in courts/forums/ authorities in respect of the Land or any part thereof are uploaded and updated from time to time on the MahaRERA website;

(h) The Promoter has availed of a credit facility (financial assistance) from Kotak Mahindra Investments Limited, Kotak Mahindra Bank Limited and Kotak Mahindra Prime Limited (hereinafter referred to as the "Financier") against the mortgage *inter alia* of the Land and the unsold premises in the said Building to be constructed thereon by and under following Indentures of Mortgage viz;

i) Mortgage Deed, registered at Sr. No. TNN-5-6222-2019 on 18.04.2019 read with Mortgage Deed, registered at Sr. No. TNN-5/14440/2017 on 08.12.2017 in favour of Kotak Mahindra Investment Limited,

ii) Mortgage Deed dated 17.04.2019, registered at Sr. No. TNN-5-6219-2019 on 18.04.2019 read with Mortgage Deed, registered at Sr. No. TNN-5/8694/2018 on 18.06.2018 in favour of Kotak Mahindra Prime Limited,

iii) Mortgage Deed dated 17.04.2019, registered at Sr. No. TNN-5-6218-2019 on 18.04.2019 read with Mortgage Deed, registered at Sr. No. TNN-5/2305/2019 on 13.02.2019 in favour of Kotak Mahindra Investment Limited,

iv) Mortgage Deed, registered at Sr. No. TNN-2-15807-2019 on 17.10.2019 in favour of Kotak Mahindra Prime Limited,

v) Mortgage Deed, registered at Sr. No. TNN-2-13050-2020 on 12.10.2020 read with Rectification Deed registered at Sr. No. TNN-5-11285-2020 on 06.11.2020 in favour of Kotak Mahindra Bank Limited, and

vi) Mortgage Deed, registered at Sr. No. TNN-2-13051/2020 on 12.10.2020 in favour of Kotak Mahindra Investment Limited, on the terms and conditions mentioned therein;

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- (i) The Promoter has availed the benefit of 50% reduction of premium facility on the said Project (hereinafter to be referred to as said "incentives") and that the benefit of said incentives has been passed on to the Purchaser by the Promoter in form of payment of entire applicable Stamp Duty on this Agreement in respect of the said Premises. The Purchaser shall be liable and responsible to sign, seal, execute, register and deliver all kinds of deeds, documents and writings including Certificates, Affidavits, Applications, Declarations, Indemnities, Forms, NOCs, Consents etc. as may be required by the Promoter and/or TMC and shall fully co-operate with the Promoter to enable the Promoter to fully avail the said incentives and comply with all the terms of approval / sanction thereof, as may be required by the concerned authorities.

- (xix) The Promoter is entitled and enjoined upon to construct the said Building on the Land in accordance with the recitals hereinabove;
- (xx) In the circumstances, the Promoter has the sole and exclusive right to sell the premises in the said Building to be constructed by the Promoter on the Land and to enter into agreement/s with the purchasers of such premises therein and to receive and appropriate to itself, the sale consideration in respect thereof;
- (xxi) On demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the Layout Land, all the sanctions, approvals, NOCs, permissions and all the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") and the Rules and Regulations made thereunder and the Purchaser is fully satisfied with the title of the Promoter in respect of the Layout Land and the Promoter's right to sell and allot the Premises;
- (xxii) Authenticated copies of (i) the Title Certificate dated 22nd December, 2022 issued by Advocate Kiran Badgujar, (ii) the Extracts of 7/12 in respect of the Land, (iii) the IODs and the CC, and (iv) the floor plan in respect of the Premises have been annexed hereto and marked as **Annexures-3, 4, 5 and 6** respectively;
- (xxiii) The authenticated copy of the plan of the Layout Land as approved by the TMC has been annexed hereto and marked as **Annexure-7**;
- (xxiv) This Agreement is restricted to the Premises in the said Wing (as more particularly described in the Part -1 of the Fourth Schedule hereunder written), which is the subject matter of this Agreement and the Purchaser is not concerned with any other wing of the said Building or any other /Building/structure constructed/under construction/ proposed to be constructed on any other portion of the Layout Land;

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(xxv) 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;

(xxvi) The Premises form part of the premises mortgaged by the Promoter in favour of the Financier and the Promoter has obtained the No-Objection Certificate from the Financier for sale of the Premises (as defined below) herein. The said No-Objection Certificate issued by Financier is annexed hereto and marked **Annexure-5**

(xxvii) Prior to the execution of these presents the Purchaser has paid to the Promoter a sum as more particularly described in **Part -2** of the **Fourth Schedule** hereunder written, as and by way of earnest money (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Purchaser shall pay to the Promoter the balance sale consideration in the manner hereinafter appearing;

(xxviii) The Promoter has registered the Wing B and Wing C of the said Building as a part of the 'real estate project' under the provisions of the RERA with the Real Estate Regulatory Authority at Mumbai under No. P51700049724, and an authenticated copy of the Registration Certificate is annexed hereto and marked **Annexure-9**;

(xxix) Under Section 13 of the RERA the Promoter is required to execute a written Agreement for sale of the Premises with the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

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

**1. DEVELOPMENT AND CONSTRUCTION:**

1.1 The Promoter, in the Third Phase of the Project, is constructing "**Wing B**" and "**Wing C**" of a Building to be known as "Dosti Dove" comprising of ground floor, common 4 (four) level podium, and 27 upper floors, to be constructed on the said common podium on the Land, in accordance with the plans, designs, specifications presently approved by the TMC and also the Proposed Plans, (as defined below) subject to the consent of the Purchaser as mentioned in clause 1.4 below, and the Further Proposed Plans (as defined below), which have all been seen and inspected by the Purchaser, with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the Promoter agrees to obtain prior consent in writing of the Purchaser in respect of any variations or modifications that may hereafter be made in the sanctioned plans in respect of the Premises; except any

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alteration or addition thereto required by any Government authorities or due to change in law.

1.2 The consent referred in the aforesaid proviso shall not be withheld unless the carpet area of the Premises is adversely affected.

1.3 The Promoter has informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that as per the present provisions of EWS Scheme of development under the Unified Development Control And Promotion Regulations For Maharashtra State (UDCPR) in the Third Phase of the Project being developed on the said Land, the Promoter is utilizing FSI of 36853.32 square metres (out of which FSI of 31196.32 square metres is sanctioned and FSI of 5657 square metres is proposed but not sanctioned) comprising of (i) Base FSI (ii) Premium FSI (iii) Ancillary FSI (vi) Fungible FSI (vii) Green Building incentive FSI, etc. according to which the Third Phase of the Project "Dosti West County – Dosti Nest - Phase 3" is to consist of –

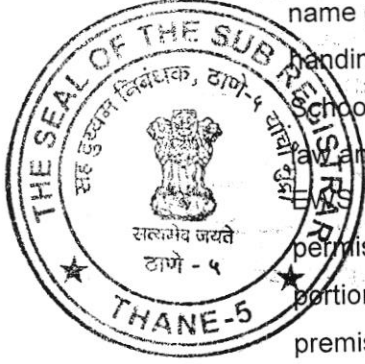
- (a) "Wing B" of Dosti Dove Building, (EWS Building No.1 (part 2) as per present sanctioned plan) comprising of;
- (i) the ground floor and common 4 (four) level podium; and
- (ii) 32 upper floors (out of which 27 floors have been sanctioned at present);
- (b) "Wing C" of Dosti Dove Building, (EWS Building No.1 (part 3) as per present sanctioned plan) comprising of;
- (i) the ground floor and common 4 (four) level podium; and
- (ii) 32 upper floors (out of which 27 floors have been sanctioned at present);

1.4 The Promoter has informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that upon sanction of the proposed FSI of 5657 square metres or thereabout by all the concerned authorities, the Promoter shall be entitled to construct five additional floors i.e. 28<sup>th</sup> to 32<sup>nd</sup> on the said Wing B and Wing C of the said Dosti Dove Building, as per the Plans thereof which have been seen by the Purchaser (hereinafter referred to as "the Proposed Plans"), with such changes as are necessary for obtaining approval of the sanctioning authorities, and the Purchaser shall not have, and shall not raise, any objection to the aforesaid and the Purchaser hereby grants consent to and authorizes the Promoter to carry out all necessary acts, deeds, matters and things for and/or in connection with the same. A copy of the Proposed Plan is annexed hereto and marked Annexure-10. The Promoter agrees to take the express consent of the Purchaser for the Proposed Plan prior to commencement of construction as per the Proposed Plan.

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The Promoter shall be at liberty and be entitled to amend the lay-out plan (being Annexure-2 hereto), and the scheme of development of the Layout Land, the building(s) plans, other approvals for, including but not limited to utilising and consuming any FSI/ TDR/ development potential (by whatever name called) that may become available on account of and/or pursuant to, handing over of the Existing Road area, D P Road area, Garden Plot area, School Plot area, HCMTR Road area, etc. and/or change in the prevailing and/or Development Control Regulations and/or policy; and scheme of FSI and or Scheme of TDR and/or any other scheme as may be permissible by the concerned authorities for construction on the balance portion of the said Layout Land by constructing additional buildings and/or premises on the Layout Land as per the Plans thereof which have been seen and approved by the Purchaser (hereinafter referred to as "**the Further Proposed Plans**"). A copy of the Further Proposed Plans is annexed hereto and marked **Annexure-11**. The Purchaser shall not have, and shall not raise, any objection to the aforesaid and the Purchaser hereby grants consent to and authorizes the Promoter to carry out the amendments, alterations and modifications in the layout plan and to carry out all the necessary acts, deeds, matters and things.

## 2. TRANSACTION:

- 2.1 The Purchaser agrees to purchase from the Promoter and the Promoter agrees to sell to the Purchaser, on 'ownership basis', the residential premises being a Flat in the said Wing of the said Building (and more particularly described in the **Part-1** of the **Fourth Schedule** hereunder written and shown on the floor plan thereof hereto annexed and marked **Annexure-6** and hereinafter referred to as "**the Premises**") for the Consideration, being the price more particularly mentioned in the **Part-2** of the **Fourth Schedule** hereunder written, including Rs. Nil for the proportionate price of the common areas and facilities in respect of the said Building.
- 2.2 The Promoter has agreed to sell to the Purchaser the Premises on the basis of carpet area only and the Consideration agreed to be paid by the Purchaser to the Promoter is agreed on the basis of the carpet area of the Premises.
- 2.3 The expression "carpet area" means the net usable floor area of the Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Premises. The carpet area of the Premises is measured on a bare shell basis. Room dimensions and carpet area indicated is prior to application of

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any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping, and/or tiles/marbles/stones finishing, etc. The area dimensions of toilets, bathrooms and other wet areas shall be measured above the ledge wall of toilets, bathrooms and other wet areas prior to application of any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping, and/or tiles/marbles/stones finishing, etc.

- 2.4 The Promoter shall confirm the final carpet area of the Premises after the construction of the said Building is complete and the occupation certificate in respect thereof is granted by the competent authority. The Promoter shall furnish details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Purchaser within 45 (forty-five) days with interest as provided under RERA, 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 Purchaser shall pay the additional amount to the Promoter as per the next milestone of the payment schedule as mentioned in **Part-2 of the Fourth Schedule**, and in any event before taking possession of the Premises. All these monetary adjustments shall be reckoned/pro-rated with reference to the price and carpet area as mentioned in the **Fourth Schedule**.
- 2.5 The Consideration has been arrived at/calculated on the basis of the Purchaser having agreed to pay the Consideration in the manner set out in **Part-2 of the Fourth Schedule** hereunder written and having agreed to comply with the terms and conditions mentioned herein.

### 3. CONSIDERATION

- 3.1 The Purchaser shall pay to the Promoter the consideration mentioned in **Part-2 of the Fourth Schedule** hereunder written (hereinafter referred to as "**the Consideration**") in the manner set out in **Part-2 of the Fourth Schedule** hereunder written. In addition to the Consideration and all other amounts as mentioned herein, the Purchaser shall also pay to the Promoter, the Other Charges (as defined below).
- 3.2 The Consideration excludes taxes by whatever name called (including without limitation, taxes paid or payable by the Promoter by way of Goods and Services Tax (GST), 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) and/or all other direct/indirect taxes currently applicable or which may become applicable on the transaction as contemplated herein (including on any sum payable by the Purchaser hereunder and/or pursuant hereto) and accordingly, if the same are

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demanded by the concerned authority then the same (and all increases therein from time to time), shall be borne and paid by the Purchaser alone, in addition to the Consideration and/or otherwise required by the Promoter, and the Purchaser shall indemnify the Promoter in that regard.

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3.3 The Consideration is escalation-free, save and except escalations/ increases due to increase on account of development charges payable to any Sanctioning Authorities (as defined below), any competent authority and/or any other increase in charges which may be levied or imposed by any Sanctioning Authorities, competent authority and/or 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, costs, or levies imposed by any Sanctioning Authorities or any competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.



- 3.4 Time for payment of all the amounts in relation to the transaction contemplated herein, including but not limited to the instalments of the Consideration, GST and all other amounts and taxes as may be applicable and/or performance of the obligations by the Purchaser, is the essence of this Agreement.
- 3.5 The Purchaser authorizes the Promoter to adjust/appropriate all payments made by the Purchaser under any head(s) of dues, against lawful outstanding, if any, in the Purchaser's name, (including but not limited to, towards the Purchaser's proportionate share of outgoings), as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object to the same and/or demand/direct the Promoter to adjust/appropriate the Purchaser's payments in any manner.
- 3.6 The amounts payable by the Purchaser to the Promoter (including the payments of installments more particularly mentioned in the Part-2 of the Fourth Schedule hereunder written) shall be paid by the Purchaser within 7 (seven) days of notice in writing by the Promoter. An intimation from the Promoter to the Purchaser that a particular stage of construction has commenced or been completed shall be sufficient proof that a particular stage of construction has been commenced or completed, as the case may be. However, it is agreed that failure to receive notice from the Promoter, requiring such payment shall not be a plea or excuse for non-payment of any amount or amounts on the due dates thereof.
- 3.7 If the Purchaser fails and/or is otherwise unable to pay any of the amounts payable under this Agreement including the Consideration and/or GST

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and/or any other taxes as applicable, within 7 (seven) days from the date of the demand notice issued by the Promoter, the Promoter shall be entitled, without prejudice to the Promoter's other rights and entitlements and/or remedies, to receive and recover from the Purchaser and the Purchaser shall pay to the Promoter, the defaulted/delayed amount together with interest thereon as applicable under RERA, for the period commencing from the date of the demand notice issued by the Promoter till the date of receipt thereof, in full, by the Promoter. In addition to the Purchaser's liability to pay interest as mentioned hereinabove the Purchaser shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Purchaser any amount or dues whatsoever payable by the Purchaser under this Agreement and the Purchaser hereby indemnifies the Promoter regarding such expenses. In case of delay/default in making payment of the GST and all other direct/indirect taxes and/or amounts more specifically mentioned herein and/or otherwise as demanded/payable, the Promoter shall be entitled to, without prejudice to any other rights or remedies available with the Promoter, adjust such amounts due and payable by the Purchaser along with interest thereon from the due date till the date of adjustment against any and all subsequent amounts received from the Purchaser.

- 3.8 GST and any other taxes, any such interest, penalty, levies and cesses and also all increases therein from time to time as may be applicable shall be paid by the Purchaser to the Promoter along with and in addition to each installment or as may be demanded by the Promoter.
- 3.9 The Purchaser agrees to deduct tax at source at the applicable rate on the Consideration as per the Income Tax Act, 1961 (if applicable) (hereinafter referred to as "TDS") and pay the same into the requisite Government Income Tax account within the prescribed period and further the Purchaser agrees and undertakes to furnish to the Promoter a tax deduction Certificate in this regard within 30 (thirty) days from the date of deduction of tax. In the event the Purchaser fails to deduct tax or deposit the same in the requisite Government Income Tax account, the Purchaser shall be solely liable and responsible for any and all consequences in respect thereof, with no liability to the Promoter. Without prejudice to the foregoing, the provisions of clause 3.8 above shall apply *mutatis mutandis* in respect of any delayed/defaulted payments by the Purchaser under this clause 3.10.
- 3.10 It is expressly agreed that any deduction of an amount by the Purchaser on account of TDS as per the provisions of the Income Tax Act, 1961 read with the Income Tax Rules, 1962, from time to time, while making payment

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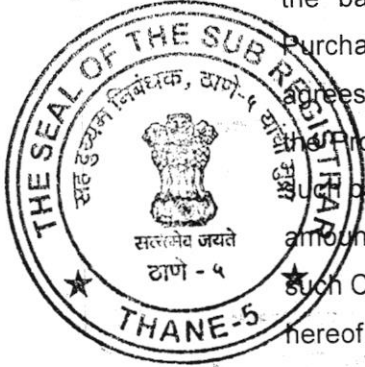
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of any amount to the Promoter under this Agreement shall be acknowledged/credited by the Promoter, only upon the Purchaser submitting in a timely manner to the Promoter (against acknowledgement) the original TDS certificate for the amount so deducted and deduction made as aforesaid being reflected in the Form 26AS of the Promoter.

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The Purchaser hereby accords/grants the Purchaser's irrevocable consent to the Promoter to securitize the Consideration and/or any part thereof and/or the amounts receivable by the Promoter hereunder and to assign to the banks/financial institutions the right to directly receive from the Purchaser the Consideration/or part thereof hereunder. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Promoter, to pay without any delay, demur, deduction or objection to such bank/financial institutions, the Consideration or part thereof and/or the amounts payable hereunder. The Promoter covenants that the payment of such Consideration or part thereof duly made in accordance with the terms hereof, by the Purchaser to the bank/financial institutions, shall be a valid payment of the Consideration or part thereof and discharge of the Purchaser's obligations hereunder with regard to such payment.



#### 4. OBLIGATIONS OF THE PROMOTER

- 4.1 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 Sanctioning Authorities (as defined below) 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 Sanctioning Authorities (as defined below), the occupation certificate *inter alia* in respect of the Premises.
- 4.2 Time is the essence of the contract for the Promoter as well as the Purchaser. The Promoter shall, subject to the provisions of this Agreement, abide by the time schedule for completing the said Building and handing over the Premises to the Purchaser and the common areas to the Society (as defined below) after receiving the occupation certificate. Similarly, the Purchaser shall make timely payments of the installments and other dues payable by the Purchaser and also duly comply with all the other obligations under the Agreement.
- 4.3 The Promoter has commenced the construction of the said Building on the said Land in accordance with the plans, designs, specifications that are approved by the TMC and may make only such variations and modifications as the Promoter may consider necessary and/or as may be required by the TMC and/or any other concerned authorities (hereinafter referred to as "the Sanctioning Authorities") to be made by them.

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4.4 The Promoter shall form a single composite body comprising of the Society (as defined below) to be formed in respect of the said Building and the societies formed with respect to the other buildings to be constructed on the Layout Land (hereinafter referred to as "the Apex Body") for effective management and control of the common areas and facilities in the Layout Land and execute the Deed of Conveyance *inter alia* of the Layout Land in favour of the Apex Body.

4.5 The Promoter will provide the fixtures, fittings and amenities in the said Building and the Premises as set out in Annexure 12 hereto. However, in the event amenities of the said specifications are not available in the market, the Promoter shall provide amenities of similar brand or their near substitutes.

## 5. DEFAULT AND THE CONSEQUENCES

5.1 If the Promoter fails to abide by the time schedule for handing over the Premises to the Purchaser, then subject to the provisions of clause 7.2 below, the Promoter agrees to pay to the Purchaser, if the Purchaser does not withdraw from the project, interest as specified in RERA, on all the amounts paid by the Purchaser, for every month of delay, till the date of offering possession of the Premises to the Purchaser.

5.2 The Purchaser shall pay to the Promoter, interest as specified in RERA, on any and all delayed payments which are due and/or payable by the Purchaser to the Promoter under and/or pursuant to the terms of this Agreement from the date the said amount is due and/or payable by the Purchaser to the Promoter until the date the same is received, in full, by the Promoter.

5.3 Without prejudice to the right of the Promoter to charge interest in terms of Clause 5.2 above, on the Purchaser committing default in payment on the due date (time being the essence of the contract) of any amount due and/or payable by the Purchaser to the Promoter under this Agreement (including the Purchasers' proportionate share of taxes levied by BSNA/MMRDA and other outgoings) and on the Purchaser committing 3 (three) defaults despite notice from the Promoter to make payment of instalments as specified below and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.

Provided that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installment/s of the Consideration

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and/or any other sum payable hereunder) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within 15 (fifteen) days after the giving of such notice.

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Upon termination of this Agreement –

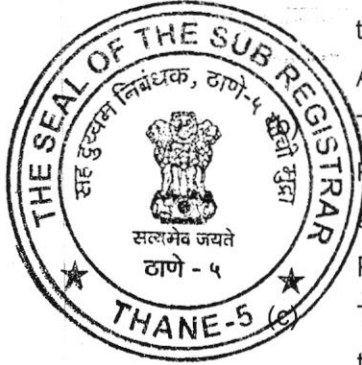
The Purchaser shall have no right, title, interest, claim, benefit, lien or demand or dispute of any nature whatsoever in, upon or against the Promoter and/or the Premises whether pursuant to this Agreement and/or otherwise howsoever;

The Promoter shall be entitled to deal with and/or dispose of the Premises to any other person/s as the Promoter deems fit without any further intimation, act, and/or consent of, or objection from, the Purchaser;

The Promoter shall be entitled to retain an amount equivalent to twenty-five percent (25%) of the Consideration, towards all costs, charges, expenses, losses and/or damages suffered by the Promoter on account of the termination, which the Purchaser agrees, confirms and acknowledges, constitutes a reasonable genuine and agreed pre-estimate of the loss that will be caused to/suffered by the Promoter, and that the same shall be in the nature of liquidated damages and not penalty;

- (d) The Promoter shall, after deducting the liquidated damages as mentioned in 5.4(c) above, refund the balance Consideration paid by the Purchaser to the Promoter, without interest, only after deducting and/or adjusting from the balance amounts (i) brokerage fees, (ii) interest on delayed payments, (iii) all other taxes including GST and/or any other amount due and payable by the Purchaser and/or paid by the Promoter on the Purchaser's behalf/account in respect of the Premises, and (iv) in case the Purchaser has opted for subvention scheme, the total amount of Pre-EMI interest paid or payable by the Promoter to the Purchaser's Lender (as defined below), within a period of 30 (thirty) days of the termination as above subject to sub-clause (e) below.

- 5.5 The Purchaser shall be entitled to avail of a loan/financial facility from financial institutions or banks or any other lender (hereinafter referred to as "the Purchaser's Lender") for payment of the Consideration and/or any other amounts mentioned herein (or part thereof), against the security of the Premises subject to the prior written consent and approval of the Promoter, and strictly subject to the rights of the Promoter hereunder (including without limitation, the power of termination). In such event, on (a) the Purchaser committing a breach of this Agreement (including without limitation, default in the payment of any installment of the Consideration



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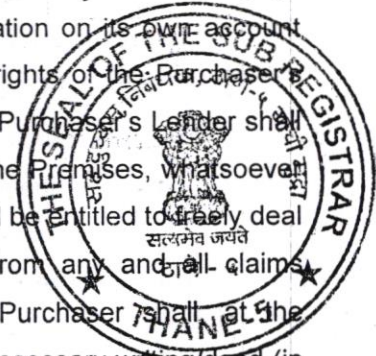


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and/or other sum payable hereunder) and (b) the Promoter exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination on its own account without any recourse to the Promoter and the rights of the Purchaser's Lender shall ipso facto come to an end, and the Purchaser's Lender shall have no recourse against the Promoter and/or the Premises, whatsoever under any circumstances, and the Promoter shall be entitled to freely deal with the same and every part thereof freed from any and all claims whatsoever of the Purchaser's Lender. The Purchaser shall at the Purchaser's own cost and expense, obtain the necessary writing/deed (in form acceptable to the Promoter) duly executed (and if required, registered in the Office of the Sub-Registrar of Assurances) by the Purchaser's Lender inter alia confirming that the Purchaser has duly cleared the mortgage debt, and that the Purchaser's Lender has no claim whatsoever in the Premises. On receipt of such writing/deed from the Purchaser's Lender, the Purchaser shall (subject to what is stated above in clause 5.4(d)) be entitled to the refund of the amount so paid by the Purchaser to the Promoter towards the Premises in accordance with what is stated in clause 5.4. Notwithstanding the foregoing, the Purchaser's obligation to make the payment of the installments of the Consideration and the Other Charges, taxes and any dues under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.



5.6 Till the time the entire Consideration and the other amounts due and payable by the Purchaser to the Promoter are received in full by the Promoter, the rights of the Purchaser's Lender shall be subject/subservient to the rights of the Promoter.

## 6. RIGHTS AND ENTITLEMENTS OF THE PROMOTER

6.1 The Purchaser hereby agrees and confirms that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with and/or otherwise dispose of all the remaining premises/areas in the Layout Land (including the said Building). It is expressly agreed that the right of the Purchaser under this Agreement is restricted only to the Premises. All other premises/areas *inter alia* in the project shall be the sole and absolute property of the Promoter and the Promoter shall be entitled to sell and/or otherwise deal with the same without any reference to, or the consent of, or objection or hindrance from, the Purchaser in any manner whatsoever.

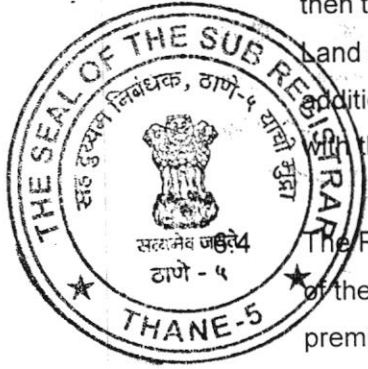
6.2 The Promoter shall be entitled to make variations, alterations, amendments or deletions to or in the scheme of development of the Layout Land (including the said Land) or any part(s) thereof and/or layout plans and/or building plans (including Proposed Plans, Further Proposed Plans) and/or floor plans relating thereto, relocate/realign service and utility connections and lines, open spaces, parking spaces, common areas, recreation

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areas/grounds and all or any other areas, amenities and facilities as the Promoter may deem fit and/or to the sanctioned plans from time to time.



6.3 If the FSI, by whatever name or form is increased in respect of the Layout Land and/or any additional construction becomes permissible on the said Land and/or the Layout Land (i.e. more than what is envisaged at present), then the Promoter shall be entitled to consume/utilise the same on the said Land and/or the remaining Layout Land or any part(s) thereof and construct additional floors, wing(s), building(s) as per revised building plans and deal with the same in the manner the Promoter deems fit and proper.

The Promoter shall be entitled to execute and implement the development of the Layout Land by utilization of all FSI (including fungible FSI, free FSI, premium FSI, TDR and/or other development potential by any other name called), that may be available in respect of the Layout Land and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable laws or otherwise or any floating rights which is or may be available in respect of the Layout Land and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable laws (and all increases therein from time to time).

- 6.5 As part of the development of the Layout Land the requisite approvals and sanctions have been applied for and/or are in the process of being obtained and/or have been obtained by the Promoter from the Sanctioning Authorities. The requisite approvals and sanctions for the development of the Layout Land may be amended from time to time, in accordance with the law and/or the planning requirements, as per the requirements of the development of the Layout Land and/or as the Promoter deems fit and/or as may be required by any competent authority.
- 6.6 The Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or otherwise dispose of any part or portion of the said Building constructed on the said Land and to permit the same to be utilized for any purpose and shall be entitled to obtain change of user thereof at the discretion of the Promoter.
- 6.7 It is hereby expressly agreed that the Promoter shall always be entitled to sell the premises in the said Building for the purpose of using the same for residential use and/or for any other use as may be permitted by the Sanctioning Authorities and the purchasers/occupants thereof shall use such premises purchased/occupied by them accordingly.
- 6.8 The Promoter shall have the irrevocable and perpetual right to put up, from time to time, one or more advertisements, hoardings, signboards on any

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part(s) of the said Building (including without limitation on the terrace and/or on the parapet wall and/or the side walls of the said Building) and the said hoardings etc. shall be of such dimensions and type (including without limitation illuminated and/or neon sign) as the Promoter may in its sole discretion determine. The Promoter for such purpose may utilize any common facility or amenity such as water, electricity etc. available on the Layout Land to which the Purchaser shall not have right to object. It is expressly agreed that the Promoter shall be entitled to put signage to reflect the name of "Dosti" and/or its sister concern and/or its logos (as desired by the Promoter) on the said Building, the Layout Land (including the said Land) and/or any part thereof and the Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the name(s) and/or logo(s). The Promoter is fully entitled and is hereby irrevocably authorized to allow temporary and/or permanent construction or erection for installation anywhere on the exterior of the said Building and further the Promoter shall be entitled to allow third parties to use any part of the said Building (including the terrace) for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment. The Purchaser agrees not to object or dispute the same. The Purchaser hereby further agrees and confirms that the Promoter shall have an irrevocable and perpetual right and shall be entitled to receive, recover, retain and appropriate all the rents, profits and/or other compensation whatsoever (including all increases therein from time to time) arising out of the foregoing and the Purchaser/the Society shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase therein shall solely and absolutely belong to the Promoter. The Purchaser shall not be entitled to raise any objection or claim any abatement in the price of the Premises agreed to be acquired by the Purchaser and/or claim any compensation or damages on the ground of inconvenience or nuisance or any other ground whatsoever from the Promoter.

- 6.9 If at any time before or during the currency of the development of the said Land and/or the Layout Land, any part of the said Land and/or the remaining portion of the Layout Land is taken over by or handed over by the Promoter to any Government Authorities or any regulatory authorities on account of the same forming part of any DP Road, set back area, and/or for any other purpose/reservation, to any institution or body whether central or state government or any local corporation or any authority making claim over it, then in such case the Purchaser shall not object to the same and in case any compensation is received from the said authority whether monetary or otherwise including but not limited to grant of any FSI/TDR/any permission to put up any additional floors/wing or grant of any incentive

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FSI, the same shall belong entirely to, and shall be available for the sole benefit of, the Promoter, and the Purchaser shall not have any claim on the same (or any part thereof). Similarly, if in case the Promoter is instructed to develop any kind of road, approach road, access area, any nullah or sewerage area and the Promoter develops the same whether or not the same forms part of the said Land and/or the Layout Land and in that case if on account of such development of road, approach road, service road, access area, any nullah or sewerage area, the MMRDA or any other authority rewards any benefit whether monetary or otherwise, the Purchaser agrees that the Purchaser shall not have any sort of claim on the same and the same shall belong solely to the Promoter.

The Promoter shall have full right for carrying out the amendments, alterations, modifications and/or variations to the scheme of development in respect of the Layout Land (including the said Land) and/or to the building plans (including Proposed Plans, the Further Proposed Plans), and further plans (whether envisaged at present or not), including but not limited to the Promoter's right to construct one or more wings/additional floors/residential/commercial buildings on the Layout Land. The Purchaser irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter for carrying out amendments, alterations, modifications, variations as aforesaid and/or to the further building plans, if any, in respect of one or more wing or wings and/or floors and/or building or buildings to be developed and/or constructed (whether envisaged at present or not). It is hereby clarified that in the event, reservations, if any are notified and/or are removed or their location is changed by getting them shifted then the Promoter shall be entitled to develop the lands previously demarcated as such and/or which had been encroached and/or affected by reservation and for this purpose will be entitled to amend or vary the scheme of development in respect of the Layout Land and the Purchaser shall not object to the same.

- 6.11 In the event of the Society (as defined below) being formed and registered before the sale and disposal by the Promoter of all the premises in the said Building, the power and authority of the Society so formed or that of the Purchaser and the purchasers/allottees of other premises in the said Building shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the said Building, the construction and completion thereof and all the amenities pertaining to the same and in particular the Promoter shall have the absolute authority and control as regards the unsold premises, the un-allotted car-parking spaces and the disposal / allocation thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold premises. In such case the Promoter shall at its option (but without being obliged) join the Society as a member in respect of such unsold premises and as and

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when such premises are sold, the Society shall, and the Purchaser shall cause the Society to, admit such purchaser as a member without charging any premium or extra payment or any other charges of any form, including any transfer/non-occupancy charges. It is clarified that the No objection Certificate and/or other consent of the Society shall not be necessary for the sale and/or other transfer of any such premises by the Promoter.

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दस्ता क्र. ४०३४/२०२४
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- 6.12 Till the entire development of the Layout Land is completed, the Purchaser shall not interfere in any manner in any work of development of construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the Layout Land (including the said Land) and the Purchaser shall have no right or interest in the enjoyment and control of the Promoter in this regard.



- 6.13 The Promoter shall, be at liberty to sell, assign, transfer and mortgage receivables and/or the unsold premises in the said Building and/or the Layout Land (including the said Land) or any part(s) thereof, including to raise finance/loan from any financial institution/bank and to create mortgage, charge, securitization of receivables, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the Premises. The Promoter shall alone be liable and responsible for repayment thereof, together with the interest and all other charges and amounts payable in respect thereof.

- 6.14 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, land revenue charges, N.A. charges, charges levied for any concessions granted to the Promoter for not claiming any area in FSI calculations, or any other charges etc. payable to any Sanctioning Authority, or other authority or the Government of Maharashtra or the Central Government, then the same shall be reimbursed by the Purchaser to the Promoter in proportion to the carpet area wherever applicable to the Premises or otherwise as may be determined by the Promoter. Non-payment of the same shall constitute a breach of this Agreement. Further the Promoter is entitled to get refund of all excess amounts by way of premium, betterment charges, development charges, or otherwise, to which the Purchaser hereby consents.

- 6.15 The Promoter shall have the right to designate any space in the said Land and/or the Layout Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services (including without limitation telephone (landline/mobile), cable, internet, gas, electricity, water supply and/or other utility services) to be availed by

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the occupants of the building(s) that may be developed on the said Land and/or the Layout Land. The Promoter shall also be entitled to provide such space to such utility provider either on leave and license or leasehold basis for various purposes including that of installing power sub-stations/transmission lines with a view to service the electricity requirement in the Layout Land and/or in the buildings constructed thereon or laying cables or piped gas lines, water lines.

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The Promoter shall at its discretion be entitled (but not obliged) to nominate any property management agency (hereinafter referred to as "**the property management agency**") to manage the operation and maintenance *inter alia* of the said Building, and the infrastructure on the Layout Land, common amenities and facilities on the Layout Land (as determined by the Promoter). The Promoter shall have the authority and discretion to negotiate with such property management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the property management agency shall be borne and paid by the purchasers/allottees of the premises in the said Building including the Purchaser on a pro-rata basis as part of the development and common infrastructure charges referred to herein.

- 6.17 The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the property management agency, including without limitation, payment of the Purchaser's share of the maintenance and service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Layout Land (including the said Land) and common areas and facilities within the Layout Land (including the said Land and the said Building constructed thereon).
- 6.18 The Promoter shall be entitled to construct, and run site offices/sales lounge on the Layout Land (including the said Land) and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Building is transferred to the Society until the entire Layout Land is fully and completely developed, and all the premises in all the buildings that may be constructed thereon have been sold and the proceeds thereof and all other amounts in respect thereof have been duly received by the Promoter, without being obliged and/or otherwise required to pay any compensation or other sum whatsoever.
- 6.19 The Purchaser and/or the Society (as defined below) shall not have any objection to any and all of the aforesaid and the Purchaser hereby grants his irrevocable and unequivocal consent to the Promoter to carry out the necessary acts, deeds, matters and things in relation to any of the above.

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6.20 All the consents referred in this Agreement shall be considered as the Purchaser's unconditional and un-equivocal consent under section 7(1)(ii) and 7A of Maharashtra Ownership Flats Act (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1963 and the Rules thereunder and the consents under the provisions of RERA.

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## 7. POSSESSION

7.1 The possession of the Premises shall be offered to the Purchaser after the Premises are ready for use and occupation provided all the amounts payable by the Purchaser under this Agreement including but not limited to the Consideration, Other Charges (as defined below) and all other amounts, GST, taxes, the stamp duty and registration charges in respect of the Premises are duly paid by the Purchaser.

7.2 Subject to clause 7.1 above, the Purchaser shall be entitled to call upon the Promoter to hand-over possession of, and the Promoter shall be obliged to give possession of, the Premises to the Purchaser by **31.08.2027** (hereinafter referred to as "**the Date of Hand Over**"). If the Promoter fails to offer possession of the Premises to the Purchaser on the Date of Hand Over (subject to clause 7.3 below) or within any further date or dates as may be mutually agreed between the parties hereto although the Purchaser has duly complied with the provisions of this Agreement, then in such case, in the event the Purchaser intends to withdraw from the project, the Purchaser shall be entitled to give notice to the Promoter terminating this Agreement, in which event the Promoter shall within 30 (thirty) days from the receipt of such notice, refund to the Purchaser the amount of deposit or earnest money and the further amount/s excluding taxes, that may have been received by the Promoter from the Purchaser as installments in part payment in respect of the Premises along with the interest as per RERA from the date the Promoter received such amounts till the date the Promoter tenders refund of the amounts to the Purchaser. On the Promoter tendering the refund of the above mentioned amount in respect of such termination, neither party shall have any claim against the other in respect of the Premises or arising out of this Agreement and the Promoter shall be at liberty to dispose of the Premises to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit.

7.3 Provided that the Promoter shall be entitled to extension(s) in the Date of Hand-over, in case of delay(s) on account of and/or attributable to -

- war, civil commotion, and/or other act of god;
- any notice, order, rule, notification, policy of the Government and/or other public, or competent authority/court.

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Upon the occurrence of any of the foregoing events, the Date of Hand Over shall stand extended to the extent of delay occasioned thereby and/or attributable thereto.

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7.4 The Purchaser agrees that the return of the payment mentioned in Clause 7.2 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser hereby irrevocably waives any and all rights to claim against the Promoter for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.



7.5 The Promoter shall within 7 (seven) days of obtaining the occupation certificate from the Sanctioning Authorities *inter alia* in respect of the Premises, and subject to due payment by the Purchaser of all amounts as per this Agreement, offer in writing possession of the Premises, to the Purchaser, in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice. The Purchaser shall take possession of the Premises within 15 (fifteen) days from the date of written notice from the Promoter to the Purchaser intimating that the Premises is ready for use and occupation.

- 7.6 Upon receiving a written intimation from the Promoter as per clause 7.5, the Purchaser shall take possession of the Premises from the Promoter by executing necessary possession letter, declarations, indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Premises to the Purchaser. In case the Purchaser fails and/or neglects to take possession within the time provided in clause 7.5, the Purchaser shall nonetheless be liable to, and shall bear and pay all outgoing and maintenance charges as applicable in accordance with the terms of this Agreement. Without prejudice to the Purchaser's said obligation to pay the outgoing and maintenance charges as aforesaid, the Purchaser unequivocally agrees and confirms that the Promoter shall not be liable, and/or otherwise answerable in any way, for any damage and/or deterioration of the Premises on account of and/or attributable to any delay in the Purchaser taking possession of the Premises (including without limitation any warping, cracking/peeling and/or deterioration of painting/finishing work, formation/appearance of any mold/fungus therein on account of/attributable to the Premises remaining shut/unventilated in the interregnum and/or any fit-out/refurbishment work carried out in any premises in the said Building) nor shall the Promoter be liable for the security of the Premises after the said date, and that the Purchaser shall not, nor shall the Purchaser be entitled to, dispute the same under any circumstances whatsoever.

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7.7 If within a period of 5 (five) years from the Date of Hand Over, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation as provided under the RERA. It is hereby clarified and the Purchaser hereby agrees and confirms that the liability and obligation of the Promoter shall be limited to rectifying/removing/repairing the structural defect on account of deficiency in workmanship/quality or provision of service as the case may be, and the Promoter shall not be liable for and/or otherwise required to restore and/or compensate the Purchaser for any incidental loss or damage that may be suffered and/or incurred by the Purchaser for and/or in connection with the rectification/repair work carried out by the Promoter as aforesaid. Without prejudice to the generality of the foregoing, the Promoter shall not be required to rectify/repair any painting/finishing work in the Premises and/or rectify/replace/repair damage to any furniture, fixtures, fittings and/or other property that may be damaged/destroyed in connection with the rectification/repair work carried out by the Promoter as aforesaid and/or prior to the carrying out of such rectification/repair work.

7.8 The Promoter shall however not be responsible or liable to comply with its obligations stated in clause 7.7, if the defects or provision of services referred therein are on account of and/or attributable to the acts or omissions on the part of the Purchaser and/or the Society (defined below) or any other occupant of the said Building (including, but not limited to alterations due to interior work, additions and alterations in plumbing, electrical layout etc.), and/or due to normal wear and tear and/or force majeure.

7.9 It is expressly clarified by the Promoter and agreed by the Purchaser that if the Purchaser desires any modification/s in the specification/s and/or provision of certain amenities not meant to be provided to the Purchaser and offers to make payment of the additional charges for such modification to the Promoter in advance and if the Promoter accepts such offer, then the Date of Hand Over shall stand extended by the time required for such modification.

#### 8. FORMATION OF THE ORGANIZATION AND APEX BODY

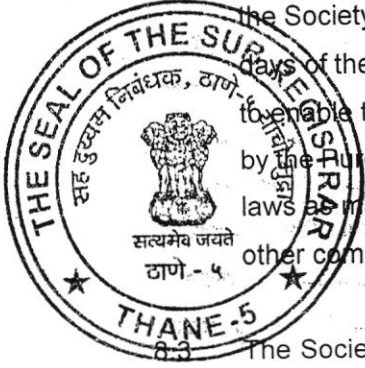
8.1 The Promoter shall form a co-operative society in respect of the said Building under the Maharashtra Co-operative Societies Act, 1960 in accordance with the provisions contained in RERA (hereinafter referred to as "the Society").

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82	The Purchaser and the purchasers of the other premises in the said Building shall join in the formation and registration of the Society and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the Society including bye-laws of the Society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the Society. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other competent authority.
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दस्त क्र. ४०३४ / २०२४	
33 / १००	



8.3 The Society shall function as per the rules and regulations framed by the Promoter. All the development potential of the Layout Land including the existing and future FSI and/or TDR to arise in any manner whatsoever shall always stand vested in the Promoter till the execution of the transfer document of the Layout Land in favour of the Apex Body in manner contemplated hereunder.

8.4 (a) The Promoter shall form the Apex Body for the maintenance, upkeep and repair/replacement of the common infrastructural facilities/requirements/conveniences and the common area/s which may ultimately serve all the building/s as may be finally constructed on the Layout Land. The respective societies of the buildings constructed on the Layout Land shall be the members of such Apex Body. The Apex Body will maintain, repair and/or replace the common infrastructural facilities/utility services like, lighting, drainage, watchman cabin/s, storm water drains, surface water drains, etc., which may ultimately serve any such building/s (the expenses thereof to be borne by them respectively). The Promoter shall execute the Deed of Conveyance, *inter alia*, of the Layout Land (including the said Land) in favour of the Apex Body.

(b) The aforesaid Apex Body shall be constituted and function under the guidelines as may be framed by the Promoter.

## 9. COMMON AREAS AND RESTRICTED AREAS

9.1 It is expressly agreed that the Purchaser shall be entitled to only use the common areas and facilities in respect of the said Building and the said Land as set out in the **Fifth Schedule** hereunder written and the usage of the same shall be in common with the purchasers of the other premises in the said Building. It is hereby agreed that the Promoter has the exclusive right of allotment of different areas within the Layout Land and the said Building to one or more person/s of its choice. It is hereby agreed that the areas mentioned in the Fifth Schedule written hereunder under the heading

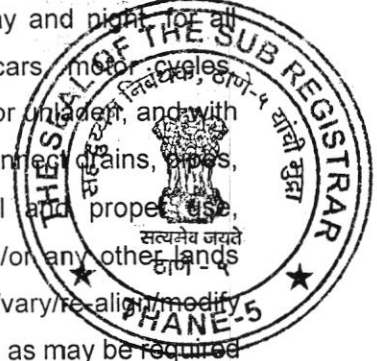
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Common Areas and Facilities only shall be common areas and facilities and the Promoter shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the **Sixth Schedule** hereunder written and/or alienate and dispose of the same in such manner as the Promoter thinks fit and proper.

दस्तावेज - ५
दस्तावेज क्र. ००३४ / २०२४
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- 9.2 The Promoter reserves to itself the unfettered right to the full and complete right of way and means of access over, along and under the access roads in the Layout Land, at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and with or without horses and other animals, and to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use, enjoyment and development of the Layout Land and/or any other lands acquired or as may be acquired in future and/or to shift/vary/re-align/modify the same to any another portion(s) of the Layout Land, as may be required by the Promoter.



#### 10. COVENANTS BY THE PURCHASER

- 10.1 The Purchaser shall use the Premises (and every part thereof) for residential purpose and shall permit the same to be used only for the purpose of residence;
- 10.2 The Purchaser shall not, nor shall the Purchaser be entitled, to change the user of the Premises without prior consent in writing of the Promoter, and any unauthorised change of user by the Purchaser shall render this Agreement voidable at the option of the Promoter and the Purchaser in that event shall not be entitled to any right arising out of this Agreement;
- 10.3 The Purchaser agrees and undertakes not to misuse the meter room, the refuge area, the elevation features in the said Building;
- 10.4 The Purchaser with the intent to bind all persons in whose hands the Premises may from time to time come, doth hereby covenant with the Promoter as follows -
- to maintain the Premises at the Purchaser's own cost in good tenantable repairs and condition from the date possession of the Premises is offered and shall not do or suffer to be done anything in or to the said Building, staircase/s or passage/s which may be against the rules, regulations or bye-laws of the concerned local authority and/or the Society and/or change/alter or make addition in or to the said Building and/or the Premises or part thereof;
  - to maintain all the fire safety measures and equipment installed by the Promoter and shall also install fire safety equipment in the Premises as specified in the Fire NOCs, prior to occupying the

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दस्त क्र. ४०३४ / २०२४
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- Premises and shall also undertake periodical maintenance of such equipment installed in the Premises and shall always abide by the conditions mentioned in the said NOCs;
- (c) not to remove and/or relocate the fire safety measures and equipment's installed by the Promoter in the Premises and the said Building;
- (d) not to affix air conditioner/s at any other place other than at the location earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Building or any part thereof in any manner whatsoever;
- (e) not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the said Building or storing of which goods is objected by the Promoter and/or the concerned local or other authority and shall not carry or cause to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Building including the entrance thereof. In case any damage is caused to the Premises or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach (including without limitation, to bear and pay the cost and expense of repair/restoration work of the damage);
- (f) not, in any event, to make any additions or alterations to the external appearance or the elevation of the Premises, or the said Building either by painting or by exhibiting or affixing any signboards, sky signs, name boards, placards, hoardings, or advertisements of any permanent or temporary nature (or which if affixed/erected inside the Premises are visible from the outside the said Building). The Purchaser shall not make any alterations to the external colour scheme or appearance or elevation of the said Building;
- (g) that the Premises shall not be used for carrying on any immoral or illegal activity;
- (h) to carry at the Purchaser's own cost all internal repairs to the Premises and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and not to do or suffer to be done anything in the Premises and/or the said Building which is in contravention of rules, regulations and/or bye-laws of the concerned local public authority and/or the Society or which hampers the overall well-being of the members of the Society and/or adversely affects the said Land and/or the said Building. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser alone shall be liable for the consequences thereof;

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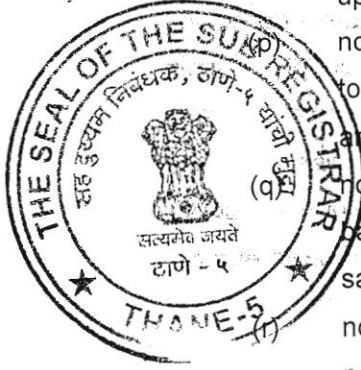
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- (i) not to demolish or cause to be demolished the Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof nor alter the elevation of the said Building and to keep the plumbing, sewers, drain pipes in the Premises and appurtenances thereto in good repair and condition so as to support, shelter and protect other parts of the said Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC part or other structural members in the Premises or the common areas. Without prejudice to the generality of the foregoing, the Purchaser shall nor shall the Purchaser be entitled to demolish and/or remove any portion of the intervening wall between two units regardless of whether the adjoining unit is owned by Purchaser or the purchaser of the adjoining unit has consented to such demolition/removal;
- (j) not to shift or alter the position of either the kitchen or the toilets in the Premises which would affect the drainage system of the Premises and/or any part thereof in any manner whatsoever or do any act which would cause leakage, seepage in the Premises or the flats below or adjacent to the Premises;
- (k) not to remove, dismantle, alter and/or modify the plumbing system installed by the Promoter;
- (l) not to do or permit to be done any act which may render void or voidable any insurance of the Layout Land or the said Land or the said Building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- (m) not to carry out any civil work or repairs, wherein the area or any internal wall is disturbed and/or altered and not to carry any extension of any sort including loft, carrying out of chhaja work, renovations whereby the space used/to be used inside or outside the Premises gets extended;
- (n) not to carry-out any changes or modifications in the Premises, especially grinding, cutting, chiseling, impaling, smashing, breaking or removing of any wall or member, as the said Building is being constructed by using Aluminum Formwork technology under which all members, walls and floor slabs are cast in RCC in one continuous pour resulting in a monolithic structure. Any change or modification to the same is strictly prohibited and is not permissible under any circumstances as it may result in weakening of joints, heavy leakage, endangering the structural stability of the said Building. The Purchaser shall indemnify and keep harmless at all the times the Promoter and all other occupants of the said Building, of from and against any loss, cost, expenses or damages suffered or sustained by them on account of the breach committed by the Purchaser of this covenant;

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- agrees and confirms that all the deposits whether refundable or otherwise or any other amount by whatever name called, pertaining to the common amenities and facilities of the project shall be reimbursed to the Promoter by all the purchasers proportionately upon taking over the possession;
- not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in any portion of the said Land and/or the said Building;
- not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Building;
- not to encroach upon or make use of any portion of the said Building not agreed to be acquired by the Purchaser;
- (s) not to enclose any elevation feature or change the external elevation or colour scheme of the said Building nor of the common areas including lobby and the areas outside the main door of the concerned premises;
- (t) pay to the Promoter within 7 (seven) days of demand by the Promoter, the Purchaser's share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the said Building;
- (u) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the MMRDA and/or government and/or other public authority;
- (v) to bear and pay all works contract tax, GST, swachh bharaat cess, krishi kaliaan cess, any other cess, charges, duty, dues etc. and such other levies, if any, which may be imposed with respect to the construction on the said Land and/or any activity whatsoever related to the Premises and/or in respect of the transaction contemplated under this Agreement, by the MMRDA and/or State/Central/ Government and/or public authority from time to time;
- (w) not to let, sub-let, sell, transfer, assign or create any third party rights or part with the Purchaser's interest and/or the benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained its prior consent in writing in that behalf;
- (x) Nothing in this Agreement shall, or be construed or deemed to, limit, extinguish, derogate from and/or otherwise prejudicially affect, and/or as a contracting out of, and/or waiver by the Promoter of, any right, entitlement or benefit available to the Promoter under the

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Indian Contract Act, 1872 (including without limitation, under sections 55 and 56 thereof);

- (y) The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Society and the Apex Body and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations laid down by the Society regarding occupation and use of the Premises and shall pay outgoings and other charges in accordance with the terms of this Agreement;
- (z) till the management of the said Building and the said Land is handed over to the Society and the Apex Body respectively, to allow the Promoter, its surveyors and agents (including but not limited to contractors, labor contractors, workmen, architects, surveyors, engineers, plumbers and electrical contractors) at all reasonable times to enter into or upon the said Land and/or the said Building or any part thereof to view and examine the state and condition thereof;
- (aa) the Purchaser shall not do or suffer to be done anything on the said Land or the said Building which would be forbidden or prohibited by the rules of the concerned government authorities and/or the Society and/or the Apex Body. In the event, the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities, in addition to any penal action taken by the Promoter in that behalf;
- (bb) not to change the layout of the Premises;
- (cc) not to change the shape and/or size of the windows;
- (dd) not to change the grills if they are provided by the Promoter in the Premises, and in particular not to fix box-grills under any circumstances;
- (ee) the Purchaser shall not keep flower pots outside the Premises, including along the window sills.

These covenants shall be binding and operative even after the formation of the Society.

For proper implementation and compliance of all the above conditions, in case the Promoter requires, the Purchaser agrees to sign, execute and deliver relevant declaration cum indemnity duly registered and/or any other lawful assurances as may be asked by the Promoter and deliver it to the Promoter before asking for possession of the Premises from the

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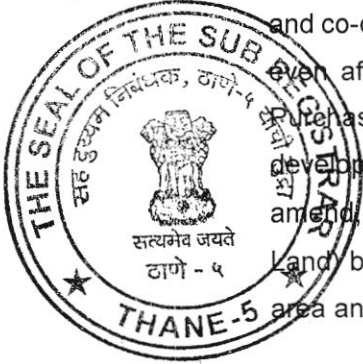
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10.5 The Purchaser is aware confirms that the recreation grounds/areas that may be provided by the Promoter in the Layout Land shall be enjoyed in common with the purchasers/occupants of the other premises in the said Building as also the premises of all the other buildings constructed on the Layout Land and the Purchaser and the Society shall not, nor shall they be entitled to, raise any objection to the same on any grounds (including on the grounds of nuisance, inconvenience and/or security) under any circumstances whatsoever;

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10.6 The Purchaser agrees to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has offered possession of the Premises to the Purchaser, so as to enable the Promoter to complete the scheme of development of the Layout Land. The Promoter shall be entitled to modify, amend, alter, change the lay-out of the Layout Land (including the said Land) by changing the alignment, locations, placement of garden, parking area and other amenities or facilities;



10.7 The Purchaser confirms that the Promoter has given full free and complete inspection of documents of title in respect of the Layout Land (including the said Land) and the Purchaser confirms that the Purchaser has entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the above-recited Title Certificate issued by Advocate Mr. Kiran Badgujar and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Promoter to the Layout Land (including the said Land). Without prejudice to, and in addition to the foregoing, the Purchaser with intent to also bind all persons in whom the Premises may from time to time, be vested, hereby agrees and confirms that prior to the execution of this Agreement, the Purchaser has taken all such steps in investigation of title as the Purchaser has deemed necessary and has fully apprised and satisfied himself regarding the title of the Promoter to the Layout Land (including the said Land) as also the Promoter's right to sell the Premises in manner contemplated hereunder and all aspects thereof (including without limitation, as regards the terms and conditions of all development and/or building permissions, and the effect thereof on the Premises and the Purchaser), after seeking all such independent legal and other advice as the Purchaser has deemed necessary, and has unconditionally and unequivocally accepted the title of the Layout Land (including the said Land) and the said right of the Promoter, as clear and marketable and free from all reasonable doubts, encumbrances and liens, and the Purchaser shall not seek, and hereby unequivocally and irrevocably waives, any and all legal recourse to or against the Promoter in this regard, including without limitation, under Section 18(2) of RERA;

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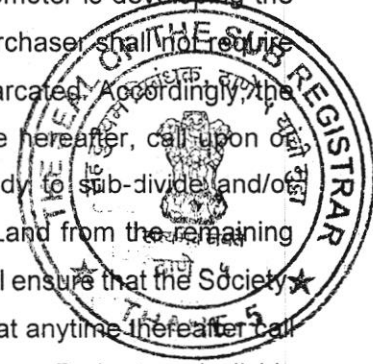


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10.8 The Promoter has informed the Purchaser, and the Purchaser hereby confirms that the Purchaser is aware that the Promoter is developing the Layout Land in a phase-wise manner and the Purchaser shall not require any of the phases thereof to be sub-divided/demarcated. Accordingly, the Purchaser shall not be entitled to nor at any time hereafter, call upon or otherwise require the Promoter and/or Apex Body to sub-divide and/or otherwise demarcate and/or segregate the said Land from the remaining portion of the Layout Land, and the Purchaser shall ensure that the Society upon its formation, shall neither be entitled to nor at any time hereafter call upon or otherwise require the Promoter and/or Apex Body to sub-divide and/or otherwise demarcate and/or segregate the said Land from the remaining portion of the Layout Land;



10.9 The Purchaser shall have no claim save and except in respect of the Premises. All other areas including terraces, parking spaces, open spaces, etc. shall remain the property of the Promoter until the said Land is transferred as herein provided subject to the rights of the Promoter as contained in this Agreement;

10.10 In case any tax, levy or imposition and/or outgoing becomes payable subsequent to the Date of Hand Over, the Purchaser shall make payment of the same as and when demanded by the Promoter and there shall be a charge on the Premises and lien automatically earmarked in favour of the Promoter for such unpaid amounts (without prejudice to any other rights that may be available to the Promoter);

10.11 The Purchaser has agreed to purchase the Premises based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the sanctioned FSI and further FSI that may be sanctioned in future as per the Proposed Plans (subject to the consent of the Purchaser as set out in clause 1.4 above), the Further Proposed Plans and further plans and on the understanding that all the future FSI shall belong to Promoter only;

10.12 The Purchaser agrees and confirms that neither the Purchaser nor the Society shall claim any compensation, whether in the form of development potential or otherwise, for DP Roads and access roads, constructed or to be constructed by the Promoter in the Larger Land/Layout Land;

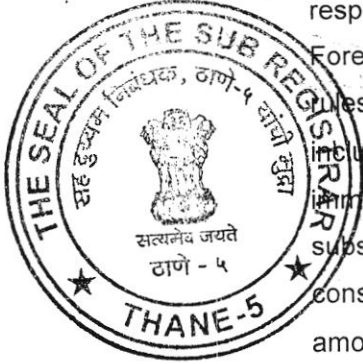
10.13 The Promoter has specifically informed and disclosed to the Purchaser, and the Purchaser hereby agrees and confirms, that the Purchaser shall be bound by all the undertakings given by the Promoter to various authorities and all the terms, conditions and restrictions contained in the various no objections and permissions (including the CC and NOC for

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firefighting) including but not limited to any other matters granted by various authorities with respect to the said Building and the Purchaser agrees and confirms to have read, agreed and understood all such undertakings and irrevocably agrees to abide by the same as if the same is being given by the Purchaser himself to the said authorities.

टमन - ५
दस्ता क्र ४०३४ / २०२४
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10.14 The Purchaser agrees that in case the Purchaser is an NRI or non-resident/foreign national of Indian origin/foreign national/foreign company or non-resident, then in that event, the Purchaser shall be solely responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act, Reserve Bank of India Act and rules/guidelines made/issued thereunder and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. In case any such permission is refused or subsequently found lacking by any statutory authority, the same shall constitute breach of the terms hereof. In case there is a shortfall in the amount received from the Purchaser while remitting any amounts online on account of currency difference or fluctuation and/or transaction charges levied by the bank/authorized dealer, the Purchaser shall make good the shortfall payment by the due date as any delay beyond the due date shall accrue interest and other consequences as specified herein;

10.15 The Purchaser shall not have any right and the Purchaser shall not in any manner sell, transfer, assign, lease, license and/or alienate and/or deal with or otherwise dispose of in any manner whatsoever, the Premises and/or any part thereof and/or the rights and/or benefits under this Agreement to any person until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement, without obtaining the Promoter's prior written consent. This term is one of the fundamental terms and the essence of this Agreement;

10.16 If at any time any additional development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the TMC/MMRDA/Government and/or any other public authority in respect of the Layout Land or in respect of the said Building, the same shall be borne and paid by all the purchasers/allottees of premises in the said Building in proportion to the respective area of their respective premises;

10.17 The Promoter shall have a first lien and charge on the Premises agreed to be acquired by the Purchaser in respect of all amount/s (including interest thereon) which become due and/or payable by the Purchaser to the Promoter (under the provisions of this Agreement) till such time as the said outstanding amounts (including interest thereon) are received by the

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Promoter in full;

10.18 The Purchaser and/or the Society shall not, ~~nor shall they be entitled to~~ require partition of the said Land and/or the said Building and/or of the Purchaser's interest therein, and the same shall never be partitioned.

10.19 All consents and covenants given by, and all restrictions imposed upon the Purchaser hereunder, shall in addition to the Purchaser, be binding upon and fully enforceable against all persons in whose hands the Premises may from time to time come and the Society, at the instance of the Promoter and/or the Promoter's assigns (including without limitation the owners/allotees of the premises in the other buildings that may be constructed on the Layout Land for whose benefit and/or for the beneficial enjoyment whereof, such consents/covenants have been given by, and restrictions imposed upon, the Purchaser).



## 11. OUTGOINGS

11.1 Within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupation, irrespective of whether possession is taken or not the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of the outgoing in respect of the said Land and the said Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government sub-station and cable cost, water charges, electricity charges, common lights, insurance, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Land and the said Building. Until the Society is formed and the said Building is transferred to the Society in manner contemplated herein, and the said Land is conveyed in favour of the Apex Body, the Purchaser shall pay to the Promoter such proportionate share of the outgoing as may be determined by the Promoter, from time to time. The Purchaser agrees that till the Purchaser's share is so determined or until otherwise intimated by the Promoter, the Purchaser shall pay to the Promoter provisional monthly contribution calculated at the rate of Rs.7/- per square foot of the carpet area of the Premises, per month towards the outgoing regularly on the 7<sup>th</sup> of every month in advance and shall not withhold the same for any reason. The amounts so paid shall not carry any interest and remain with the Promoter until the conveyance of the said Building is executed in favour of the Society, and the said Land is conveyed in favour of the Apex Body, in manner contemplated herein. On such conveyance, the aforesaid deposits (less deductions) shall be paid over by the Promoter to the Society or the Apex Body, as the case may be.

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11.2 The Purchaser shall, on demand or before taking possession of the Premises, pay to the Promoter the charges mentioned in the **Seventh Schedule** hereunder written (hereinafter collectively referred to as "the Other Charges").

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दस्त क्र. ४०३४ / २०३४
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The Other Charges to be collected by the Promoter under Clause 11.2 above shall be further increased by applicable rate of GST as per the applicable law or statute for the time being in force and shall be payable as and when called for by the Promoter but in any case before asking for possession of the Premises.



The Promoter shall render accounts in respect of the amounts mentioned in the **Seventh Schedule** hereunder written and the unspent balance, if any, of the amounts mentioned therein shall be transferred to the Society's account, without any interest on the amounts received from the Purchaser, at the time of handing over the management and charge of the said Building to the Society, save and except the Layout Corpus Fund (as defined herein below), which shall be handed over to the Apex Body at the time of Conveyance of the Land.

11.5 It is clarified that the list of Other Charges mentioned in the **Seventh Schedule** hereunder written is only indicative and not exhaustive and the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate. It is further clarified that the amount of charges mentioned in the **Seventh Schedule** is only indicative and the Purchaser agrees to pay to the Promoter, such additional/increased charges as the Promoter may indicate.

11.6 A corpus fund will be set-up for the repair and maintenance of the said Building and the common amenities and facilities (hereinafter referred to as "the **Building Corpus Fund**"). The Purchaser hereby covenants with the Promoter that the Purchaser shall pay to the Promoter the amounts more particularly mentioned at item no.1 of the **Seventh Schedule** hereunder written towards the non-refundable contribution to the Building Corpus Fund. The Promoter shall be entitled to use the Building Corpus Fund for payments towards the maintenance and/or up-keep of the said Building and common amenities and facilities until formation of the Society and transfer of the Corpus Fund by the Promoter to the Society.

11.7 The Purchaser is aware that it will take atleast 5 years for completion of the development of the Layout Land as contemplated hereunder, formation of the Apex Body and hand-over of the Layout Land and the Layout Land infrastructure to the Apex Body. Accordingly, in the interregnum the cost and expense of the maintenance and upkeep of the Layout Land

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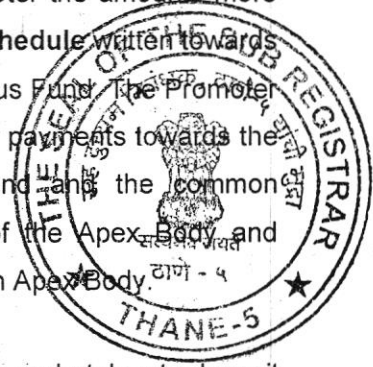
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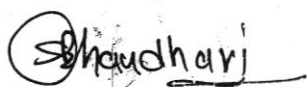
infrastructure is proposed to be defrayed out of a corpus fund to be set-up by the Promoter (hereinafter referred to as "the Layout Corpus Fund"). 900

Accordingly, the Purchaser shall pay to the Promoter the amounts more particularly mentioned item no.2 of the **Seventh Schedule** written towards the non-refundable contribution to the Layout Corpus Fund. The Promoter shall be entitled to use the Layout Corpus Fund for payments towards the maintenance and/or up-keep of the Layout Land and the common amenities and facilities thereon until formation of the Apex Body and transfer of the Layout Land by the Promoter to such Apex Body.



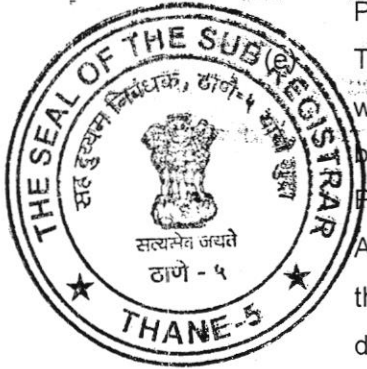
11.8 The Purchaser on or before the Date of Hand Over, undertakes to deposit with the Promoter an interest-free refundable amount by way of deposit as a security (hereinafter referred to as the "Fit out Deposit") against any damage that may be caused to the said Building and/or common amenities and facilities while entering into the Premises whether with/without the Purchaser's furniture, fixtures, equipment and materials etc. and/or during the implementation of the fit-out/interior works in the Premises. The Fit-out Deposit shall be refunded by the Promoter to the Purchaser, without interest, upon completion of the fit-out/interior works in the Premises by the Purchaser or on completion of 1 (one) year from the date of receipt of Occupation Certificate by the Promoter with respect to the said Building, whichever is later, subject to no damage being caused to any part of the Premises, the said Building and common amenities and facilities and subject to no building materials, debris etc. lying on the site. The Promoter shall not be responsible for any kind of loss and/or damage and/or theft in respect of the materials of the Purchaser lying in the Premises. The Purchaser also agrees to the following further conditions, in connection with carrying out fit-out / interior works in the Premises -

- (a) The Purchaser shall be permitted/allowed to commence fit-out/interior works in the Premises after making all payments in pursuance of this transaction/as per this Agreement and after complying with the terms and conditions of this Agreement;
- (b) The work of Fit-out shall be carried out within reasonable and permissible hours, preferably between 9.00 am to 1.00 pm and 3.00 pm to 7.00 pm or at such other hours as may be fixed by the Promoter in this regard from time to time, so that it does not cause disturbance to the other occupants of the premises in the said Building;
- (c) Prior to carrying out the Fit-out works in the Premises, the Purchaser shall give to the Promoter in writing, the plans and the details of the nature of fit-cut / interior works to be carried out for which the Promoter shall issue written permission;
- (d) The Promoter shall be entitled to inspect all fit-out/interior works carried out by the Purchaser. In the event the Promoter finds that





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दस्त क्र. ४०३४ / २०२४
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the nature of fit-out/interior work being executed by the Purchaser is harmful to the Premises, or the other flats in the said Building, or to the structure, façade and/or elevation of the said Building, then the Promoter shall be entitled to stop such fit-out/interior works forthwith and the Purchaser shall abide by the same and shall not, nor shall the Purchaser be entitled to, dispute the same and/or claim any reimbursement from the Promoter for any loss suffered by the Purchaser for such stoppage of fit-out/interior works;

The Purchaser will ensure that the debris from the fit-out/interior works are to be dumped in an area earmarked for the same and will be cleared by the Purchaser, on a daily basis at no cost to the Promoter and no nuisance or annoyance to the other purchasers. All cost and consequences in this regard will be to the account of the Purchaser. In case if the Purchaser fails or neglects to dump debris from the fit-out/interior works only in the earmarked area and/or remove the said debris as stated above, then the Promoter, may (but not obliged) to do so, entirely at the cost and expense of the Purchaser, and the Purchaser shall reimburse the entire cost and expenses thereof incurred by the Promoter forthwith on demand;

- (f) The Purchaser will further ensure that his contractors and workers during execution of the fit-out/interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet waste, water line or soil line or in any other place other than those earmarked for the same, which may block the flow of waste water, thus resulting in perennial choking and leakage in the Premises or the said Building;
- (g) The Purchaser shall ensure that the contractors and workers do not use or spoil the toilets in the Premises or the said Building;
- (h) All materials brought into the Premises or in the compound of the said Building for carrying out fit-out/interior works will be at the sole cost, safety, security and risk of the Purchaser and the Promoter will not be held responsible for any loss/theft/damage to the same and/or any other consequences;
- (i) During the course of carrying out fit-out / interior works, if any workmen sustains injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Purchaser at his own cost and that the Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone;
- (j) During the execution of fit-out / interior works, if any of the Purchaser's contractors/ workmen/ agents/ representatives misbehave or if any of them is found to be in a drunken state and/or found spitting tobacco/pan and/or smoking, the said contractor/workmen/agents/ representatives will be removed

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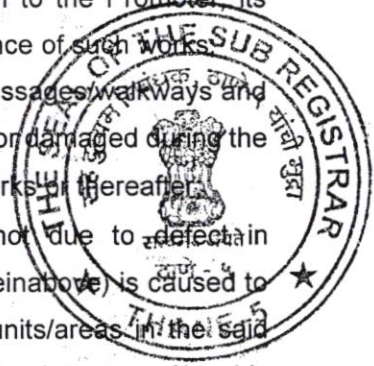
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दस्त क्र. ४०३४ / २०२४

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forthwith and will not be allowed to re-enter the Premises or the said Building again;

- (k) The Purchaser shall extend full cooperation to the Promoter, its agents, contractors to ensure good governance of such works.
- (l) The Purchaser shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any fit-out / interior works or thereafter.
- (m) If, any damage, of whatsoever nature (not due to defect in construction as envisaged in clause 7.7 hereinabove) is caused to the exterior of the Premises and/or other units/areas in the said Building or any part thereof by the Purchaser and/or his contractor/workmen/agents/representatives, neither the Promoter nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that the Purchaser alone will be responsible for the same and the Purchaser shall indemnify and keep duly indemnified the Promoter in this regard. It being clarified that the Purchaser shall always be solely responsible for any damage within the Premises;
- (n) The Purchaser is aware that the Purchaser shall be required to immediately repair the damage caused by him/his workmen during the implementation of the fit-out/interior work at his cost and expenses. In the event the Purchaser fails to rectify the damage, then in that event, the Purchaser confirms that the Promoter may (but without being obliged to do so) carry out the rectification works at the Purchaser's costs and expenses and that the Purchaser shall have no objection if the same is deducted/ adjusted from the Fit-out Deposit. In the event of any recovery /adjustment / appropriation from the Fit-out Deposit as stated above by the Promoter, the Purchaser shall immediately reimburse the deficit / shortfall in the Fit-out Deposit so as to maintain the amount of the Fit-out Deposit until it is refunded by the Promoter subject to terms hereof. The Purchaser further agrees and confirms that unpaid amounts in respect thereto shall be deemed to be unpaid amounts by the Purchaser to the Promoter under this Agreement;
- (o) The Purchaser is aware that the lift/s or elevator/s in the said Building shall not be available either to the Purchaser or to the Purchaser's contractors/workers whether for transport of material and/or otherwise during the period of implementation of the fit-out/interior works in the Premises;
- (p) The Purchaser is aware that the water requirement of the Purchaser for the purpose of fit-outs shall not be provided for and/or arranged by the Promoter;
- (q) The Purchaser shall ensure that the Premises are not occupied for overnight stay by any person(s) whatsoever.



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## 12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows:

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12.1 The Promoter has the requisite rights to carry out development upon the said Land;

12.2 The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building. Further all approvals, licenses and permits to be issued by the competent authorities with respect to the Land and said Building 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 Land, the said Building and common areas;



12.3 There are no encumbrances upon the Layout Land or the project except those disclosed in this Agreement;

12.4 There are no litigations pending before any Court of law with respect to the said Land and/or the project except those disclosed in the project's MAHARERA Website;

12.5 All approvals, licenses and permits issued by the competent authorities with respect to the project, are valid and subsisting and have been obtained by following due process of law;

12.6 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;

12.7 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 said Land and/or the Premises which will, in any manner, affect the rights of the Purchaser under this Agreement;

12.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Premises to the Purchaser in the manner contemplated in this Agreement;

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

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12.10 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 reacquisition of the said property) has been received or served upon the Promoter in respect of the Land and/or the said Building except those disclosed in the title report.

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**13. FINAL TRANSFER DOCUMENT**

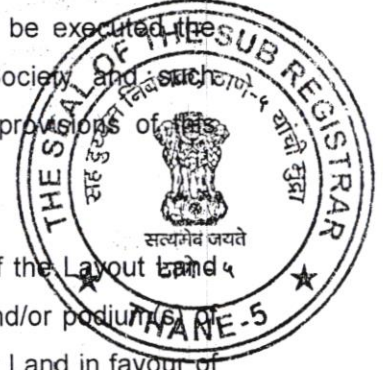
13.1 The Promoter shall, within 3 (three) months of receipt of the full Occupation Certificate in respect of the said Building, transfer to the Society the super-structure of the said Building by executing/causing to be executed the necessary deed of conveyance in favour of the Society and such conveyance shall be in keeping with the terms and provisions of the Agreement.

13.2 The Deed of Conveyance to be executed in respect of the Layout Land (including the said Land), and the basement (if any) and/or podium of each of the buildings (if any) constructed on the Layout Land in favour of the Apex Body shall *inter alia* contain (i) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest *inter alia* in the Layout Land and the unsold premises, and (ii) a covenant by the Purchaser to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein.

13.3 The Promoter's solicitors shall prepare and/or approve the Deed of Conveyance to be executed in favour of the Apex Body and as also the aforesaid Deed of Conveyance in favour of the Society. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the said (a) Deed of Conveyance in favour of the Society, shall be borne and paid by all the purchasers of the various premises in the said Building and/or the Society, and (b) Deed of Conveyance in favour of the Apex Body, shall be borne and paid by the Apex Body and/or all the purchasers of the various premises in the buildings constructed on the Layout Land (including the said Building).

13.4 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Premises or any part thereof or of the said Land or the said Building or any part thereof.

13.5 The Promoter shall, after completing all the phases of the development of the Layout Land and within 3 (three) months from receipt of the full occupation certificate of the last of the buildings to be constructed on the



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Layout Land, convey/cause to be conveyed to the Apex Body the Layout Land (including the said Land), and such conveyance shall be in keeping with the terms, and provisions of this Agreement.

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PHASE-WISE DEVELOPMENT OF THE LAYOUT LAND



14.1 The Purchaser acknowledges that the development of the Layout Land shall be in accordance with the scheme for development, as may be modified from time to time, in phases. Without prejudice to the generality of the foregoing, the Promoter shall be entitled to undertake and complete the construction of the above-recited proposed buildings in accordance with the sanctions, without any let, hindrance and/or objection by the Purchaser (including on the grounds of nuisance and/or inconvenience).

14.2 The Promoter is entitled to and proposes to acquire and/or develop nearby, contiguous, adjoining or adjacent lands and properties and enter into such arrangement or agreement as it may deem fit with the owners/holders thereof and amalgamate such lands and properties with the Layout Land and/or include the same in the scheme of development of the said "Dosti Nest" Project in the manner the Promoter may deem fit. In view of the aforesaid, reference to the Layout Land and the said "Dosti Nest" Project in this Agreement, shall be deemed to mean and include the nearby contiguous, adjacent and adjoining lands and properties acquired/may be acquired in future and construction thereon, wherever the context so permits or requires.

14.3 The Purchaser and the Society shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of the Layout Land and the infrastructure and common amenities and facilities of the Layout Land (including the said Land) without creating any obstruction or interference. The Purchaser has been put to the specific notice that during the course of the development there may be (a) a temporary suspension of common amenities and facilities (b) a temporary suspension of services and utilities (c) hardship and inconvenience to the Purchaser and the Society. The Promoter shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf.

14.4 It is further agreed that in view of the fact that some of the approvals obtained and to be obtained will be in respect of the development on the Layout Land (including the said Land), the Purchaser and the Society when formed will not commit any breach or default which will result in the validity of the approvals obtained and to be obtained being vitiated.

14.5 The said Building and other building/s and development of the Layout Land will have provision to facilitate use/benefit of the infrastructural facilities/conveniences by the purchasers of the premises in the said

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Building (including ingress/ egress to and from the parking spaces, lift lobbies, entrance lobbies, etc.) as may be finalised by the Promoter, at its sole discretion (considering that the Layout Land is being developed as a composite project to be carried out in phases), in accordance with the applicable rules and regulations.

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**15. STAMP DUTY AND REGISTRATION:**

15.1 The stamp duty applicable in respect of this Agreement shall be borne and paid by the Promoter, in compliance of the notifications, policies, rules and regulations governing the approval/sanction of the benefit of 50% reduction of premium facility on the said Project.

15.2 All incidental/miscellaneous charges and expenses in respect of this Agreement shall be borne and paid by the Purchaser alone.

15.3 The Purchaser shall at his individual cost and expenses, bring this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof.

15.4 Apart from the above the Purchaser shall also pay to the Promoter, the Purchaser's share of stamp duty, registration charges and incidental/miscellaneous expenses payable, if any, by the Society/Apex Body on the deed of conveyance of the Land and the said Building in favour of the Society/Apex Body.



**16. INDEMNIFICATION BY THE PURCHASER**

The Purchaser shall indemnify and hold harmless, and keep indemnified and harmless the Promoter of, from and against any and all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his obligations under this Agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damage to any property(ies) howsoever arising related to the use and/or occupation of the Premises and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his agents, servants, tenants, guests, invitees and/or any person or entity under his control; and (d) the Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

17. As required under the Notification No.REA.2018/C.R.106/RR-2 dated 6th June 2019, in case the transaction being executed by this Agreement between the Promoter and the Purchaser is facilitated by a Registered Real Estate Agent, all

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amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.

**18. 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 purchasers in the project, the same shall be in proportion to the carpet area of the Premises to the total carpet area of all the premises in the project.

**19. OVERRIDING NON OBSTANTE PROVISIONS**

The Purchaser hereby acknowledges, agrees, confirms and covenants as under –

- i. As a condition for the registration of the said Building as a "real estate project", MahaRERA has required the Promoter to compulsorily include certain clauses/provisions that are provided in the prescribed format of the specimen agreement (including without limitation, provision requiring that the Purchaser having committed 3 defaults in payment of instalments hereunder). Although these do not appear to have any legal basis and are not acceptable to the Promoter, the Promoter has been compelled for reason aforesaid to include the same herein;
- ii. Accordingly, and notwithstanding anything to the contrary contained in this Agreement, the provisions of this Agreement (including without limitation, any and all benefits, entitlements and/or rights of the Purchaser hereunder, and likewise any and all obligations, duties, liabilities and/or other responsibilities of the Promoter hereunder and/or pursuant hereto), as are included herein by virtue of this Agreement having been based on the prescribed format of the specimen agreement, shall not be enforceable against the Promoter and shall be deemed to be excluded and inoperable, and the Purchaser shall not, nor shall the Purchaser be entitled to contend that the same or any of them are contractual obligations/liabilities undertaken by the Promoter. This is vital and fundamental condition, and forms the essential basis of this Agreement relying on which the Promoter has agreed to sell/allot the Premises in favour of the Purchaser.

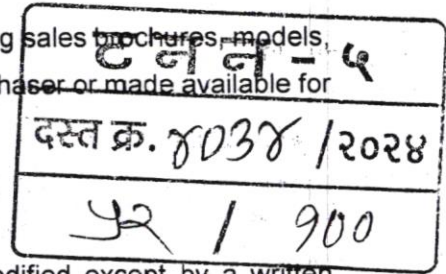
**20. ENTIRE AGREEMENT**

This Agreement (including its recitals) along with its schedules and annexures constitute the entire agreement between the parties hereto 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 Premises. The Purchaser confirms that there are no representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without

*S. Bhadhari*

*Bhadhari*

limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing.



**21. AMENDMENTS**

This Agreement will not be amended, altered or modified except by a written instrument signed by both the parties.

**22. SEVERABILITY**

If any of the provisions of this Agreement shall be determined to be void or unenforceable under RERA 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 RERA or the applicable law, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable.



**23. FURTHER ASSURANCES**

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**24. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement the Promoter shall not mortgage or create a charge on the Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Purchaser.

**25. NOTICES**

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 delivered by hand, or if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified below:

M/s. Dosti Enterprises  
Lawrence & Mayo House, 1<sup>st</sup> Floor,  
276, Dr. D.N. Road, Fort, Mumbai - 400001.  
Notified Email ID: dostinestphase3@dostirealty.com

*(S)haudhari*

*(S)haudhari*

*X*

ट न न - ६	Name of Purchaser
दस्त क्र. ४०३४	BHARAT MADHUKAR CHAUDHARI
५३ / १००	SANJANA BHARAT CHAUDHARI

Address: C17/102, NANDANVAN HOMES OPP. RELIANCE MART ,PARSIK  
SADAR, KALWA, THANE-400605.



Notified email id: bharat2210@gmail.com

It shall be the duty of the Purchaser and the Promoter to inform each other of any change in the above address or notified email ID subsequent to the execution of this Agreement 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.

#### 26. JOINT PURCHASERS

If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several and all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address and notified email ID given by him/her which for all intents and purposes is be considered as properly served on all the purchasers.

#### 27. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/ SUBSEQUENT TRANSFEREES

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

#### 28. NO WAIVER

No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.;

#### 29. DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the appropriate authority as per the provisions of RERA.

S. Chaudhari

\*

*(Signature)*

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**30. GOVERNING LAW**

- a. 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 Thane Courts shall have jurisdiction for this Agreement.
- b. The Permanent Account Number details of the parties is as per particularly mentioned in the **Eighth Schedule** hereunder written.



**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

**THE FIRST SCHEDULE REFERRED TO ABOVE**

**(Description of the Larger Land)**

All that pieces or parcels of Non-Agricultural lands bearing New/Revised Survey/Hissa Nos.- 21(PT.), 22(PT.), 25/5(PT.), 25/6, 25/7(PT.) 25/8, 25/9(PT.) 25/10A, 25/10B, 25/11, 40/15(PT.), 40/17(PT.), 40/18, 40/19, 40/22(PT.), 41/8, 41/9(PT.), 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 44/1(PT.), 44/2A, 44/2B(PT.), 43/2(PT.), 45/1(PT.), and admeasuring 49,350 square metres or thereabouts, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, and bounded as follows: -

- On or towards the East: By 45.00 Metre wide HCMTR Road  
On or towards the West: By 18.00 Metre wide Road  
On or towards the North: By MMRDA Plot  
On or towards the South: By Dosti Tulip Building

**THE SECOND SCHEDULE REFERRED TO ABOVE**

**(Description of the Layout Land)**

All that pieces or parcels of Non-Agricultural lands bearing New/Revised Survey/Hissa Nos. 21(PT.), 22(PT.), 25/5(PT.), 25/6PT, 25/7(PT.) 25/8, 25/9(PT.) 25/10A, 40/15(PT.), 40/17(PT.), 40/18, 40/19, 40/22(PT.), 41/8PT, 41/9(PT.), 41/12, 41/13PT, 41/14, 41/17, 41/18PT, 42/1, 42/2, 42/3, 43/1PT, 44/1, 44/2A, 44/2B(PT.), 43/2(PT.), 45/1(PT.), and admeasuring 24,500 square metres or thereabouts, lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, and bounded as follows: -

- On or towards the East: By Land bearing Survey No.43/1  
On or towards the West: By Land bearing Survey No.25/9  
On or towards the North: By Land bearing Survey No.25/7  
On or towards the South: By Land bearing Survey No.44/1

*(Signature)*

*(Signature)*

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THE THIRD SCHEDULE REFERRED TO ABOVE

(Description of the Land)



All that pieces or parcels of Non-Agricultural lands admeasuring 5010 square metres or thereabouts bearing New/Revised Survey and Hissa Nos. 21(pt), 22B, 25/5B, 25/6(pt), 25/7B(pt), 25/8(pt), 25/10/A/2(pt), 40/17B(pt), 40/22B(pt), 43/1(pt), lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, being a part or portion of the Layout Land mentioned in the Second Schedule hereinabove.

THE FOURTH SCHEDULE REFERRED TO ABOVE

PART - 1

(Description of the said Wing)

Wing C of Dosti Dove Building in which the said Premises (as defined below) is situated and is being constructed on the Land as more particularly described in Third Schedule hereinabove.

(Description of the Premises)

Flat No. C1111 on the 11 floor, admeasuring 29.91 square metres (equivalent to 322 square feet) of carpet area in the said Wing of the said Dosti Dove Building, lying being and situate on the Land as more particularly described in Third Schedule hereinabove written, duly registered as "Dosti West County – Dosti Nest - Phase 3" Project with MahaRERA authority under Certificate bearing no. P51700049724, to be constructed on the Land as more particularly described in the Second Schedule herein above written.

PART - 2

(Consideration)

The total Consideration/ Purchase Price payable by the Purchaser to the Promoter, in respect of the Premises shall be **Rs.5019000/- (Rupees Fifty Lakh Nineteen Thousand Only)** The said Consideration/ Purchase Price shall be paid by the Purchaser to the Promoter in the following manner, time for such payment being of the essence of contract:

Sr. No.	Milestone	Percentage of total Consideration
1	On or before the execution of this Agreement	9%
2	After execution and registration of Agreement	21%
3	On completion of plinth	5%
4	On or before Commencement of 2 <sup>nd</sup> - slab of Superstructure of the Wing	5%
5	On or before Commencement of 6 <sup>th</sup> slab of Superstructure of the Wing	5%

*(Signature)* K

*(Signature)*



6	On or before Commencement of 10 <sup>th</sup> slab of Superstructure of the Wing	5%
7	On commencement of 15 <sup>th</sup> slab of Superstructure of the Wing	5%
8	On or before Commencement of 20 <sup>th</sup> slab of Superstructure of the Wing	5%
9	On commencement of 25 <sup>th</sup> slab of Superstructure of the Wing	5%
10	On Completion of Slabs including Podiums and Stilt of the said Wing.	5%
11	On Completion of internal walls, internal putty/gypsum, floorings etc. of the said Premises	5%
12	On Completion of concealed sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said premises	5%
13	On Completion of external plumbing, external paint, elevation, terraces with waterproofing of the Wing.	5%
14	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in the Agreement of Sale	10%
15	At the time of possession of the said premises	5%
	<b>TOTAL</b>	<b>100%</b>

At the time of execution of this Agreement, out of the said Consideration/Purchase Price, an amount of **Rs.1756650/- (Rupees Seventeen Lakh Fifty Six Thousand Six Hundred Fifty Only)** has already become due and payable, out of which the Purchaser has already paid a sum of **Rs.451710/- (Rupees Four Lakh Fifty One Thousand Seven Hundred Ten Only)** on or before execution of this Agreement and agrees to pay the balance sum of **Rs.1304940/- (Rupees Thirteen Lakh Four Thousand Nine Hundred Forty Only)** to the Promoter in the following manner-

- i) **Rs.501900/-** On or before .....
- ii) **Rs.803040/-** On or before .....
- iii) **Rs.....** On or before .....
- iv) **Rs.....** On or before .....
- v) **Rs.....** On or before .....

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**THE FIFTH SCHEDULE REFERRED TO ABOVE**  
(Description of Common Areas and Facilities)

- Recreational Ground
- Entrance Lobby Hall
- Lift and Lift Lobby
- Landing on the Floor
- Common Staircase with mid-landing



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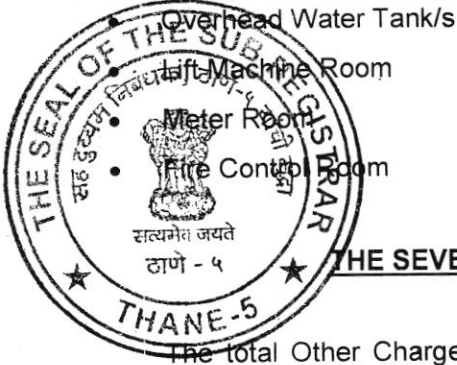
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५० / १०० (Description of Restricted Common Areas and Facilities)

Parking Space



Overhead Water Tank/s

Lift Machine Room

Meter Room

Fire Control Room

**THE SIXTH SCHEDULE REFERRED TO ABOVE**

**THE SEVENTH SCHEDULE REFERRED TO ABOVE**

(Details of the Other Charges)

The total Other Charges payable by Purchaser to Promoter, in respect of the Premises shall be **Rs.101472/- (Rupees One Lakhs One Thousand Four Hundred Seventy Two Only)**, as mentioned below. The said Other Charges shall be paid by the Purchaser to the Promoter on demand in the following manner, time for such payment being of the essence of allotment:

Sr.No.	Description	Category	Amount (Rs)
1.	Building Corpus Fund for infrastructure & common facilities	Non-Refundable	12000/-
2	Layout Corpus Fund for Common Areas maintenance charges for 60 months (Rs.1 per Sq.Ft.)*	Non-Refundable	19320/-
3	Share money (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600/-
4	Advance outgoings for 12 months (Rs.7 per month per Sq.Ft.) *	Deposit	27048/-
5.	Club Outgoings for 24 months (Rs.2 per Sq.Ft.)	Deposit	15456/-
6.	Share of Security Deposit 12 months (Rs.7 per month per Sq.Ft.)*	Deposit	27048/-
	<b>Total</b>		<b>101472/-</b>

- In addition to above mentioned Other Charges, the Purchaser shall also be liable to pay following Statutory Dues, as may be applicable, viz;
  - i. Flat Purchaser has to pay refundable Deposit of **Rs.50000/-** Towards Furniture Fit-out at the Time of Possession.
  - ii. Stamp Duty. (Save and except on this Agreement)
  - iii. Registration Charges. (Save and except on this Agreement)
  - iv. Goods and Service Tax (GST) on Purchase Price.
  - v. Goods and Service Tax (GST) on Other Charges.
  - vi. Property Tax and Water Tax as per actuals.

All payments to be made by the Purchaser under this Agreement towards purchase consideration/price including taxes, GST shall be by cheque/demand draft/pay order/any other instrument drawn in favour of:

*(S) Shaudhari* ✱

*(S) Shaudhari*

Account Name	"DOSTI ENTERPRISES DOSTI WEST COUNTY DOSTI NEST PHASE 3 Collection A/c".
Account Number	5345914708
Bank	KOTAK MAHINDRA BANK
Branch	FORT, Mumbai
IFSC Code	KKBK0000957
A/c. Type	"ESCROW / COLLECTION ACCOUNT"

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**THE EIGHTH SCHEDULE REFERRED TO ABOVE**

**PAN of the parties hereto;**

**Name as on Pan Card**

M/s. Dosti Enterprises  
(Promoter)

**PAN NO.**

AAFFD4236J

**BHARAT MADHUKAR CHAUDHARI**  
(Purchaser)

AGRPC3834H

**SANJANA BHARAT CHAUDHARI**  
(Purchaser)

BAIPC3888B

**SIGNED AND DELIVERED** by the )  
Within named "Promoter" )  
**M/S. DOSTI ENTERPRISES** )  
through its authorised signatory )

VILAS K. KALBHOR

in the presence of )

- (1) Sandesh Tambe )  
(2) PRADEEP AMBekar Pradeep )

**SIGNED AND DELIVERED** by the )  
Within named "Purchaser" )

**BHARAT MADHUKAR CHAUDHARI**

**SANJANA BHARAT CHAUDHARI**

in the presence of )

- (1) J. Kalbhor )  
(2) S. Chaudhari )



*Kalbhor*



*Bharat*



*S. Chaudhari*

*S. Chaudhari*

*Bharat*

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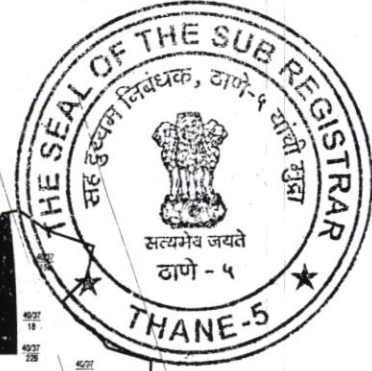
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# ANNEXURE - I

LARGER LAND

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## LEGEND

LARGER LAND		49,350 SQ.MT
SUB PLOT		12,560 SQ.MT
PLAYGROUND PLOT		5,870 SQ.MT
SCHOOL PLOT		380 SQ.MT
15MT. ROAD		600 SQ.MT
18MT ROAD		2,810 SQ.MT
45MT ROAD		60 SQ.MT
HCMTR		2,570 SQ.MT

*(S)haudhari*

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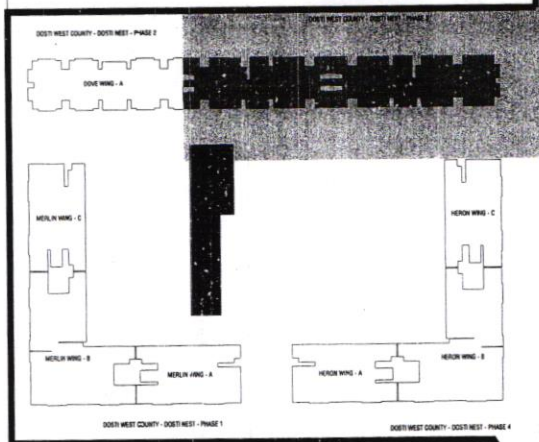
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ANNEXURE - II

दस्ता क्र. ४०३४/२०२४

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THE LAYOUT LAND



LEGEND

THE LAYOUT LAND		24,500 SQ.MT
CLUB HOUSE		565 SQ.MT
PHASE 3		5010 SQ.MT
DOVE B & C WING		1452 SQ.MT

SB Maudhavi ₹

*(Handwritten signature)*



**KIRAN BADGUJAR**  
B.A., LL. B.  
Advocate High Court

4/276, Suryodaya C.H.S. Ltd.,  
Kher Section, Ambernath (B), Thane - 421 901.  
Mob : 7406864379/982824187  
Email : advocate\_kiran2009@yahoo.com

Ref. No. : DW/A-3

Date : 12.2 DEC 2022

To,  
MahaRERA,  
Bandra Kurla Complex, Mumbai

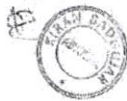
**LEGAL TITLE REPORT**

Sub-Title clearance certificate with respect to Plot comprising lands bearing New Survey/Hissa Nos' i.e. 21, 22 (corresponding revised S.No.22/A & 22/B), 25/5 (corresponding revised S.No.25/5/A & 25/5/B), 25/6, 25/10/A (corresponding revised S.No.25/10/A/1 & 25/10/A/2), 25/7 (corresponding revised S.No.25/7/A & 25/7/B), 25/8, 25/9 (corresponding revised S.No.25/9/A, 25/9/B, 25/9/C & 25/9/D), 25/10/B (corresponding revised S.No.25/10/B/1 & 25/10/B/2), 25/11 (corresponding revised S.No.25/11/A & 25/11/B), 40/15 (corresponding revised S.No.40/15/A & 40/15/B), 40/17 (corresponding revised S.No.40/17/A & 40/17/B), 40/19, 40/18, 40/22, 41/8, 41/9, 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2, 44/1 (corresponding revised S.No.44/1/A, 44/1/B & 44/1/C), 44/2/A (corresponding revised S.No.44/2/A, 44/2/B & 44/2/C) and 45/1 aggregating to 49,520.00 sq. meters, situated at Village: Sakum, Taluka and District Thane and more particularly described below (hereinafter referred to as "said Plot").

1/- I have investigated the title of said Plot on the request of M/s Dosti Enterprises, a Partnership Firm, having its registered office at Lawrence & Mavor House, First Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, and following documents i.e. :-

**1) Description of the Property:**

All that piece and parcel of Plot comprising Non-Agricultural lands bearing New Survey/Hissa Nos' i.e. 21, 22 (corresponding revised S.No.22/A & 22/B), 25/5 (corresponding revised S.No.25/5/A & 25/5/B), 25/6, 25/10/A (corresponding revised S.No.25/10/A/1 & 25/10/A/2), 25/7 (corresponding revised S.No.25/7/A & 25/7/B), 25/8, 25/9 (corresponding revised S.No.25/9/A, 25/9/B, 25/9/C & 25/9/D), 25/10/B (corresponding revised S.No.25/10/B/1 & 25/10/B/2), 25/11 (corresponding revised S.No.25/11/A & 25/11/B), 40/15 (corresponding revised S.No.40/15/A & 40/15/B), 40/17 (corresponding revised S.No.40/17/A & 40/17/B), 40/19, 40/18, 40/22, 41/8, 41/9, 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2, 44/1 (corresponding revised S.No.44/1/A, 44/1/B & 44/1/C), 44/2/A (corresponding revised S.No.44/2/A, 44/2/B & 44/2/C), 44/2/B and 45/1 aggregating to 49,520.00 sq. meters, the said Plot, lying, being and situate at Village Sakum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, having description as more particularly describe in Annexure "A".



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**2) The Documents of allotment of said Plot:**

The owners have acquired the Plot by and through various registered documents as more particularly mentioned and describe in Annexure "A".

- 3) The 7/12 extracts for the year 2022-23 of the said Plot in the name of M/s Dosti Enterprises in respect of the said Plot and registration entries in respect thereof.
- 4) Sale Deed No. 165 dated 30 January 1990 till 2022 in respect of the said Plot in the name of Sub-Registered Owner M/s Dosti Enterprises.
- 2/- In respect of above mentioned documents and all other registered documents relating to the title of said Plot, the title of the said Plot is clear and free from all claims of Owner/s and more particularly clear and free from all claims and charges as more particularly described in Annexure "B".



Owners and Developer M/s Dosti Enterprises  
M/s Dosti Enterprises (more particularly described in Annexure "C").  
Qualitative Comments/remarks:

1. Sub-division with respect of said Plot:-  
In respect of Old Survey No. 42, comprising New Survey No. 45/1 is the sub-divided Survey Number of Original New Survey No. 45/2, total area 6930.00 sq. mtrs. The said revised Survey No. 45/1 stands in the name of owners and New Survey No. 45/2 area 1040.00 sq. mtrs. which stands in the name of Thane Municipal Corporation and handed over TMC Vide registered Deed of Declaration as the same was under reservation for 20 Mtrs. wide D.P. road as per Sanctioned Development Plan.

**ii. Development Permission:**

The Owner/Promoter desirous to commence the construction on the said plot in accordance with the Development Permission dated 31.12.2021 and Commencement Certificate dated 09.02.2022 issued by The Thane Municipal Corporation, Thane and as may be amended from time to time.

**iii. No applicability of Revenue and/or Area sharing and no applicability of Land Owner/s as co-promoter/s:**

The Promoter i.e. M/s Dosti Enterprises is the Owner and Developer of the said Plot. The Promoter has acquired rights, title and interest in the said Plot including rights to develop the said Plot and sell the premises to be



**KIRAN BADGUJAR**  
Advocate

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CONT SHEET

constructed thereon on what is commonly known as ownership basis to the general public. There is no arrangement or agreement for revenue sharing or area sharing with any of the land owners and the Promoter has acquired this land long back and have fully paid and discharged the consideration in respect thereof to the respective land owners and therefore, as defined under the revenue provisions of RERA Act and rules made there under, these land owners are not Promoters/co-promoters.

3/- The report reflecting the flow of the title of Owner/s and Developer in respect of said plot is enclosed herewith as Annexure A.

Annexed as above

Date : 12.2 DEC 2022



(KIRAN BADGUJAR)  
Advocate

**ANNEXURE - A**

**FLOW OF THE TITLE OF THE SAID PLOT:**

Description of said plot as per revenue record as under:

Sr. No.	Old Survey/ Hissa No.	New Survey/ Hissa No.	Corresponding Revised Survey/ Hissa No as per development plan.	Area (Sq. Mtrs.)	Names of Owner/s and charge of Developer on 7/12 extracts :
1.	270	21		1,900	M/s. Dosti Enterprises
2.	271	22	22/A 22/B	1930 376	
3.	22/5	25/5	25/5/A  25/5/B	430  1870	Champubai Divdya Bhoir, Chandribai Divdya Bhoir, Chandrakant Laxman Bhoir, Kashibai Genu Bhoir, Vishnu Laxman Bhoir, Gauri Harishchandra, Parvati Dattaram Pawar, Gangubai Jagannath Patil, Ramubai Vasudev, Balram Vasudev, Krishna Vasudev, Yashvanti, Subhadra Vasudev Bhoir, Venubai Yashwant Bhoir, Ramesh Krishna Bhoir, Ashok Krishna Bhoir, Kailas Krishna Bhoir, Meghnath Krishna Bhoir, Sandip Vasant Patil, Mayur Ankush Bhoir, Amar Ankush Bhoir, Aparna Pankaj Patil, Manaki Jairam Patil, Kusum Jagannath, Meena Pandhripath Patil, Leelabai Digambar Bhoir, Naresh Digambar, Lata Ashok Mall, Chandrakala Nareish Mhatre, Gulab Chandrakant Bhagat, Kunda Jayawant Gulabi and Hirubai Harishchandra Bhoir ... Owners



*(Signature)*

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4.	22/6	25/6		900	M/s Dosti Enterprises - Developer Murlidhar Padman Bhoir, Devkubal Chango Bhoir, Dalbal Kisan Kotkar, Laxmi Kisan Mulundkar, Manjula Anant Mukadam, Probhavati Suresh Moli, Bejabai Jagannath Bhoir, Meena Murlidhar Mhatre, Manisha Jagannath Bhoir, Kiran Manoj Dalvi, Manoj Jagannath Bhoir, Vittal Jagannath Bhoir, Prabhakar Jagannath Bhoir, Janardhan Bhoir, Sunil Eknath Varti, Ram Chandrakant Patil, Eknath Bhoir, Dattatraya Krushna Bhoir, Vasudev Krushna Bhoir, Manoj Krushna Bhoir, Manoj Prakash Kotkar, Hemant Hachandra Varti - Owners.
5.	22/10(P4)	25/10/A	25/10/A/1	180	Laxmi Kisan Mulundkar, Manjula Anant Mukadam, Probhavati Suresh Moli, Bejabai Jagannath Bhoir, Meena Nilkhanth Mhatre, Manjula Jagannath Bhoir, Manoj Jagannath Bhoir, Kisan Kamlokar Dalvi - Owners.
			25/10/A/2	1000	M/s Dosti Enterprises - Developer
6.	22/7	25/7	25/7/A	1060	M/s Dosti Enterprises
			25/7/B	1620	
7.	22/8	25/8		1040	Manjula Harishchandra Patil, Sulochana Gopinath Bhoir, Umesh Sadashiv Mhatre, Mangesh Sadashiv Mhatre, Rajesh Sadashiv - Owners.



8.	22/9	25/9	25/9/A	70	Mhatre, Akhesh Sadashiv Mhatre - Owners M/s. Dosti Enterprises - Developer Rajesh Premji Shah
			25/9/B	630	
			25/9/C	420	
			25/9/D	320	
9.	22/10(P1)	25/10/B	25/10/B/1	750	Murlidhar Padman Bhoir - Owner
			25/10/B/2	250	
10.	22/11	25/11	25/11/A	1290	Muktabal Chandrayabhu Patil - Owner
			25/11/B	50	
					M/s Dosti Enterprises - Developer
11.	37/15	40/15	40/15/A	200	Prabhakar Krishna Patil, Narendra Vinayak Patil, Meghnath Vinayak Patil, Rukhmil Krishna Patil, Ranjana Subash Shelke, Shantabai Krishna Shelke, Sunanda Vinayak Patil, Suresh Krishna Patil, Mangala Bhaskar Mhatre, Mangesh Harishchandra Patil, Sonam Bhushan Patil, Bhinabai Harishchandra Patil, Sandesh Ramesh Patil, Mahendra Harishchandra Patil - Owners
			40/15/B	380	
					M/s Dosti Enterprises - Developer
12.	37/17	40/17	40/17/A	290	M/s Dosti Enterprises
			40/17/B	10	
13.	37/19	40/19		580	
14.	37/18	40/18		180	Kamlabai Shankar Patil, Muktabai Chandraya Patil, Ramkrishna alias Ramchandra Chandraya Patil - Owners
					M/s. Dosti Enterprises -



15.	37/22	40/22		150	Developer Ramchandra Ragho Patil, Dashrath Ragho Patil, Hiranman Ragho Patil, Pundlik Ragho Patil, Anusaya Lahu Mukadam, Nayana Sonnath Mhatre - Owners M/s. Dosti Enterprises - Developer
16.	38/8	41/8		200	Narayan Manglya, Ramabai Vasudev, Jagannath Ramdas, Jalandar Ramdas, Ravindra Ramdas, Radhibai Anant Patil, Chandrakant Anant Patil, Anil Anant Purnekar - Owners M/s. Dosti Enterprises - Developer
17.	38/9	41/9		1,710	Vishnu Sitaram Patil - Owner M/s. Dosti Enterprises - Developer
18.	38/10	41/10		250	Ganapat Dhondu Mhatre, Digambar Dhondu Mhatre, Balchandra Dhondu Mhatre, Mathura Rajaram Patil, Manaku Narayan Patil, Narmada Narayan Madhav, Shivram Rama Joshi, Harishchandra Chandraya Joshi, Salyawan Manik Pawshhe, Sunil Manik Pawshhe, Amol Manik Pawshhe, Prakash Motiram Joshi, Dipak Motiram Joshi, Kailas Motiram Joshi, Laxmi Dattatraya Patil, Anjali Chintaman Taloskar, Vanita Prabhakar Joshi, Leena Hemant Keri - Owners M/s. Dosti Enterprises - Developer
19.	38/12	41/12		230	Harishchandra Chandraya Joshi, Manik Gajanan Pawshhe, Salyawan Manik Pawshhe,



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20.	38/13	41/13		1,240	Sunil Manik Pawshhe, Amol Manik Pawshhe - Owners M/s. Dosti Enterprises - Developer
					Ramkrishna Chandraya Patil, Kamlabai Shankar Patil, Muktabai Chandraya Patil - Owners M/s. Dosti Enterprises - Developer
21.	38/14	41/14		510	Gangaram Atmaram Joshi, Ramakant Dharma Joshi, Kisan Atmaram Joshi, run Atmaram Joshi, Asha Guru Joshi, Girish Guru Joshi, Komal Guru Joshi, Madhukar Atmaram Joshi, Dropadi Rohidas Mhatre, Milan Kesarinath Mhatre, Vithobai Pundlik, Shakuntala Keshav, Vasanti Vasant, Prema Nana, Gulad Kabir, Bebi Harichandra - Owners M/s. Dosti Enterprises - Developer
22.	38/17	41/17		610	Ramesh Krishna Bhoir, Ashok Krushna Bhoir, Kailash Krushna Bhoir, Meghnath Krushna Bhoir, Sandip Vasant Patil, Sharda Shivaji Patil, Rekhu Tulshiram Bhoir, Satyavati Ankush Patil, Sujata Ajinkya Patil, Anna Ganapat Patil - Owners M/s Dosti Enterprises - Developer
23.	38/18	41/18		230	
24.	39/1	42/1		890	
25.	39/2	42/2		150	Chandrakant Anant Patil, Jagannath Ramdas, Jalandar Ramdas, Narayan Manglya, Ramabai Vasudev, Ravindra Ramdas, Anil Anant Purnekar, Radhibai Anant Patil - Owners M/s. Dosti Enterprises -



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26.	39/3	42/3		150	Developer Rajul Vrajaj Vora
27.	40/1	43/1		5,910	Kailas Krushna Bhoir, Premnath Krushna Bhoir, Bhngvan Krushna Bhoir, Bhimabai Guronath Keni, Ramabai Krushna Bhoir, Venubai Krushna Bhoir - Owners  M/s. Dosti Enterprises Developer
28.	40/2	43/2		2,350	Tulsiram Sitaram Bhoir, Yashoda Madhukar Bhoir, Gurunath Madhukar Bhoir, Ajesh Madhukar Bhoir, Avinash Madhukar Bhoir, Maruti Jaggu Bhoir, Namdev Bhaskar Bhoir, Janardhan Bhaskar Bhoir, Bebilbai Dattatraya Bhoir, Shikuntala Maruti Madhavi, Rotnabrobin Mahadev Bhoir, Manisha Balkrushna Patil, Shubhangl Pralhad Patil, Vaibhav Mahadev Bhoir, Ankush Abhimanyu Madhavi, Shakuntala Narayan Koli, Ramabai Govar Patil, Aruna Pandit Kotkar and Kunda Dhanuji Bhoir - Owners.  M/s. Dosti Enterprises Developer
29.	41/1	44/1	44/1/A	130	Yashoda Waman Bhoir, Dilip
			44/1/B	850	Kumar Ramchandra, Amba
			44/1/C	4820	Hari, Hirubai Balkrushna Bhoir, Palljibai Balkrushna Jamani Dewaran, Sulbha



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30.	41/1	44/2/A	44/2/C	44/2/D	1710 840 140	Pandharinath, Kusum Dundaram, Bhaskar Balkrushna, Ramesh Balkrushna, Sanjvani Chandrakant, Dadaram Balkrushna, Arun Balkrushna, Sulochana Balkrushna, Ravindra Chandrakant Bhoir, Sainath Chandrakant, Latabai Chandrakant, Sunita Bhigrath, Jitendra Bhigrath, Dharmendra Bhigrath, Sandeepa Krushna Mhatre, Anashri Vilas Gaikar, Chandraplekha Krushna Patil, Smitri Mshadev Bhoir, Jywantibai @ Revati Suresh Patil, Nutun Valka Daki, Rajesh Waman Bhoir, Sulbha Dwarakanath Patil, Rekha Suresh Patil - Owners  M/s. Dosti Enterprises- Developer
31.	41/2(pt)	44/2/B			2,850	M/s. Dosti Enterprises- Developer Savitribai Harishchandra Patil, Yachraj Harishchandra Patil, Gita Rohidas Patil, Priyanka Rohidas Patil, Prachi Rohidas Patil, Rohan Rohidas Patil, Hemlata Ganesh Patil, Vikas Ganesh Patil, Chetan Ganesh Patil, Priti Ganesh Patil, Vastala Narendra Patil, Mahesh Narendra Patil,



32.	42	45/1		5,890	Vishal Narendra Patil, Dipat Narendra Patil, Sanjay Narendra Patil, Vrunda Sridhar Patil, Darshna Dashrath Mhatre  M/s. Dosti Enterprises- Developer Rajul Vrajaj Vora
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Flow of title of said plot:

Sr. No.	New S/H No.	Corresponding Revised S.No./H.No.	Title Flow
1.	21	-	1. As reflects from revenue record, said lands were held by the Government of Maharashtra (hereinafter referred to as "the Government of Maharashtra").
2.	22	22/A 22/B	2. On perusal of 7/12 extracts of the said lands, it appears that the said lands have not been declared as "Forest" land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 3. Vide Notification issued by Revenue and Forest Department bearing No. JAMIN/2709/P.Y.2/1-4 dated 31 <sup>st</sup> August, 2009, the Government of Maharashtra has approved the grant of the said lands to and in favour of M/s Dosti Enterprises, the Owners herein on payment of purchase price as more particularly contained therein. Accordingly, the said purchase price has been duly paid by the said M/s Dosti Enterprises to the Government of Maharashtra. 4. Vide Order of the Collector, Thane bearing No. Mahasu/X-1/7-1/LBP/SR/09/2011 dated 26/08/2011, the Collector, Thane has approved the grant of said lands on ownership basis to and in favour of said M/s Dosti Enterprises for development purpose in



S. D. Maudhary

3.	25/5	25/5A 25/5/B	accordance with the terms and conditions as more particularly contained therein. Accordingly the name of said M/s Dosti Enterprises has been recorded on 7/12 extracts of said lands as Owners and subsequently proper Agreement for Occupancy Rights dated 31/12/2011 has been duly executed and registered with the concerned Sub-Registrar of Assurance on 25/01/2012. 1. Said Land is an ancestral property of Chandrabai Dhvya Bhoir and others, (hereinafter referred to as "said Owners"). 2. The said Land is not acquired by the Govt. under Section 10(5) of the Urban Land (Ceiling and Regulations) Act, 1976. Further, no development scheme under Section 20 and 21 of said ULC Act has been sanctioned in respect of said Land. As such, as per the provisions of ULC Repeal Act 1999, the provisions of ULC Act are not applicable to the said Land. 1. On perusal of 7/12 extract of said Land, it is clear that, the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975. 2. By and under registered Development Agreement read with authenticated Power of Attorney both dated 30 <sup>th</sup> December, 2004, the said owners had granted the development rights in respect of said Land for consideration to and in favour of one M/s. Siddhi Enterprises and delivered the possession thereof to said M/s Siddhi Enterprises, ("said Siddhi"). 3. By and under registered Development Agreement read with authenticated Power of Attorney both dated 24 <sup>th</sup> August, 2008, executed by the said Owners including their family members and said Siddhi as the Confirming Party, the development rights in the said Land
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 Advocate



4.	25/6		1. Said Land are an ancestral property of Manoj Jagannath Bhoir and others (hereinafter referred to as "said Owners").
5.	25/10/A	25/10/A/1 25/10/A/2	2. By and under Order dated 23 <sup>rd</sup> August, 2002 issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29 <sup>th</sup> November, 2007, the Addl. Collector and Competent Authority, Thane, has declared said Lands as "Retainable Land" of the said owners. 3. On perusal of 7/12 extracts of said

been granted for consideration in favour of M/s Dosti Enterprises or its Developers herein, or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.

Following litigations are pending in respect of said land, in the said proceedings no prohibitory order or any order affecting the title of said Owners and Developers has been passed by the Hon'ble Court. The details of said litigations are as under:

i) SCS 149/2010 before the C.J.S.D., at Thane, filed by M/s Dosti Enterprises against one Sachin Vinayak Ghate and others.

ii) SCS 32/2015 before the C.J.S.D., at Thane, filed by one Sachin Vinayak Ghate and others against One Sharad Shivaji Patil and others including M/s Dosti Enterprises.

iii) SCS 180/2015 before the C.J.S.D., at Thane, filed by one Sudhakar Yashwanth Bhoir and others against one Yamunabai Hajare and others including M/s Dosti Enterprises.

iv) RCS 586/2011 before the C.J.S.D., at Thane, filed by one Yamunabai Hajare and others against Sachin Vinayak Bhoir and others including M/s Dosti Enterprises.



			Lands, it appears that the said Lands have not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
			4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 4 <sup>th</sup> February, 2005, the said owners had granted the development rights in respect of said Lands for consideration to and in favour of one M/s. Siddhi Enterprises ("said Siddhi") and delivered the possession thereof to said Siddhi.
			5. By and under further documents including:
			a. Registered Development Agreement dated 7 <sup>th</sup> November, 2005 read with Authenticated Power of Attorney dated 9 <sup>th</sup> November, 2006 and;
			b. Registered Deed of Confirmation cum Declaration read with Authenticated Power of Attorney both dated 26 <sup>th</sup> February, 2007,
			c. Registered Deed of Confirmation read with Authenticated Power of Attorney both dated 2 <sup>nd</sup> January, 2008,
			d. Registered Deed of Confirmation dated 15 <sup>th</sup> April, 2008 read with Authenticated Power of Attorney both dated 16 <sup>th</sup> April, 2008,
			e. Registered Deed of Confirmation read with Authenticated Power of Attorney both dated 3 <sup>rd</sup> July, 2008,
			f. Registered Deed of Confirmation cum Supplementary Agreement and Authenticated Power of Attorney both dated 25 <sup>th</sup> September, 2009,
			executed by the said Owners with their different sets of family members and one Siddhi as Confirming Party, the development rights in the said Lands have been granted for consideration to and in favour of M/s Dosti Enterprises.



KIRAN BADGUJAR  
 Advocate

			the Developers herein, or its nominees or assignees as the said M/s Dosti Enterprises may desire and further delivered the possession thereof to said M/s Dosti Enterprises.
			6. Following litigations are pending in respect of said lands, however no adverse order affecting the title of the Owners and rights of Developers in the said lands is passed by the Hon'ble Court:
			i) Suit bearing SCS 149/2010, pending before CJSO, Thane, filed by Ramesh Padman Bhoir and others against Janardan J. Bhoir and others including M/s Dosti Enterprises.
			ii) Suit bearing RCS 1/2015 in respect of said lands is pending in CJSO, Thane, filed by Kisan Waman Bhoir and others against Vinal Janardhan Bhoir and others including M/s Dosti Enterprises. In the said suit interim and permanent injunction application was rejected by Hon'ble Court and impugning said rejection order an Appeal bearing MCA no. 11/2018 is pending before the Hon'ble District Judge, Thane, filed by the Appellants i.e. the Plaintiffs in said suit against Vinal Janardhan Bhoir and others including M/s Dosti Enterprises. In the said Suit and Appeal no order affecting the title of said land is passed.
			iii) Appeal hearing MCA No. 23 of 2021 filed by M/s Siddhi Enterprises against Mangush Anant Vaiti and others including said M/s Dosti Enterprises impugning the Judgment and Decree (Partly Decree) dated 26.03.2021 in suit No. SCS 194 of 2009, is pending before District Court, Thane. In the said Appeal, the Hon'ble Court pleads to grant interim stay to the operation and execution of said impugned



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			Judgment and Decree till the disposal of stay application by its Order dated 08.04.2021, however, said stay order does not affect the rights and title of M/s Dosti Enterprises from developing and/or dealing with the said land and or premises to be constructed thereon in any manner whatsoever as the Hon'ble Court has observed in paragraph no. 57 of the said impugned Judgment and Decree and finally concluded that the Plaintiffs are not entitled to any reliefs in respect of New Survey No. 25/6, 25/10A and 25/106, 35/10 and 40/3 of Village Balkum, Taluka and District Thane acquired by said M/s Dosti Enterprises.
6.	25/7	25/7/A 25/7/B	1. Said Land was an ancestral property of Mathurabai PaduPatil and others (hereinafter referred to as "said Original Owners").
			2. Under Order dated 13 <sup>th</sup> November, 2007, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29 <sup>th</sup> November, 2007, the Addl. Collector of Thane and Competent Authority has declared said Land as "Retainable Land" of said Original Owners.
			3. On perusal of 7/12 extract of said Land it appears that, the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
			4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 20/11/2006, said Original Owners have granted the Development Rights in respect of the said Land for consideration to and in favour of M/s. Dosti Enterprises, the Owners herein, or its nominees or assignees as the said M/s Dosti Enterprises may desire and



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		delivered the possession thereof to said M/s Dosti Enterprises.
7.	25/8	<p>5. By and under registered Deed of Conveyance dated 15/03/2018, the said land has been duly sold, conveyed and transferred to and in favour of said M/s Dosti Enterprises and said M/s Dosti Enterprises become the absolute owner thereof.</p> <p>1. Said land is an ancestral property of Manjula Harishchandra Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 13<sup>th</sup> November, 2007, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Addl. Collector of Thane and Competent Authority, has declared the said Land as "Retainable Land" of said Owners.</p> <p>3. As per provisions of Bombay Tenancy and Agricultural Land Act, 1948 (for short "TENANCY ACT") on killer day i.e. 1<sup>st</sup> April, 1957, one Kundamal Jasaji was the holder and ancestors of the Owners herein were the Agricultural Tenant and "Deemed Purchaser" of said Land. As per the judgments and Orders from time to time, from the Agricultural Land Tribunal and Tahasildar, Thane and Revenue Authorities, the heirs of Motya Poshia Patil became the Kalyedjar and Owners of the said Land. Thus, at present said Manjula Harishchandra Patil and others are holding the said Land as Owners.</p> <p>4. Under the provisions of Section 43 of Tenancy Act, the Competent Authority has relaxed the condition u/s 43 of Tenancy Act.</p> <p>5. On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927</p>



		and/or Maharashtra Private Forest Act, 1975.
		6. By and under registered Agreement for Development read with authenticated Power of Attorney both dated 6 <sup>th</sup> September, 2004, the said Owners had granted the development rights in respect of the said Land for the purpose to and in favour of one M/s Dosti Enterprises and delivered possession thereof to said M/s Dosti Enterprises ("said Siddhi").
		7. By and under registered Development Agreement read with authenticated Power of Attorney both dated 16 <sup>th</sup> August, 2007, executed by the said Owners and said Siddhi as the confirming Party, the development rights in the said Land has been granted for the purpose to and in favour of M/s Dosti Enterprises, the Developers herein, their nominees or assignees as the said M/s Dosti Enterprises may desire and further delivered the possession thereof to said M/s Dosti Enterprises.
8.	25/9	<p>25/3/A</p> <p>25/3/B</p> <p>25/4/C</p> <p>25/9/D</p> <p>1. Previously said Land was an ancestral property of Prashant Madhukar Patil and others and Shalini Ramesh Veta (hereinafter referred to as "said Prashant Madhukar Patil and others" and "said Shalini Ramesh Veta" respectively).</p> <p>2. The Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, (ULC ACT) - since repealed by its order dated 30<sup>th</sup> October, 1981 issued under Section 8(4) of the said Act, had declared portion of the said land as "Surplus Land", but on scrutiny of the revenue records, it is observed that the said Land has not been acquired by the Maharashtra Government nor any compensation has ever been received by the previous owners. Hence, as held by the High Court of Bombay in its judgment dated 25<sup>th</sup> July, 2008, in the</p>



		<p>matter of Voltas Ltd. and Rajesh Laxmidas Bhatia v/s State of Maharashtra and Ors. (Writ Petition 8356 of 2006), which is upheld by the Supreme Court by its Order dated 7<sup>th</sup> November, 2008 and as held by the High Court of Bombay in its judgment dated 30<sup>th</sup> March, 2009 in the matter of Ramchandra Padu Patil (deceased) through his heir Shalini Ramesh Veta v/s The State of Maharashtra and Ors. (Writ Petition 4232 of 2008), the ownership of the said Land vested with the Owners and the Government cannot acquire the said Land.</p> <p>3. On perusal of 7/12 extract of said Land it is apparent that the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under documents including -</p> <p>i) Registered Agreement for Development dated 10<sup>th</sup> January, 2007 read with Authenticated Power of Attorney dated 17<sup>th</sup> January, 2007, said Prashant Madhukar Patil and others had granted development rights in respect of 476.75 Sq. Mtrs. out of said land to and in favour of M/s Dosti Enterprises ("said Dosti") for consideration and as per the terms and conditions as contained therein and;</p> <p>ii) Registered Release Deed dated 15<sup>th</sup> June, 2000, executed by the other re-owners in respect of 965.25 Sq. Mtrs. out of said land in favour of said Shalini Ramesh Veta.</p> <p>iii) Registered Deed of Conveyance read with Authenticated Power of Attorney both dated 13<sup>th</sup> September, 2012, executed by said Prashant Madhukar Patil and others in respect of 476.75 Sq. Mtrs. out of said land with the confirmation of said Dosti to</p>
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		<p>and in favour of Rajesh Premji Shah, the present Owner for consideration and as per the terms and conditions as contained therein.</p> <p>iv) Registered Deed of Conveyance read with Authenticated Power of Attorney both dated 13<sup>th</sup> September, 2012, executed by said Shalini Ramesh Veta in respect of 965.25 Sq. Mtrs. out of said land to and in favour of said Rajesh Premji Shah, the present Owner.</p> <p>v) By virtue of aforesaid documents the possession of said land has been delivered to the said Rajesh Premji Shah.</p> <p>vi) That vide Affidavit cum Declaration, registered at Sr. No. 2122/2014 on 01/04/2014, the present Owner has declared that he is the partner of said M/s Dosti Enterprises and though the said land has been purchased in his personal name, the funds for purchasing the said land was paid and procured from the accounts of said Dosti Enterprises wherein he is one of the partners and save and except his proportionate share in the said land in the capacity of the partner of said M/s Dosti Enterprises, all rights, title and interest in the said land vests with said M/s Dosti Enterprises and possession of said land also lies with said M/s Dosti Enterprises for development thereof and said land was purchased for the benefit of said M/s Dosti Enterprises.</p>
9.	25/10/8	<p>25/10/8/1</p> <p>25/10/8/2</p> <p>1. Said Land is property of Murlidhar Padman Bhoir and others, derived by them from partition (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 23.08.2002 u/s 8(4) of the Urban Land Ceiling and Regulations Act, 1976, (ULC Act) - since repealed w.e.f. 29.11.2007, the</p>



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Competent Authority has declared said land as "Retainable Land". Further, no development is allowed under Section 20 and 21 of the said ULC Act has been sanctioned on the said Land. As such, as per the provisions of ULC Repeal Act 1975, the provisions of ULC Act are not applicable to the said Land.

On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.

4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 2<sup>nd</sup> May, 2007, the said Owners granted development rights in the said Land for village Dosti Enterprises, the Developers herein or its nominees or assignees as the said M/s Dosti Enterprises may desire to deliver the possession thereof to the said M/s Dosti Enterprises.

5. Suit bearing RCS 1/2015 in respect of said land is pending in CSD, Thane, filed by Kiran Waman Bhoir and others against Vimal Janardhan Bhoir and others including M/s Dosti Enterprises. In the said suit ad-interim and permanent injunction application were rejected by Hon'ble Court and impugning said rejection order an Appeal bearing MCA no. 31/2018 is pending before the Hon'ble District Judge, Thane, filed by the Appellants i.e. the Plaintiffs in said suit against Vimal Janardhan Bhoir and others including M/s Dosti Enterprises. In the said Suit and Appeal no order affecting the title of said land is passed.

6. Appeal bearing RCA No. 23 of 2023 filed by M/s Siddhi Enterprises against Mangesh Anant Vaiti and others

			including said M/s Dosti Enterprises impugning the Judgment and Decree (Partly Decree) dated 26.03.2021 in suit No. SCS 194 of 2009, is pending before District Court, Thane. In the said Appeal, the Hon'ble Court pleased to grant interim stay to the operation and execution of said impugned Judgment and Decree till the disposal of stay application by its Order dated 08.04.2021, however, said stay order does not affect the rights and title of M/s Dosti Enterprises from developing and/or dealing with the said land and or premises to be constructed thereon in any manner whatsoever as the Hon'ble Court has observed in paragraph no. 57 of the said impugned Judgment and Decree and finally concluded that the Plaintiffs are not entitled to any reliefs in respect of New Survey No. 25/5, 25/10A and 25/10B, 35/10 and 40/3 of Village Bakkum, Taluka and District Thane acquired by said M/s Dosti Enterprises.
10.	25/11	25/11/A 25/11/B	<p>1. Said Land is an ancestral property of Ramkrishna alias Ramchandra Chandrya Patil and others (hereinafter referred to as the "said Owners").</p> <p>2. By and under Orders dated 27<sup>th</sup> May, 1982 under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 - since Repealed, read with further Orders dated 18<sup>th</sup> September, 1990 and Order dated 28<sup>th</sup> February, 2012 under Section 20 of the said Act and further Order dated 28.01.2019, the Competent Authority, Thane has granted NDC for availing TDR against reservation of DP Road and Play Ground for entire said.</p> <p>3. On perusal of 7/12 extract of the said Land it appears that the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p>



KIRAN BADDUJAR  
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23

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24

4. As per provisions of Bombay Tenancy and Agricultural Land Act, 1948 (for short "TENANCY ACT") on 11<sup>th</sup> day i.e. 1<sup>st</sup> April, 1957, the ancestors of the Owners herein were the Agricultural Tenant and "Deemed Purchaser" of the said Land. As per the Judgments and Orders from time to time from the Agricultural Land Tribunal and Tahasildar, Thane and Revenue Authorities by and under Mutation Entry No. 1539 of 07/09/1961 Muktabai Chandrya Patil became the Kajibedar and owners of the said Land.

5. The Sub-Divisional Officer, Thane, being Competent Authority under Section 43 of Tenancy Act, vice its Order dated 19/12/2009 has granted permission for development of said Land subject to the terms and conditions contained therein.

6. By and under registered Deed of Declaration cum Confirmation of Agreement for Sale dated 31/01/2005 in respect of Agreement for Sale dated 6<sup>th</sup> February, 1987 read with Power of Attorney dated 19<sup>th</sup> February, 1987, 20<sup>th</sup> March, 1989 and 23<sup>rd</sup> November, 2000, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of one Manju Narendra Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (NG), ("said RNA") or its nominees or assignees as the said RNA may desire and deliver the possession in respect thereof to said RNA.

7. By and under registered Agreement for Development dated 22<sup>nd</sup> February, 2007 read with Substituted Power of Attorney dated 22<sup>nd</sup> February, 2007, the said RNA for itself and C.A. for said Owners have granted the development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises, the Developers herein, and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the

			possession thereof to said M/s Dosti Enterprises.
11.	40/15	40/15/A 40/15/B	<p>8. By and under registered Supplementary Agreement read with Authenticated Power of Attorney both dated 9<sup>th</sup> March, 2007, executed by family members constituting the said owners family and said RNA as Confirming Party, the said Owners personally confirmed for consideration the grant of development rights in the said Land to and in favour of said M/s Dosti Enterprises or its nominees or assignees as the said M/s Dosti Enterprises may desire and confirmed the delivery of possession thereof by RNA to the said M/s Dosti Dosti Enterprises.</p> <p>1. Said Land was an ancestral property of Prabhakar Krishna Patil and others, (hereinafter referred to as "said Original Owners").</p> <p>2. By and under amended Order dated 13<sup>th</sup> November, 2007 issued under Sec. 8(4) of the Urban Land (Ceiling and Regulations) Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Additional Collector and Competent Authority, Thane has declared the said Land as "Retainable Land" of said Original Owners.</p> <p>3. On perusal of 7/12 extract of said Land, it is clear that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 9<sup>th</sup> February, 2005, said Original Owners had granted the Development Rights in respect of said Land for consideration to and in favour of one M/s. Siddhi Enterprises, ("said Siddhi") and delivered the possession thereof to said Siddhi.</p>



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KIRAN BADGUJAR  
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25

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			<p>5. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 31<sup>st</sup> July, 2006, read with Registered Deed of Confirmation Authenticated Power of Attorney both dated 20<sup>th</sup> December, 2006, the said Original Owner with their family members and said Siddhi as Confirming Party have granted the Development Rights in respect of the said Land for consideration to and in favour of said M/s. Dosti Enterprises and delivered the possession thereof to said M/s. Dosti Enterprises.</p> <p>6. By and under registered Deed of Conveyance read with Authenticated Power of Attorney both dated 12<sup>th</sup> October, 2017, the said land has been sold, conveyed and transferred to and in favour of said M/s. Dosti Enterprises, however, effect of the same is yet to be given on 7/12 extract of said land.</p> <p>7. Suit RCS No. 313 of 2018, before CJJD, Thane, filed by Vasant Kashinath Patil and others against Suresh Krishna Patil and others including said M/s. Dosti Enterprises is pending in respect of said land. In the said suit no order so as to affect the title of said land has been passed.</p>
12.	40/17	40/17/A	<p>1. Said Lands were ancestral property of Raghunath Chandrya Patil and others (hereinafter referred to as "said Original Owners").</p> <p>2. By and under Order dated 24<sup>th</sup> February, 1984, issued under the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Additional Collector and Competent Authority, Thane has cancelled the Order passed under Section 8 (4) and cancelling the Notices under Section 10(3) and 10(5) and proceedings thereof and declared the said Lands as "Retainable Lands".</p>
13.	40/19	40/17/B	

			<p>3. On perusal of 7/12 extracts of said Lands, it is clear that the said Lands have not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1957.</p> <p>4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 6<sup>th</sup> November, 2004 and 27<sup>th</sup> December, 2004, the said Owners had granted the development rights in the said Land for consideration to and in favour of one M/s. Siddhi Enterprises ("said Siddhi") and delivered the possession thereof to said Siddhi.</p> <p>5. By and under registered Conveyance Deed dated 23<sup>rd</sup> June, 2017, said Lands have been duly sold, conveyed and transferred to and in favour of said M/s. Dosti Enterprises for the consideration and as per the terms and conditions contained therein, accordingly, said M/s. Dosti Enterprises become the absolute owner thereof.</p>
14.	40/18		<p>1. Said Land is an ancestral property of Ramkrishna alias Ramchandra Chandrya Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Orders dated 27<sup>th</sup> May, 1982 under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 - since Repealed, read with further Order dated 18<sup>th</sup> September, 1990 and order dated 28<sup>th</sup> February, 2012 under Section 20 of the said Act, the Dy. Collector and Competent Authority, Thane has permitted the Development of the larger property comprising the said land, subject to the terms and conditions contained therein. Further, as per scheme Order dated 27/12/2019</p>



KIRAN BADGUJAR  
Advocate

27

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			<p>passed by the Competent Authority u/s 20 of the ULC Act, in other rights column of 7/12 extract of said land, remark "area for constructing the Flats within the limits of 60 sq. meters carpet area" has been recorded vide Mutation No. 4380</p> <p>3. On perusal of 7/12 extract of the said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1957.</p> <p>4. By and under registered Deed of Declaration cum Confirmation of Agreement for Sale dated 31/01/2005 in respect of Agreement for Sale dated 6<sup>th</sup> February, 1987 read with Power of Attorney dated 16<sup>th</sup> February, 1987, 23<sup>rd</sup> November, 2000, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of Manju Narendra Gupta, Proprietress of East-West Builders, now merged with RNA Builders (NG), ("said RNA") or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Agreement for Development read with Substituted Power of Attorney both dated 27<sup>th</sup> February, 2007, said RNA for itself and as C.A. for said Owners have granted the development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as the said M/s. Dosti Enterprises may desire and delivered the possession thereof to said M/s. Dosti Enterprises.</p> <p>6. By and under registered Supplementary Agreement read with Authenticated Power of Attorney both dated 9<sup>th</sup> March, 2007, the said Owner and their family members with said RNA as</p>
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			<p>Confirming Party, the said Owners personally confirmed for consideration the grant of development rights in the said Land to and in favour of said M/s. Dosti Enterprises or its nominees or assignees as the said M/s. Dosti Enterprises may desire and further confirmed the delivery of possession thereof by RNA to the said M/s. Dosti Enterprises.</p>
15.	40/22		<p>1. Said Land is an ancestral property of Ramchandra Raghoo Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 11<sup>th</sup> July, 2007 issued under Sec. 15 of the Urban Land (Ceiling and Regulations) Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Additional Collector and Competent Authority, Thane has declared the said Lands as "Retainable Lands".</p> <p>3. On perusal of 7/12 extract of the said Land, it is clear that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1957.</p> <p>4. By and under registered Agreement for Development, read with Authenticated Power of Attorney both dated 27<sup>th</sup> December, 2004, the said Owners had granted the development rights in the said Land for consideration to and in favour of one M/s. Siddhi Enterprises ("said Siddhi") and delivered the possession thereof to said Siddhi.</p> <p>5. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 11<sup>th</sup> August, 2006, the said Owners and said Siddhi as Confirming Party have granted development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises or its nominees or assignees as the said M/s. Dosti</p>

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KIRAN BADGUJAR  
Advocate

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16.	41/8	<p>Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>Said Land is an ancestral property of Late Mangya Patil and others (hereinafter referred to as "said Owners").</p> <p>By and under Order dated 01<sup>st</sup> Sept. 1989, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 (since repealed w.e.f. 29<sup>th</sup> November, 2007), the Additional Collector and Competent Authority, Thane, has declared the said Land as "Non-convertible".</p> <p>3. On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Declaration cum Confirmation Deed of Agreement for Sale dated 31<sup>st</sup> January, 2005 in respect of Agreement for Sale Agreement dated 8<sup>th</sup> April, 1987 read with Power of Attorney dated 31<sup>st</sup> August, 1987, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of Manju H. Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (NG) ("said RNA") or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Agreement for Development read with Authenticated Irrevocable Power of Attorney dated 22<sup>nd</sup> February, 2007, the said Owners with their family members and said RNA as Confirming Party have granted the Development Rights in respect of said Land for consideration to and in favour of M/s. Dosti Enterprises, the</p>
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17.	41/9	<p>Developer herein, and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>1. Said Land is an ancestral property of Vishnu Sitaram Patil and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 26.09.1980 w/e 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Competent Authority has declared said Land as "Retainable Land". Further, at no point of time any order under Section 20 or 21 of the said Act was issued in respect thereof and therefore, as per the provisions of the Urban Land (Ceiling and Regulations) Repeal Act, 1999, the holding development and transfer of said Land is not affected under the provisions of said Repealed Act.</p> <p>3. From the perusal of 7/12 extract of the said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Deed of Declaration cum Confirmation dated 25<sup>th</sup> January, 2005 in respect of Agreement for Sale dated 22<sup>nd</sup> October, 1988, read with Power of Attorney dated 1<sup>st</sup> November, 1988 and 8<sup>th</sup> October, 1990, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of one Manju Narendra Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (NG), ("said RNA") or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Development Agreement read with Substituted Power</p>
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KIRAN BADGUJAR  
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		<p>of Attorney both dated 6<sup>th</sup> February, 2007, said RNA for itself and as C.A. for said Owners have granted the development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Deed of Confirmation cum Supplementary Agreement read with Authenticated Power of Attorney both dated 23<sup>rd</sup> August, 2010, and registered Deed of Confirmation read with Authenticated Power of Attorney both dated 26<sup>th</sup> August, 2010, executed by the family members of the said owners, with said RNA as Confirming Party, the said Owners personally confirmed for consideration the grant of development rights in the said Land to and in favour of said M/s Dosti Enterprises or its nominees or assignees as the said M/s Dosti Enterprises may desire and confirmed the delivery of possession thereof by RNA to the said M/s Dosti Enterprises.</p>
18.	41/10	<p>1. Said Land is an ancestral property of Harishchandra Chandraya Joshi and others and Bhaichandra Dhondu Mhatre and others and Shivram Ramu Joshi and others (hereinafter referred to as "said Owners").</p> <p>2. Said Land has not been acquired under Section 10(5) of the provisions of Urban Land (Ceiling and Regulations) Act, 1976 - since repealed w.e.f. 29<sup>th</sup> November, 2007, and/or at no point of time, any order under Section 20 or 21 of the said Act was issued in respect thereof and therefore the holding development and transfer of the said Land is not affected under the provisions of the said Act.</p> <p>3. On perusal of 7/12 extract of the said</p>



		<p>Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 25<sup>th</sup> April, 2008, executed by Harishchandra Chandraya Joshi and others, the co-owners comprising the said Owners, have granted the development rights in respect of their proportionate undivided share of 403.00 Sq. Mtrs. in the larger property including the said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>5. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 13<sup>th</sup> May, 2008, executed by Motiram Rama Joshi and others, the co-owners comprising the said Owner, have granted the development rights in respect of their proportionate undivided share of 402.00 Sq. Mtrs. in the larger property including the said Land for consideration to and in favour of said M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 14<sup>th</sup> May, 2008, executed by Ganpat Dhondu Mhatre and others, the co-owners comprising the said Owners, have granted the development rights in respect of their proportionate undivided share of 125.00 Sq. Mtrs. in the larger property including the said Land to and</p>
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		In favour of said M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.
19.	41/12	<p>1. Said Land is an ancestral property of Chandrya Bendu Joshi and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Orders dated 18<sup>th</sup> August, 1990 under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 - since Repealed, the Competent Authority, Thane has declared said land as "SURPLUS LAND". By and under further Order dated 18<sup>th</sup> September, 1990 and Orders dated 28<sup>th</sup> May, 2010 and 28<sup>th</sup> January, 2019 under Section 20 of said Act, the Competent Authority has permitted the Development of said land, subject to the terms and conditions contained therein. Further, as per scheme Order dated 27/12/2019 passed by the Competent Authority u/s 20 of the ULC Act, in other rights column of 7/12 extract of said land, remark "area for constructing the Flats within the limits of 80 sq. meters carpet area" has been recorded vide Mutation No. 4383.</p> <p>3. On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Deed of Declaration cum Confirmation dated 31<sup>st</sup> January, 2005 in respect of Agreement for Sale dated 14<sup>th</sup> December, 1986 read with Power of Attorney dated 19<sup>th</sup> February, 1987, 5<sup>th</sup> April, 1989 &amp; 23<sup>rd</sup> November, 2000, the said Owners as confirming Parties had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of one</p>



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		Manju N. Gupta, the proprietress of East-West Builders, now merged with RNA Builders ("said RNA") and delivered the possession thereof to said RNA.
20.	41/13	<p>1. Said Land is an ancestral property of Ramchandra alias Ramchandra Chandrya Patil and others ("said Owners").</p> <p>2. By and under Orders dated 27<sup>th</sup> May, 1982 under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 - since Repealed, read with further Order dated 18<sup>th</sup> September, 1990 and order dated 28<sup>th</sup> February, 2012 under Section 20 of the said Act, the Dy. Collector and Competent Authority, Thane has permitted the Development of the larger property comprising the said land, subject to the terms and conditions contained therein. Further, as per scheme Order dated 27/12/2019 passed by the Competent Authority u/s 20 of the ULC Act, in other rights column of 7/12 extract of said land, remark "area for constructing the Flats within the limits of 80 sq. meters carpet area" has been recorded vide</p>



		Mutation No. 4380.
		<p>1. On perusal of 7/12 extract of the said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Declaration cum Confirmation Deed dated 31<sup>st</sup> January, 2005 in respect of Agreement for Sale dated 5<sup>th</sup> February, 1987 read with Power of Attorney dated 16<sup>th</sup> February, 1987, 17<sup>th</sup> June 1988 and 22<sup>nd</sup> November, 2000, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of Manju Narendra Gupta, Proprietress East-N-West Builders, now merged with RNA Builders (NG) ("said RNA") and/or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Agreement for Development read with Substituted Power of Attorney both dated 6<sup>th</sup> February, 2007, said RNA for itself and as C.A. for said Owners have granted the development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Supplementary Agreement read with Authenticated Power of Attorney both dated 9<sup>th</sup> March, 2007, the said Owners and their family members with said RNA as Confirming Party, the said Owners personally confirmed for consideration the grant of development rights in the said Land to and in favour of said M/s Dosti Enterprises or its nominees or assignees as the said M/s Dosti Enterprises may</p>



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		desire and further confirmed the delivery of possession thereof by RNA to the said M/s Dosti Enterprises.
21.	41/14	<p>1. Said Land is an ancestral property of Atmaram Balu Joshi and Ramakant Dharma Joshi and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 13<sup>th</sup> November, 2007, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Addl. Collector and Competent Authority, Thane, has declared the said Land as "Retainable Land".</p> <p>3. On perusal of 7/12 extract of said Land it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Declaration cum Confirmation Deed dated 31/01/2005 in respect of Agreement for Sale dated 12<sup>th</sup> March, 1987 read with Authenticated Power of Attorney dated 26<sup>th</sup> March, 1987, 28<sup>th</sup> September, 1989, 24<sup>th</sup> January, 2001 and 12<sup>th</sup> June, 2002, the said owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of Manju Narendra Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (NG), ("said RNA") and/or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Development Agreement read with Substituted Power of Attorney both dated 6<sup>th</sup> February, 2007, said RNA for itself and as C.A. for said owners have granted the development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti</p>



		Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.
		6. By and under registered Supplementary Agreement read with Authenticated Power of Attorney both dated 15 <sup>th</sup> May, 2007 and registered Deed of Confirmation cum Supplementary Agreement read with Authenticated Power of Attorney both dated 09 <sup>th</sup> January, 2016 executed by the family members constituting the said owners family, with said RNA as Confirming Party, the said owners personally confirmed for consideration the grant of development rights in the said Land to and in favour of said M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and confirmed the delivery of possession thereof by RNA to said M/s Dosti Enterprises.
		7. By and under registered Deed of Confirmation read with Authenticated Power of Attorney both dated 30 <sup>th</sup> January, 2008 executed by the family members constituting the said owners family, the said owners personally confirmed for consideration the grant of development rights in the said Land to and in favour of said M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and confirmed the delivery of possession thereof to said M/s Dosti Enterprises.
22.	41/17	1. Said Lands are ancestral property of one Rameah Krishna Bhoir and others, (hereinafter referred to as "said Owners").
23.	41/18	2. By and under Orders dated 15 <sup>th</sup> January, 2004 under Section 8(4) of Urban Land (Ceiling and Regulations) Act, 1976 since Repealed, the Competent Authority has declared portion of land out of the said Lands as "SURPLUS
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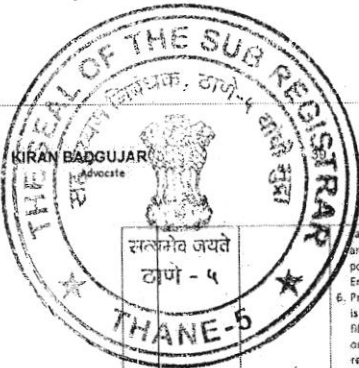


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दस्तावेज क्र. ४०३४ / २०२४

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		LANDS". By and under further Orders dated 14.09.2004, 28 <sup>th</sup> February, 2012 read with order dated 28 <sup>th</sup> January, 2019 under Section 20 of the said Act, the Competent Authority has permitted the Development of the said Surplus Portion, subject to the terms and conditions contained therein. Further, as per scheme Order dated 27/12/2019 passed by the Competent Authority u/s 20 of the ULC Act, in other rights column of 7/12 extract of S. No. 41/17, remark "area for constructing the Flats within the limits of 80 sq. meters carpet area" has been recorded vide Mutation No. 4352.
		3. On perusal of 7/12 extracts of the said Lands, it is clear that the said Lands have not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
		4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 26 <sup>th</sup> April, 2005, said Owners had granted the development rights in the said Lands for consideration to and in favour of M/s. Siddhi Enterprises ("said Siddhi") and/or its nominees or assignees as the said Siddhi may desire and delivered the possession thereof to said Siddhi.
		5. By and under further documents including registered Development Agreement read with Authenticated Power of Attorney both dated 25 <sup>th</sup> January, 2007 and registered Deed of Confirmation read with Authenticated Power of Attorney both dated 22 <sup>nd</sup> June, 2007, the said Owners and said Siddhi as the Confirming Party, the said Owners personally confirmed for consideration the grant of development rights in the said Lands for consideration to and in favour of the said M/s Dosti Enterprises and/or its nominees or assignees as the



		Said M/s Dosti Enterprises may desire and further confirmed the delivery of possession thereof said M/s Dosti Enterprises.
		6. Proceeding being suit SCS No. 389/2017 is pending before the C.J.S.D., at Thane, filed by M/s Dosti Enterprises against one Sachin Vinayak Gharat and others in respect of said Lands and other lands. In the said suit no prohibitory order and/or any order affecting the title of said Owners and Developers has been passed.
		7. Proceeding being suit bearing No. SCS 35/2017 is pending before the C.J.S.D., at Thane, filed by one Sachin Vinayak Gharat and others against One Sharda Shivaji Patil and others including M/s Dosti Enterprises in respect of said lands and other lands. In the said suit no prohibitory order and/or any order affecting the title of said Owners and Developers has been passed.
25.	42/2	1. Said Lands are ancestral property of Narayan MangyaPatil and others (hereinafter referred to as "said Owners").
		2. Under its Order dated 1 <sup>st</sup> September, 1989 issued under Sec. 8(4) of the Urban Land (Ceiling and Regulations) Act, 1976 (for short "ULC ACT") since repealed w.e.f. 29 <sup>th</sup> November, 2007, the Additional Collector and Competent Authority, Thane has declared the said land as "Retainable Land".
		3. On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
		4. As per provisions of Bombay Tenancy and Agricultural Land Act, 1948 (for short "TENANCY ACT") on file by L.E. 1 <sup>st</sup> April, 1957, one Bhamshankar Maruti was the holder of the land and ancestors



		of the Owners herein were the Agricultural Tenant and "Deemed Purchaser" of said Land. As per the Judgments and Orders from time to time from the Agricultural Land Tribunal and Tahsilदार, Thane and Revenue Authorities, MangyaDamaPatil and others became the Kalyadar and owners of the said Land and at present the heirs of the said MangyaDama alias Dharmaraj Patil are holding the said Land as owners thereof.
		5. Under the provisions of Section 42 of Tenancy Act, the proper permission from the Competent Authority for development of the said Land has been obtained.
		6. By and under registered Declaration cum Confirmation Deed dated 18/01/2005 in respect of Agreement for Sale dated 8 <sup>th</sup> April, 1987 read with Authenticated Power of Attorney dated 12 <sup>th</sup> May, 1987 and 29 <sup>th</sup> August, 1989, the said Owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of ManjuNarendra Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (NG), ("said RNA") and/or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.
		7. By and under registered Agreement for Development read with Substituted Power of Attorney both dated 22 <sup>nd</sup> February, 2007, said RNA for itself and a/c.A. for said Owners have granted the development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.
		8. By and under registered Release Deed dated 13 <sup>th</sup> June, 2016, the co-owner namely Yomuna Maruti Patil alias



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B. B. ...



		<p>Yamuna Manglya Patil has released her rights in the larger family property including the said land to and in favour of co-owner i.e. son of her brother Jagannath Ramdas Patil as recorded under Mutation No. 4091 dated 06.01.2017. However, said Yamuna Maruti Patil alias Yamuna Manglya Patil had no such right to release in favour of said Jagannath Ramdas Patil since she had already alienated her right by way of aforesaid documents.</p>
26.	42/3	<p>1. Said Land was an ancestral property of Rama MankyaPatil and others (hereinafter referred to as "said Original Owners")</p> <p>2. Said land is not acquired by the Govt. under Section 10(5) of the Urban Land (Ceiling and Regulations) Act, 1976. Further, no development scheme under Section 20 and 21 of the said ULC Act has been sanctioned on the said land. As such, as per the provisions of ULC Repeal Act 1999, the provisions of ULC Act are not applicable to the said Land.</p> <p>3. On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Deed of Conveyance read with Authenticated Irrevocable Power of Attorney both dated 16<sup>th</sup> June, 2010, executed by and between RajuVrajaVora, the Purchaser of the First Part, Kashinath Rama Patil and others, legal heirs of the deceased Rama MankyaPatil of the Second part, said Kashinath Rama Patil and others, the said Original Owners have sold, conveyed and transferred the said land for consideration to and in favour of said RajuVrajaVora and delivered the possession thereof to said</p>

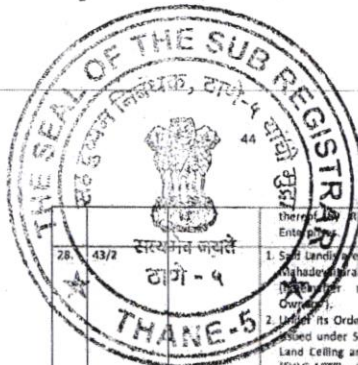


		<p>RajuVrajaVora. By virtue of said Deed of Conveyance, the name of said RajuVrajaVora has been recorded on 7/12 extract of said land.</p> <p>5. That vide Affidavit cum Declaration, registered at Sr. No. 2119/2014 on 01/04/2014, the present Owner has declared that he is the partner of M/s Dosti Enterprises and though the said land has been purchased in his personal name, the funds for purchasing the said land was paid and procured from the accounts of said Dosti Enterprises wherein he is one of the partners and save and except his proportionate share in the said land in the capacity of the partner of said M/s Dosti Enterprises, all rights, title and interest in the said land vests with said M/s Dosti Enterprises and possession of said land also lies with said M/s Dosti Enterprises for development thereof and said land was purchased for the benefit of said M/s Dosti Enterprises.</p>
27.	43/1	<p>1. Said Land is an ancestral property of Krishna Balaji Bhoir and others (hereinafter referred to as "said Owners").</p> <p>2. By and under Order dated 26<sup>th</sup> September, 1980, issued under Sec. 8(4) read with further orders dated 28<sup>th</sup> May, 1990 and amended order dated 28<sup>th</sup> May, 2010 read with order dated 28<sup>th</sup> January, 2019 issued under Section 20 of the Urban Land (Ceiling and Regulations) Act, 1976 (for short "ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007. The Competent Authority has permitted development in respect of said lands. As per scheme Order dated 27/12/2019 passed by the Competent Authority u/s 20 of the ULC Act, in other rights column of 7/12 extract of said land, remark "area for constructing the Flats within the limits of 80 sq. meters carpet area" has been recorded vide Mutation No. 4387</p>



ट न न - ५  
दस्तावेज क्र. ४०३४ / २०२४  
७९ / १००

		<p>3. On perusal of 7/12 extracts of said Lands, it appears that the said Lands have not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Deed of Declaration cum Confirmation dated 31<sup>st</sup> January, 2005 in respect of Agreement for Sale dated 9<sup>th</sup> February, 1987 read with Power of Attorney dated 17<sup>th</sup> May, 1989 and 20<sup>th</sup> March, 2003, the said owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of one Manju Narendra Gupta, Proprietress of East-N-West Builders, now merged with RNA Builders (Pvt.) Ltd., ("said RNA") or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Development Agreements dated 22<sup>nd</sup> February, 2007 read with Substituted Power of Attorney dated 3<sup>rd</sup> March, 2007, executed by said RNA for itself and Constituted Attorney for said owners, said RNA have granted the development rights in the said Land for valuable consideration to and in favour of M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Supplementary Agreement read with Authenticated Power of Attorney dated 28<sup>th</sup> July, 2009, executed by the said owners and their family members with said RNA as Confirming Party, the said Owners granted development rights for consideration in the said Land to and in favour of the said M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and confirmed the delivery of possession</p>
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		<p>thereof to said M/s Dosti Enterprises.</p>
28.	43/2	<p>1. Said Land is an ancestral property of Mahadev Narambhoir and others (hereinafter referred to as "said Owners").</p> <p>2. Under its Order dated 30<sup>th</sup> June, 1987, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Dy. Collector and Competent Authority, Thana has declared the said Land as "Retainable Land".</p> <p>3. On perusal of 7/12 extract of said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 18<sup>th</sup> May, 2006, the said Owners had granted Development Rights in respect of the said Land for consideration to and in favour of one M/s. Shri Swami Enterprises and delivered the possession thereof to said M/s Shri Swami Enterprises ("said M/s Shri Swami Enterprises").</p> <p>5. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 23<sup>rd</sup> January, 2007, executed by the said Owners and said M/s Shri Swami Enterprises as Confirming Party, read with Deed of Confirmation cum Supplementary Agreement and Power of Attorney both dated 18<sup>th</sup> June, 2014, executed by Yashoda Madhukar Bhoir and others, the co-owners in respect of their undivided share in said land, the said Owners, their family members and said Shri Swami Enterprises, have granted development</p>



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			<p>rights in respect of the said Land for consideration to and in favour of M/s Dosti Enterprises and/or its nominees and assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Development Agreement read with Authenticated Irrevocable Power of Attorney both dated 22<sup>nd</sup> April, 2003, executed by NamdevbhoskarBhoir and others, the co-owners in respect of their undivided share in the said Land, the said Owners have granted development rights in respect of said land for consideration to and in favour of said M/s Dosti Enterprises and/or its nominees and assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>7. By and under another registered Development Agreement dated 6<sup>th</sup> May, 2008 read with Authenticated Irrevocable Power of Attorney dated 21<sup>st</sup> July, 2008, executed by Maruti Jagubhoir and others, the co-owners in respect of their undivided share in the said land, read with Deed of Confirmation read with Authenticated Irrevocable Power of Attorney both dated 27<sup>th</sup> November, 2008, executed by Vaishali Sudhakar Bhandari and others, the co-owners in respect of their undivided share in the said land, the said Owners have granted the development rights in respect of said land for consideration to and in favour of said M/s Dosti Enterprises and/or its nominees and assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>8. Proceeding bearing RCS No. 587/2010 filed by one Maruti Jagubhoir</p>
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ट न न - ५  
दस्त क्र. ४०३४ / २०२४  
७०२ / १००



29.	44/1	44/1/A 44/1/B 44/1/C	<p>against Maruti Jagubhoir and others and another proceeding bearing R.D. No. 38/2012 filed by one Maruti Jagubhoir against Madhukar Sitaram Bhoir. In respect of said lands are pending before C.J.J.D., Thane, in the said proceedings no adverse order is passed effecting the title of said land.</p> <p>1. Said Land is an ancestral property of Yashoda Waman Bhoir and others (hereinafter referred to as "said owners").</p> <p>2. By and under Order dated 28.03.2001 u/s 8(4) of Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007 and further Order 10<sup>th</sup> February, 2010 under, the Additional Collector and Competent Authority, Thane, has declared the said Land as "Retainable Land".</p> <p>3. On perusal of 7/12 extract of the said land it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Declaration cum Confirmation dated 25/01/2005 in respect of Agreement for Sale dated 24<sup>th</sup> March, 1987 read with Authenticated Power of Attorney dated 24<sup>th</sup> March, 1987, 5<sup>th</sup> May, 1989, 23<sup>rd</sup> September, 2001, 23<sup>rd</sup> February, 2004, the said owners had agreed to sale, convey, transfer and assign the said Land for consideration to and in favour of Manju Narendra Gupta, Proprietress of East-West Builders, now merged with RNA Builders (NG) ("said RNA") and/or its nominees or assignees as the said RNA may desire and delivered the possession thereof to said RNA.</p> <p>5. By and under registered Development Agreement read with Substituted Power</p>
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			<p>Power of Attorney both dated 22<sup>nd</sup> February, 2005, the said RNA for itself and as substituted Attorney for said owners have granted the development rights in the said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>6. By and under registered Confirmation Deed read with Authenticated Power of Attorney both dated 6<sup>th</sup> November, 2015, executed by the family members of Owners and said RNA as Confirming Party, the said Owners have granted development rights in the said land to and in favour of said M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and confirmed the delivery of possession thereof by RNA to M/s Dosti Enterprises.</p>
30.	44/2/A	44/2/A 44/2/C 44/2/D	<p>1. Said Land is an ancestral property of Kankubai Bhalchandra Patil and others (hereinafter referred to as "said Owners").</p> <p>2. Under its Order dated 31<sup>st</sup> July, 2007, issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29<sup>th</sup> November, 2007, the Adil. Collector and Competent Authority Thane, has declared the said Land as "Retainable Land".</p> <p>3. As per provisions of Bombay Tenancy and Agricultural Land Act, 1948 (for short "TENANCY ACT") on like day i.e. 1<sup>st</sup> April, 1957, one Kundmal Jaisaji was the holder and ancestors of the Owners herein were the Agricultural Tenant and "Deemed Purchaser" of said land. As per the judgments and Orders from time to time from the Agricultural Land Tribunal and Tahsilidar, Thane and Revenue Authorities, said Kankubai</p>



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			<p>Bhalchandra Patil and others became the Karkujdar and owners of the said Land. Thus, at present said Kankubai Bhalchandra Patil and others are holding the said Land as Owners.</p> <p>4. The Sub-Divisional Officer, Thane, being Competent Authority under Section 43 of Tenancy Act, vide its Order dated 18<sup>th</sup> August, 2008, has granted permission for development of said Land subject to the terms and conditions therein.</p> <p>5. On perusal of 7/12 extract of the said Land, it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>6. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 24<sup>th</sup> January, 2005, the said Owners had granted the development rights in respect of the said Land for consideration to and in favour of one M/s. Siddhi Enterprises and delivered the possession thereof to said M/s Siddhi Enterprises ("said M/s Siddhi Enterprises").</p> <p>7. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 16<sup>th</sup> August, 2006, read with registered Deed of Confirmation and Authenticated Power of Attorney both dated 22<sup>nd</sup> August, 2006, the said Owners with their family members with said M/s Siddhi Enterprises as the Confirming Party, have granted the development rights in respect of said Land for consideration to and in favour of M/s. Dosti Enterprises and/or its nominees and assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p>
31.	44/2/B		<p>1. The said Land is an ancestral property of Saviribai Harishchandra Patil and</p>



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		<p>others, (hereinafter referred to as the "said Owners").</p> <p>2. Previously some portion of larger property including the said land was declared under Section 2(4) of the Urban Land (Ceiling and Regulations) Act, 1976 - since repealed as "Surplus Land" of the said Owners and further acquisition proceedings under Section 10 (5) of the said Act were initiated. Thereafter, as per the observation made in fresh order dated 11/07/2007 passed u/s 15 of said Act, as on date there is no bar for holding, enjoyment, development and transfer of the said land.</p> <p>3. On perusal of 7/12 extract of said Land prima-facie it appears that the said Land has not been declared as "Forest" under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Development Agreement read with Authenticated Power of Attorney both dated 3<sup>rd</sup> May, 2006, and registered Deeds of Confirmation (3 nos) read with Authenticated Power of Attorney (3 nos) all dated 17<sup>th</sup> May, 2006, 29<sup>th</sup> October, 2009 and 7<sup>th</sup> November, 2009 respectively, executed by said Owners, and their family members, personally confirmed for consideration the grant of development rights in the said Land to and in favour of M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and further confirmed the delivery of possession thereof to said M/s Dosti Enterprises.</p>
32.	45/1	<p>1. Said Land was ancestral property of Manohar Sitaram Bhoir and others (hereinafter referred to as "said Original Owners").</p> <p>2. Under its Order dated 29<sup>th</sup> November, 1980, issued under Section 8(4) of the</p>



		<p>Urban Land (Ceiling and Regulations) Act, 1976 - since repealed ("ULC Act"), the Competent Authority has declared portion of said Land as "Surplus Land" of said original owners. However, in W.P. No.3522 of 2008, filed by the said original owners, the Hon'ble High Court has held that the said Land has not been acquired under Section 10(3) and 10(5) of the provisions of the ULC Act - since repealed w.e.f. 29<sup>th</sup> November, 2007. Further at no point of time, any order under Section 20 or 21 of the said act was issued in respect thereof and therefore the holding development and transfer of the said land is not affected under the saving provisions of the said repealed Act.</p> <p>3. On perusal of 7/12 extract of said Land it appears that the said Land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.</p> <p>4. By and under registered Development Agreement dated 13<sup>th</sup> March, 2007 read with Authenticated Power of Attorney dated 14<sup>th</sup> March, 2007, and registered Supplementary Agreement dated 15<sup>th</sup> March, 2007, the said Original Owners and their family members have granted development rights in the said Land for consideration to and in favour of M/s Dosti Enterprises and/or its nominees or assignees as the said M/s Dosti Enterprises may desire and delivered the possession thereof to said M/s Dosti Enterprises.</p> <p>5. By and under registered Agreement for Sale dated 4<sup>th</sup> November, 2011 and further registered Deed of Conveyance read with Authenticated Power of Attorney both dated 28<sup>th</sup> November, 2011, said Original Owners and their family members with said M/s Dosti Enterprises as Confirming Party have</p>
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दस्त क्र. ४०३४ / २०२४

७३ / १००

		<p>sold, conveyed and transferred the said Land for consideration to in favour of Rajul Vrajlal Vora.</p> <p>6. Civil suit bearing SCS 309/2014, before C.J.S.D., Thane, filed by Venita Balaram Bhoir and others against Manohar Sitaram Bhoir and others including the owner herein is pending in respect of said land. In the said suit no adverse order is passed so as to affect the title of said land.</p>
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Vide Mortgage Deed, registered at Sr. No. TNN-5-6227-2019 on 18.04.2019 read with Mortgage Deed, registered at Sr. No. TNN-5-6227-2019 on 08/12/2017 in favour of Kotak Mahindra Investment Limited, Mortgage Deed, registered at Sr. No. TNN-5-6219-2019 on 18.04.2019 read with Mortgage Deed, registered at Sr. No. TNN-5/8694/2018 on 18/06/2018 in favour of Kotak Mahindra Prime Limited, Mortgage Deed, registered at Sr. No. TNN-5-6219-2019 on 18.04.2019 read with Mortgage Deed, registered at Sr. No. TNN-5/2305/2019 on 14/02/2019 in favour of Kotak Mahindra Investment Limited, Mortgage Deed, registered at Sr. No. TNN-2/15807/2019 on 17/10/2019 in favour of Kotak Mahindra Prime Limited, Mortgage Deed, registered at Sr. No. TNN-2-18050/2020 on 12.10.2020 read with Rectification Deed registered at Sr. No. TNN-2-11285/2020 on 06/11/2020 in favour of Kotak Mahindra Bank Limited and Mortgage Deed, registered at Sr. No. TNN-2-13051/2020 on 12.10.2020 in favour of Kotak Mahindra Investment Limited, Lands bearing New Survey No. 25/5, 25/6, 25/10/A, 25/7, 25/8, 25/9, 25/10/B, 25/11, 41/9, 41/13, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2, 44/1, 44/2/A, 44/2/B and 45/1 forming part of said plot or portion thereof has been mortgaged with the Mortgagees on such terms and conditions as more particularly contained therein.



*S. Bhaudhari*

*Phulkari* +

Annexure "C"  
Owners and Developers of said Plot:

Sr. No.	New S/ H No.	Corresponding Revised Survey/Hiss No.	Name of Owner/s and charge of Developer on 7/12 extracts
1.	21		M/s. Dosti Enterprises - Owners
2.	22	22/A	
		22/B	
3.	25/5	25/5/A	Champubai Divdyia Bhoir and others - Owners
		25/5/B	
4.	25/6		M/s. Dosti Enterprises - Developer Laxmi Kisan Mukundkar and others - Owners
5.	25/10/A	25/10/A/1	M/s Dosti Enterprises - Developer
		25/10/A/2	
6.	25/7	25/7/A	M/s. Dosti Enterprises - Owner
		25/7/B	
7.	25/8		Manjula Harishchandra Patil and others - Owners
			M/s. Dosti Enterprises - Developer
8.	25/9	25/9/A	Rajesh Premji Shah - Owner
		25/9/B	
		25/9/C	
		25/9/D	
9.	25/10/B	25/10/B/1	Murlihar Padman Bhoir - Owner
		25/10/B/2	
10.	25/11	25/11/A	M/s Dosti Enterprises - Developer Muktabal Chandryabhau Patil - Owner
		25/11/B	
11.	40/15	40/15/A	Prabhakar Krishna Patil and others - Owners
		40/15/D	
12.	40/17	40/17/A	M/s Dosti Enterprises - Developer
		40/17/B	M/s Dosti Enterprises - Owner
13.	40/19		
14.	40/18		Kamlalal Shankar Patil and others - Owners
			M/s. Dosti Enterprises - Developer
15.	40/22		Ranchandra Ragho Patil and others - Owners
			M/s. Dosti Enterprises - Developer
16.	41/8		Nasayan Mangya Patil and others - Owners



**टनन - ५**  
 दस्ता क्र. ४०३४ / २०२४  
 ४४ / १००



			M/s. Dosti Enterprises - Developer
17.	41/9		Vishnu Sitaram Patil - Owner
			M/s. Dosti Enterprises - Developer
18.	41/10		Ganapat Dhondu Mhatre and others - Owners
			M/s. Dosti Enterprises - Developer
19.	41/12		Harishchandra Chandrya Joshi and others - Owners
			M/s. Dosti Enterprises - Developer
20.	41/13		Ramkrishna Chandrya Patil and others - Owners
			M/s. Dosti Enterprises - Developer
21.	41/14		Gangaram Atmarom Joshi and others - Owners
			M/s. Dosti Enterprises - Developer
22.	41/17		Ramesh Krishna Bhoir and others - Owners
23.	41/18		M/s Dosti Enterprises - Developer
24.	42/1		
25.	42/2		Chandrakant Anant Patil and others - Owners
			M/s. Dosti Enterprises - Developer
26.	42/3		Rajul Vrajil Vora
27.	43/1		Kailas Krishna Bhoir and others - Owners
			M/s Dosti Enterprises - Developer
28.	43/2		Tulsiram Sitaram Bhoir and others - Owners
			M/s. Dosti Enterprises - Developer
29.	44/1	44/1/A	Yashoda Waman Bhoir and others - Owners
		44/1/B	
		44/1/C	
30.	44/2/A	44/2/A	Kankubai Bhalchandra Patil and others - Owners
		44/2/C	
		44/2/D	
31.	44/2/B		M/s. Dosti Enterprises - Developer Savitribai Harishchandra Patil & othes - Owners
			M/s. Dosti Enterprises - Developer
32.	45/1		Rajul Vrajil Vora

Date: 12 2 DEC 2022



KIRAN BADGUJAR  
(Advocate)

*Handwritten signature/initials*

*Handwritten signature: S. Bhudhari*

**महाराष्ट्र शासन**  
**गाव मनुष्या सार ( शिकारी पेशेची )**  
**[ महाराष्ट्र जमीन मालकी अधिनियम अन्वयेत जमीन मालकी व अधिकार ठरवणे व सुविधा देणे ]**

गाव - **बाळकृष्ण ( 943886 )** तालुका - **ठाणे** जिल्हा - **ठाणे**  
 गाव मनुष्या सार ( शिकारी पेशेची )

ULPIN : 22394517855

क्र.सं.	वर्णनात्मक विवरण	क्षेत्रफळ	मालकी	वै.सं.	संपत्ती
1	शिकारी पेशेची	1.00	शिकारी पेशेची	1.00	शिकारी पेशेची

**ई महा**

**गाव मनुष्या सार ( शिकारी पेशेची )**  
**[ महाराष्ट्र जमीन मालकी अधिनियम अन्वयेत जमीन मालकी व अधिकार ठरवणे व सुविधा देणे ]**

गाव - **बाळकृष्ण ( 943886 )** तालुका - **ठाणे** जिल्हा - **ठाणे**  
 गाव मनुष्या सार ( शिकारी पेशेची )

क्र.सं.	वर्णनात्मक विवरण	क्षेत्रफळ	मालकी	वै.सं.	संपत्ती
1	शिकारी पेशेची	1.00	शिकारी पेशेची	1.00	शिकारी पेशेची

**ट न न - ५**  
**दस्त क्र. ४०३४ / २०२४**  
**७५ / १००**

**THE SEAL OF THE SUB REGISTRAR**  
**सत्यमेव जयते**  
**ठाणे - ५**  
**THANE-5**

**महाराष्ट्र शासन**  
**गाव मनुष्या सार ( शिकारी पेशेची )**  
**[ महाराष्ट्र जमीन मालकी अधिनियम अन्वयेत जमीन मालकी व अधिकार ठरवणे व सुविधा देणे ]**

गाव - **बाळकृष्ण ( 943886 )** तालुका - **ठाणे** जिल्हा - **ठाणे**  
 गाव मनुष्या सार ( शिकारी पेशेची )

ULPIN : 22394517855

क्र.सं.	वर्णनात्मक विवरण	क्षेत्रफळ	मालकी	वै.सं.	संपत्ती
1	शिकारी पेशेची	1.00	शिकारी पेशेची	1.00	शिकारी पेशेची

**ई महा**

Friday, November 04, 2022

**महाराष्ट्र शासन**  
**गाव मनुष्या सार ( शिकारी पेशेची )**  
**[ महाराष्ट्र जमीन मालकी अधिनियम अन्वयेत जमीन मालकी व अधिकार ठरवणे व सुविधा देणे ]**

गाव - **बाळकृष्ण ( 943886 )** तालुका - **ठाणे** जिल्हा - **ठाणे**  
 गाव मनुष्या सार ( शिकारी पेशेची )

क्र.सं.	वर्णनात्मक विवरण	क्षेत्रफळ	मालकी	वै.सं.	संपत्ती
1	शिकारी पेशेची	1.00	शिकारी पेशेची	1.00	शिकारी पेशेची

**ई महा**

Tuesday, August 23, 2022

*Shudhan*

*Shudhan* **F**



Blind  
+

SRMoudhaly!

Wednesday, March 16, 2022

THE SEAL OF THE SUB REGISTRAR  
THANE-5

श्री ५ - ५०१ / ७००

वसुधै कुरुते

५ - ५०१ / ७००

Page 1 of 1



Tuesday, August 23, 2022

THE SEAL OF THE SUB REGISTRAR  
THANE-5

श्री ५ - ५०१ / ७००

वसुधै कुरुते

५ - ५०१ / ७००

Page 1 of 1

Tuesday, August 23, 2022

THE SEAL OF THE SUB REGISTRAR  
THANE-5

श्री ५ - ५०१ / ७००

वसुधै कुरुते

५ - ५०१ / ७००

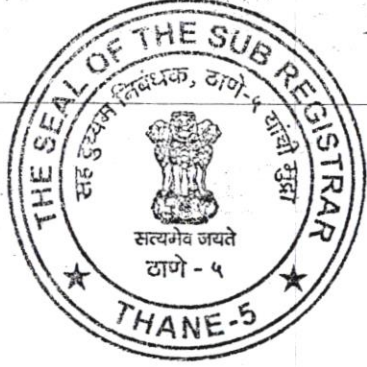
Page 1 of 1





टन न - ५  
 दस्त क्र. ४०३४ / २०२४  
 ७९ / १००

ANNEXURE 6  
 DOVE - WING C  
 FLAT NO. 11



*Phalguni*  
*Shauhan*

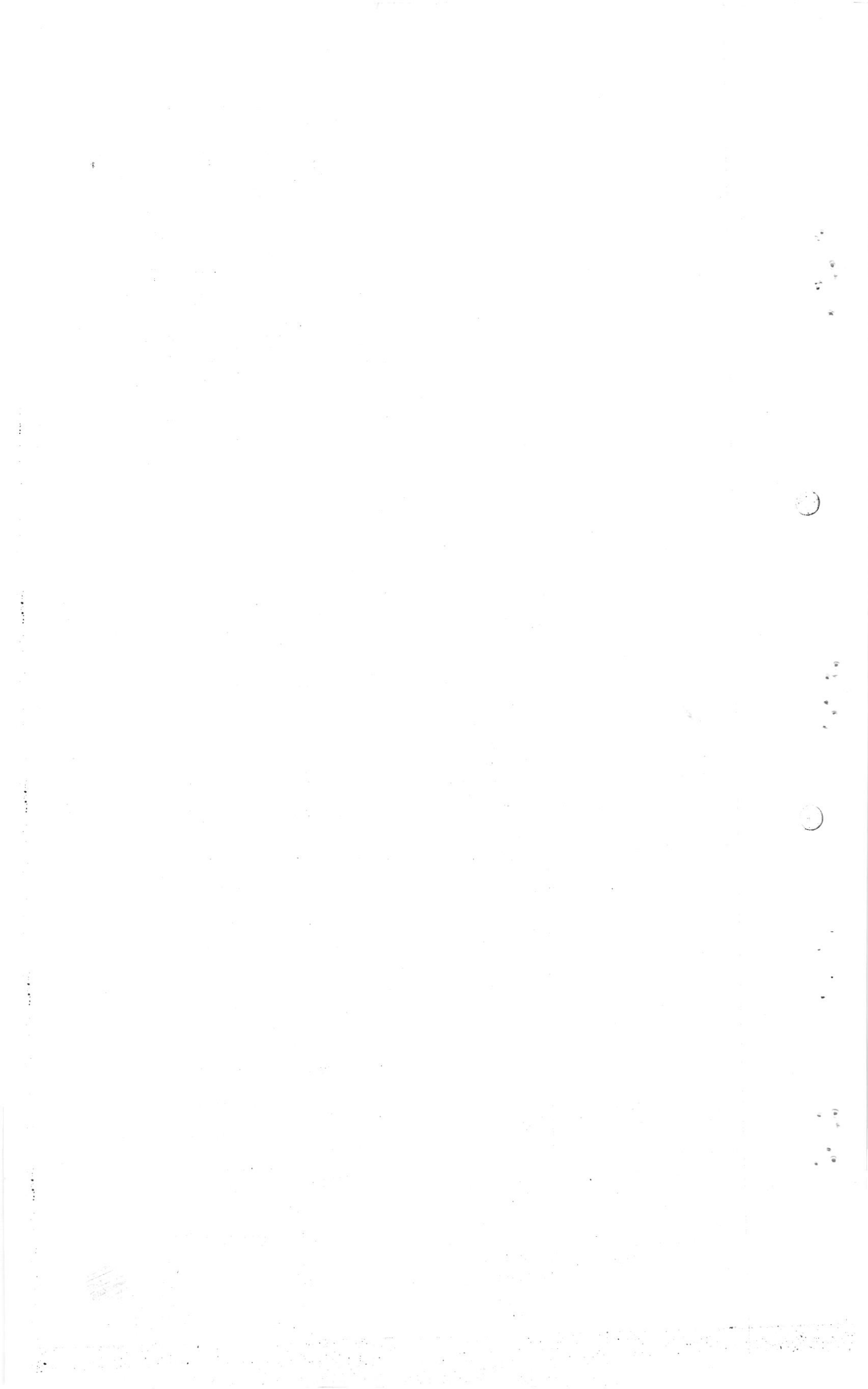
1ST & 2ND, 4TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH,  
 19TH TO 22ND, 24TH TO 27TH FLOOR PLAN

FLAT / PREMISES NO. .... ON 11th FLOOR

f

*SBhaudhari*

*Phalguni*



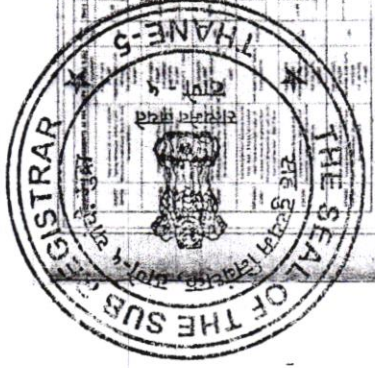
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10 FOLIOS

The central part of the document contains a detailed architectural plan of a building. The plan shows a rectangular structure with internal divisions, surrounded by a wall and a road. Key features include:
 

- Site Plan:** Shows the building's location relative to a '10.0 M WIDE ROAD' and '25.0 M WIDE ROAD'.
- Floor Plan:** A detailed view of the building's interior layout, including rooms and structural elements.
- Tables:** Multiple tables with columns and rows, likely containing specifications, dimensions, and material details for the construction.
- Notes:** Textual annotations providing additional information about the project.



SANCTION PLAN

रत्न - ५  
 अर्जा क्र. २०३१/२०२४  
 १०/१००

ANNEXURE - 7

Ref: Dosti Dove B & C-01

Date: 1-Aug-2023

To,
M/s Dosti Enterprises
Lawrence & Mayo House, 1st floor, 776,
Dr. D. N. Road, Fort, Mumbai - 400 001, Maharashtra

Sub: No Objection Certificate for Unsold Units in the Project "DOSTI DOVE".

With reference to your request letter dated 20 July 2023 we hereby have no objection in sale of respective Units as per the Annexure A

The Loan outstanding as on date for the said Project is NIL.

For Kotak Mahindra Bank Limited

RAVIKANT DAROGAPRA SAD MISHRA
Digitally signed by RAVIKANT DAROGAPRA SAD MISHRA
Date: 2023.08.02 15:14:21 +05'30'

Handwritten stamp: टनल, दस्त क्र. 8038/2028, 9/900

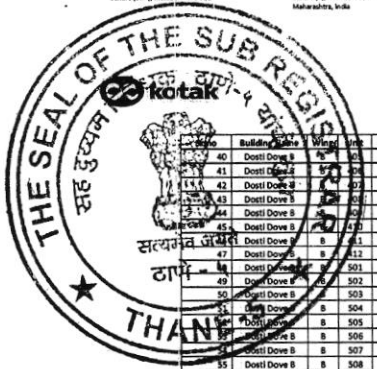
Annexure A

Table with columns: Sr.no, Building Name, Wing, Unit, Floor No, Carpet Area Sq.Ft. (Units 1-39)

Kotak Mahindra Bank Ltd.
CN 1661204019570038137
12 B/C, C-11, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

Registered Office:
27B/C, C-21, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

Digitally signed by RAVIKANT DAROGAPRA SAD MISHRA
Date: 2023.08.02 15:14:46 +05'30'



Kotak Mahindra Bank

kotak

Kotak Mahindra Bank

Table with columns: Sr.no, Building Name, Wing, Unit, Floor No, Carpet Area Sq.Ft. (Units 40-80)

Kotak Mahindra Bank Ltd.
CN 1661204019570038137
12 B/C, C-11, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

F +91 022 62185000

Registered Office:
27B/C, C-21, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

Digitally signed by RAVIKANT DAROGAPRA SAD MISHRA
Date: 2023.08.02 15:15:11 +05'30'

Kotak Mahindra Bank Ltd.
CN 1661204019570038137
12 B/C, C-11, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

F +91 022 62185000

Registered Office:
27B/C, C-21, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

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Date: 2023.08.02 15:15:11 +05'30'

kotak

Kotak Mahindra Bank

kotak

Kotak Mahindra Bank

Table with columns: Sr.no, Building Name, Wing, Unit, Floor No, Carpet Area Sq.Ft. (Units 122-162)

Kotak Mahindra Bank Ltd.
CN 1661204019570038137
12 B/C, C-11, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

F +91 022 62185000

Registered Office:
27B/C, C-21, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

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Date: 2023.08.02 15:15:11 +05'30'

Table with columns: Sr.no, Building Name, Wing, Unit, Floor No, Carpet Area Sq.Ft. (Units 163-203)

Kotak Mahindra Bank Ltd.
CN 1661204019570038137
12 B/C, C-11, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

F +91 022 62185000

Registered Office:
27B/C, C-21, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

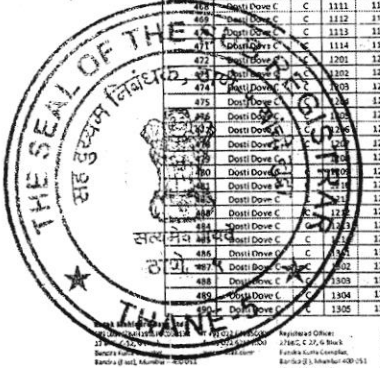
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Date: 2023.08.02 15:15:11 +05'30'

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रजि. दस्ता क्र. 700/2023 63	Sr.No	Building Name	Wing	Unit	Floor No	Carpet Area Sq.Ft
	480	Dosti Dove C	C	1007	10th	322
	481	Dosti Dove C	C	1008	10th	322
	482	Dosti Dove C	C	1009	10th	322
	483	Dosti Dove C	C	1010	10th	322



484	Dosti Dove C	C	1011	10th	322
485	Dosti Dove C	C	1012	10th	322
486	Dosti Dove C	C	1101	11th	322
487	Dosti Dove C	C	1102	11th	322
488	Dosti Dove C	C	1103	11th	322
489	Dosti Dove C	C	1104	11th	322
490	Dosti Dove C	C	1105	11th	322
491	Dosti Dove C	C	1106	11th	322
492	Dosti Dove C	C	1107	11th	322
493	Dosti Dove C	C	1108	11th	322
494	Dosti Dove C	C	1109	11th	322
495	Dosti Dove C	C	1110	11th	322
496	Dosti Dove C	C	1111	11th	322
497	Dosti Dove C	C	1112	11th	322
498	Dosti Dove C	C	1113	11th	322
499	Dosti Dove C	C	1114	11th	322
500	Dosti Dove C	C	1201	12th	322
501	Dosti Dove C	C	1202	12th	322
502	Dosti Dove C	C	1203	12th	322
503	Dosti Dove C	C	1204	12th	322
504	Dosti Dove C	C	1205	12th	322
505	Dosti Dove C	C	1206	12th	322
506	Dosti Dove C	C	1207	12th	322
507	Dosti Dove C	C	1208	12th	322
508	Dosti Dove C	C	1209	12th	322
509	Dosti Dove C	C	1210	12th	322
510	Dosti Dove C	C	1211	12th	322
511	Dosti Dove C	C	1212	12th	322
512	Dosti Dove C	C	1213	12th	322
513	Dosti Dove C	C	1214	12th	322
514	Dosti Dove C	C	1215	12th	322
515	Dosti Dove C	C	1216	12th	322
516	Dosti Dove C	C	1217	12th	322
517	Dosti Dove C	C	1218	12th	322
518	Dosti Dove C	C	1219	12th	322
519	Dosti Dove C	C	1220	12th	322
520	Dosti Dove C	C	1301	13th	322
521	Dosti Dove C	C	1302	13th	322
522	Dosti Dove C	C	1303	13th	322
523	Dosti Dove C	C	1304	13th	322
524	Dosti Dove C	C	1305	13th	322
525	Dosti Dove C	C	1306	13th	322
526	Dosti Dove C	C	1307	13th	322
527	Dosti Dove C	C	1308	13th	322
528	Dosti Dove C	C	1309	13th	322
529	Dosti Dove C	C	1310	13th	322
530	Dosti Dove C	C	1311	13th	322
531	Dosti Dove C	C	1312	13th	322

Kotak Mahindra Bank Ltd. 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Registered Office: 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Digitally signed by RAVIKANT DAROGAPRA SAD MISHRA Date: 2023.06.02 15:22:42 +05'30'

491	Dosti Dove C	C	1306	13th	322
492	Dosti Dove C	C	1308	13th	322
493	Dosti Dove C	C	1309	13th	322
494	Dosti Dove C	C	1310	13th	322
495	Dosti Dove C	C	1311	13th	322
496	Dosti Dove C	C	1312	13th	322
497	Dosti Dove C	C	1313	13th	322
498	Dosti Dove C	C	1314	13th	322
499	Dosti Dove C	C	1401	14th	322
500	Dosti Dove C	C	1402	14th	322
501	Dosti Dove C	C	1403	14th	322
502	Dosti Dove C	C	1404	14th	322
503	Dosti Dove C	C	1405	14th	322
504	Dosti Dove C	C	1406	14th	322
505	Dosti Dove C	C	1407	14th	322
506	Dosti Dove C	C	1408	14th	322
507	Dosti Dove C	C	1409	14th	322
508	Dosti Dove C	C	1410	14th	322
509	Dosti Dove C	C	1411	14th	322
510	Dosti Dove C	C	1412	14th	322
511	Dosti Dove C	C	1413	14th	322
512	Dosti Dove C	C	1414	14th	322
513	Dosti Dove C	C	1501	15th	322
514	Dosti Dove C	C	1502	15th	322
515	Dosti Dove C	C	1503	15th	322
516	Dosti Dove C	C	1504	15th	322
517	Dosti Dove C	C	1505	15th	322
518	Dosti Dove C	C	1506	15th	322
519	Dosti Dove C	C	1507	15th	322
520	Dosti Dove C	C	1508	15th	322
521	Dosti Dove C	C	1509	15th	322
522	Dosti Dove C	C	1510	15th	322
523	Dosti Dove C	C	1511	15th	322
524	Dosti Dove C	C	1512	15th	322
525	Dosti Dove C	C	1513	15th	322
526	Dosti Dove C	C	1514	15th	322
527	Dosti Dove C	C	1601	16th	322
528	Dosti Dove C	C	1602	16th	322
529	Dosti Dove C	C	1603	16th	322
530	Dosti Dove C	C	1604	16th	322
531	Dosti Dove C	C	1605	16th	322

Kotak Mahindra Bank Ltd. 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Registered Office: 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Digitally signed by RAVIKANT DAROGAPRA SAD MISHRA Date: 2023.06.02 15:22:42 +05'30'

532	Dosti Dove C	C	1606	16th	322
533	Dosti Dove C	C	1607	16th	322
534	Dosti Dove C	C	1608	16th	322
535	Dosti Dove C	C	1609	16th	322
536	Dosti Dove C	C	1610	16th	322
537	Dosti Dove C	C	1611	16th	322
538	Dosti Dove C	C	1612	16th	322
539	Dosti Dove C	C	1613	16th	322
540	Dosti Dove C	C	1614	16th	322
541	Dosti Dove C	C	1701	17th	322
542	Dosti Dove C	C	1702	17th	322
543	Dosti Dove C	C	1703	17th	322
544	Dosti Dove C	C	1704	17th	322
545	Dosti Dove C	C	1705	17th	322
546	Dosti Dove C	C	1706	17th	322
547	Dosti Dove C	C	1707	17th	322
548	Dosti Dove C	C	1708	17th	322
549	Dosti Dove C	C	1709	17th	322
550	Dosti Dove C	C	1710	17th	322
551	Dosti Dove C	C	1711	17th	322
552	Dosti Dove C	C	1712	17th	322
553	Dosti Dove C	C	1713	17th	322
554	Dosti Dove C	C	1714	17th	322
555	Dosti Dove C	C	1801	18th	322
556	Dosti Dove C	C	1802	18th	322
557	Dosti Dove C	C	1803	18th	322
558	Dosti Dove C	C	1804	18th	322
559	Dosti Dove C	C	1805	18th	322
560	Dosti Dove C	C	1806	18th	322
561	Dosti Dove C	C	1808	18th	322
562	Dosti Dove C	C	1809	18th	322
563	Dosti Dove C	C	1810	18th	322
564	Dosti Dove C	C	1811	18th	322
565	Dosti Dove C	C	1812	18th	322
566	Dosti Dove C	C	1813	18th	322
567	Dosti Dove C	C	1814	18th	322
568	Dosti Dove C	C	1901	19th	322
569	Dosti Dove C	C	1902	19th	322
570	Dosti Dove C	C	1903	19th	322
571	Dosti Dove C	C	1904	19th	322
572	Dosti Dove C	C	1905	19th	322

Kotak Mahindra Bank Ltd. 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Registered Office: 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Digitally signed by RAVIKANT DAROGAPRA SAD MISHRA Date: 2023.06.02 15:22:42 +05'30'

573	Dosti Dove C	C	1906	19th	322
574	Dosti Dove C	C	1907	19th	322
575	Dosti Dove C	C	1908	19th	322
576	Dosti Dove C	C	1909	19th	322
577	Dosti Dove C	C	1910	19th	322
578	Dosti Dove C	C	1911	19th	322
579	Dosti Dove C	C	1912	19th	322
580	Dosti Dove C	C	1913	19th	322
581	Dosti Dove C	C	1914	19th	322
582	Dosti Dove C	C	2001	20th	322
583	Dosti Dove C	C	2002	20th	322
584	Dosti Dove C	C	2003	20th	322
585	Dosti Dove C	C	2004	20th	322
586	Dosti Dove C	C	2005	20th	322
587	Dosti Dove C	C	2006	20th	322
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592	Dosti Dove C	C	2011	20th	322
593	Dosti Dove C	C	2012	20th	322
594	Dosti Dove C	C	2013	20th	322
595	Dosti Dove C	C	2014	20th	322
596	Dosti Dove C	C	2101	21st	322
597	Dosti Dove C	C	2102	21st	322
598	Dosti Dove C	C	2103	21st	322
599	Dosti Dove C	C	2104	21st	322
600	Dosti Dove C	C	2105	21st	322
601	Dosti Dove C	C	2106	21st	322
602	Dosti Dove C	C	2107	21st	322
603	Dosti Dove C	C	2108	21st	322
604	Dosti Dove C	C	2109	21st	322
605	Dosti Dove C	C	2110	21st	322
606	Dosti Dove C	C	2111	21st	322
607	Dosti Dove C	C	2112	21st	322
608	Dosti Dove C	C	2113	21st	322
609	Dosti Dove C	C	2114	21st	322
610	Dosti Dove C	C	2201	22nd	322
611	Dosti Dove C	C	2202	22nd	322
612	Dosti Dove C	C	2203	22nd	322
613	Dosti Dove C	C	2204	22nd	322

Kotak Mahindra Bank Ltd. 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Registered Office: 27th Fl., C-13, G Block, Vardhya Kanta Complex, Bandra East, Mumbai - 400015

Digitally signed by RAVIKANT DAROGAPRA SAD MISHRA Date: 2023.06.02 15:22:42 +05'30'

614	Dosti Dove C	C	2205	22nd	322
615	Dosti Dove C	C	2206	22nd	322
616	Dosti Dove C	C	2207	22nd	322
617	Dosti Dove C	C	2208	22nd	322
618	Dosti Dove C	C	2209	22nd	322
619	Dosti Dove C	C	2210	22nd	322
620	Dosti Dove C	C	2211	22nd	322
621	Dosti Dove C	C	2212	22nd	322
622	Dosti Dove C	C	2213	22nd	322
623	Dosti Dove C	C	2214	22nd	322
624	Dosti Dove C	C	2301	23rd	322
625	Dosti Dove C	C	2302	23rd	322
626	Dosti Dove C	C	2303	23rd	322
627	Dosti Dove C	C	2304	23rd	322
628	Dosti Dove C	C	2305	23rd	322
629	Dosti Dove C	C	2306	23rd	322
630	Dosti Dove C	C	2308	23rd	322
631	Dosti Dove C	C	2309	23rd	322
632	Dosti Dove C	C	2310	23rd	322
633	Dosti Dove C	C	2311	23rd	322
634	Dosti Dove C	C	2312	23rd	322
635	Dosti Dove C	C	2313	23rd	322
636	Dosti Dove C	C	2314	23rd	322
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टनन - ५

दस्त क्र. ४०३४ / २०२४

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**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 : **P51700049724**

**Project: Dosti West County - Dosti Nest - Phase 3** , Plot Bearing / CTS / Survey / Final Plot No. 22B, 25/5B, 25/6(PT), 25/7B(PT), 25/8(PT), 25/10/A/2(PT), 40/17B(PT), 40/22B(PT), 43/1(PT) Thane (M Corp.), Thane, Thane, 400608;

- Dosti Enterprises** having its registered office / principal place of business at Tehsil: **Ward ABCD**, District: **Mumbai City**, Pin: **400001**.
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **22/02/2023** and ending with **31/08/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- 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  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 22-02-2023 11:11:16

Dated: 22/02/2023  
Place: Mumbai

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

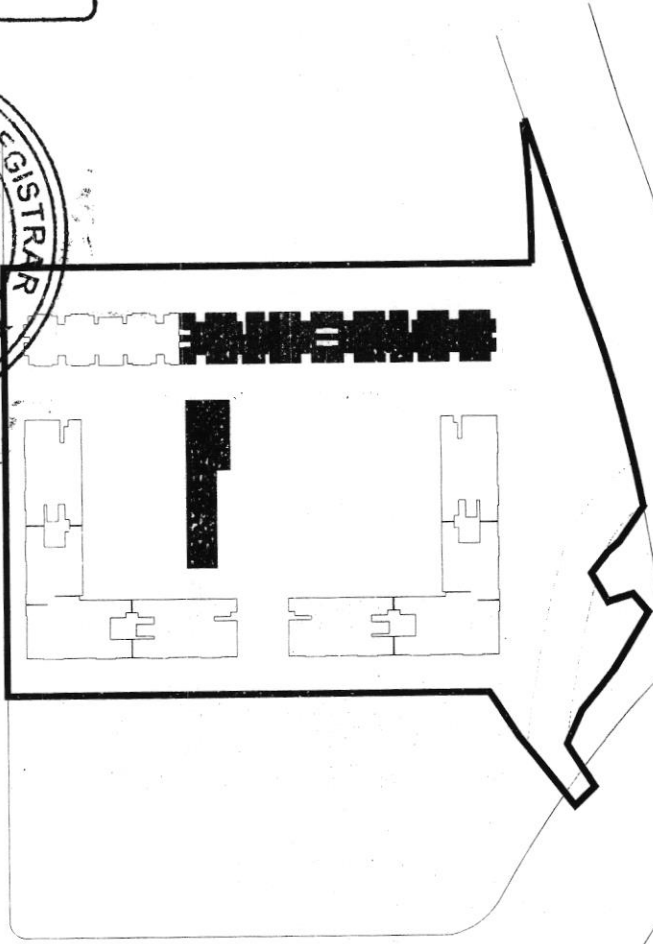
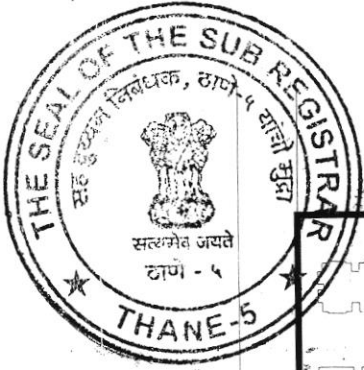
*SB haudhary*

*Dr. Vasant Prabhu* ₹

# ANNEXURE - X

## PROPOSED PLAN

टन न - ५
दस्त क्र. ४०३४ / २०२४
८५ / ९००



### LEGEND

THE LAND	
DOVE B & C WING	
CLUB HOUSE	

S. S. Chaudhary

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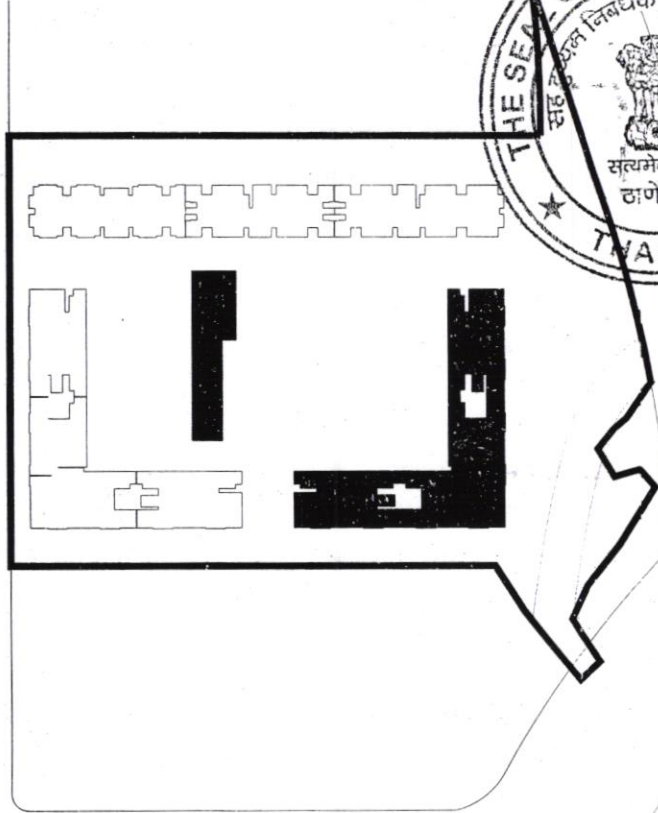
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# ANNEXURE - 11

## FURTHER PROPOSED PLAN

टनन - ५  
दस्ता क्र. ४०३४ / २०२४  
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LEGEND

THE LAND	
FURTHER PROPOSED PLAN	
CLUB HOUSE	

S Bhandhari

Bhandhari \*

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दस्त क्र. ४०३४ / २०२४

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Annexure 12



AMENITIES OF THE PREMISES

FLOORING

- Vitrified flooring in living/dining bedroom, kitchen and passage

KITCHEN

- Quartz laminated kitchen platform with marble support
- Stainless steel sink of reputed make
- Tiles dado of reputed make

ELECTRICAL

- Electrical wiring & fitting of concealed type P.V.C conduit
- All switches of ISI Mark
- One ELCB per flat and MCB for each room
- TV, AC point, ceiling fan point and regulator point in living and bedroom
- Telephone and WIFI point provision

DOOR

- Doors as per industry standard

WINDOWS

- Sliding windows with engineered frames with clear glass
- M.S. decorated grills for windows
- Mosquito net for bedroom and living room

PAINTING

- Gypsum finish internal walls
- Premium eco-friendly quality paint for walls and ceilings

SANITARY

- Good quality tiles for all toilets flooring
- All toilets with dado tiles
- Concealed plumbing with standard fittings. Deluxe C. P. brass fittings
- Sanitary fittings of standard make
- 3L Hot water instant geyser
- Well ventilated bathrooms

SECURITY

- Intercom system in each flat
- Technology based access control system

*K*  
B. Maudhary

B. Maudhary

## Annexure 12

### BUILDING AMENITIES

- Fire fighting & fire alarm system for the building
- Society office
- Common toilets at ground floor level
- Security Access control with CCTV provision at podium & main entrance lobby

### GREEN FEATURES

- Rain water harvesting
- Sewage treatment plant
- Provision of organic waste composter
- Low VOC paints
- Water efficient fixtures

टन न - ५
दस्ता क्र. ४०३४ / २०२४
८८ / १००

### COMMON AMENITIES OF THE PROJECT

(These amenities shall be common for all the buildings / wings in the project)

- Swimming Pool
- Kid's Play Area
- Multipurpose Court
- Clubhouse



*S. Dhaudhaji*

*R. Dhaudhaji* ₹

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Wednesday, January 10, 2024  
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दिनांक: 10/01/2024

Original/Duplicate  
दिनांक: 398  
Rgn.:39M

गणेश मंडल, बाराकुरा  
दस्तावेज संख्या: 294-2024  
दस्तावेज प्रकार: प्रमाण पत्र और मर्जी  
शुद्ध करण-कार नाम: कृष्ण चंद्रशेखर राव

दिनांक की  
प्राची संख्या: 12  
रकम: ₹. 240.00  
रकम: ₹. 340.00

शुभम मंडल द्वारा, नवीन वि. प्र. 2 अर्थात  
12.25 PM को भेजा गया है।  
गणेश मंडल, बाराकुरा  
दिनांक: 10/01/2024  
शुभम मंडल, बाराकुरा  
दिनांक: 10/01/2024

Prachi SLT

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1/10/2024

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दस्ता क्र. ४०३४ / २०२४  
८९ / १००



CHALLAN  
NTR Form No. 1-5

CHN	14810731580202024	BARCODE	08/01/2024-03:36:13	Form ID	400
Department	Inspector General Of Registration	Stamp Duty			
Type of Payment	Registration Fee	TAX ID / TAN (if Any)			
Original Name	THANE THANE NO 5 JOINT SUB REGISTRAR	PAN No. (if Applicable)			
Location	THANE	PAN Name	PAN/KAJNAROTIMARDA BHAI		
Year	2024 One Time	Facility No.	AS PER		
Unit Head Details		Facility Building	THANE		
Amount in Rs.	500.00	Facility Street	THANE		
Amount in Rupee	100.00	Facility Address	THANE		
Remarks (if Any)	Second/Purchase/CONVD SOPANI KAVADE-				
Total	900.00	Amount in	Six Hundred Rupee Only		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Check/OD No.		Bank CIN	561033302010102096	29477417M	
Name of Bank		Bank Date	09/01/2024-20:37:10	Not Verified with PSI	
Name of Branch		Bank Branch	IDBI BANK		
		Sort No. / Date	Not Verified with Sort		



Page 1/1

Department ID: 14810731580202024  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
REG. CHN Form No. 52024 NTR Form No. 1-5. Printed on 10/01/2024 at 12:53 PM. Thane-5. Maharashtra.

Verify  
2/11/24

टनन-२  
दस्ता क्रमांक २०२४/१०३४

**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM these presents shall come We, 1) **ASHOK KHIMJI CHAKSUTA**, Age 62 Years, Occupation: Service; (UID No.2475 8478 9427); 2) **PANKAJ NAROTTAMDAS SHAH**, Age 58 Years, Occupation: Service; (UID No.5732 1360 7252); 3) **JAY RAJUL VORA**, Age 31 Years, Occupation: Service; (UID No.7892 0661 7893); 4) **PARIN JAYANT POPAT**, Age 30 Years, Occupation: Service; (UID No.9523 4139 3102); 5) **VILAS KASHIRAM KALBHOR**, Age 57 Years, Occupation: Service; (UID No.8095 0045 6339); 6) **BHAVIN HARSHAD KHANT**, Age 48 Years, Occupation: Service; (UID No. 6443-8892-2087), and 7) **BHAVIK BHARAT MEHTA**, Age 37 Years, Occupation: Service; (UID No.3166 8512 2833); all Indian Inhabitants, and having our office address at Dosti West County, Village-Balkum, Taluka & District Thane, SEND GREETINGS:



दस्ता क्र. १०३४ / २०२४  
२० / १००  
टनन - २

टनन-२  
दस्ता क्रमांक २०२४/१०३४

to remove the said substitutes or delegate at pleasure and to appoint another or others in their place.

AND WHEREAS due to our busy schedule, we are not able to personally remain present for registration of the said Documents, hence we exercise our power to appoint substitutes and hereby appoint and authorize (i) **GOVIND SOPAN KAKADE**, Age 51 Years, Occupation: Service, (UID No.6722 3947 4017); (ii) **RAM MARUTI PAWAR**, Age 41 Years, Occupation: Service, (UID No.2596 0218 4976); and (iii) **RAJESH DAGADU MORE**, Age 32 Years, Occupation: Service, (UID No.9890 6259 1744); having office at office no. 1, Ground Floor, Trambakeshwar Building, Charai, Thane 400 601, ("said Attorneys") as our constituted attorneys, jointly and each of them severally to attend the office of the Sub-Registrar at Thane or elsewhere to present the said documents for registration and admit execution thereof and to do all the following acts, deed, matters and things, as follows;

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, 1) **ASHOK KHIMJI CHAKSUTA**, 2) **PANKAJ NAROTTAMDAS SHAH**, 3) **JAY RAJUL VORA**, 4) **PARIN JAYANT POPAT**, 5) **VILAS KASHIRAM KALBHOR**, 6) **BHAVIN HARSHAD KHANT**, and 7) **BHAVIK BHARAT MEHTA**, in our capacity as the Constituted Attorneys of Dosti, do hereby substitute and appoint said Attorneys namely : (i) **GOVIND SOPAN KAKADE**, (ii) **RAM MARUTI PAWAR**, and (iii) **RAJESH DAGADU MORE**, jointly and each of them severally to do the following acts, deeds, matters and things for us, in our name, and on our behalf, mentioned herein above namely;

- 1) To appear before and present, all the documents including Agreement for Sale, Lease Deed, Leave and License Agreement, Deed of Rectification, Deed of Cancellation, Affidavit/s, undertaking/s, declaration/s, receipts, Possession Letters, Demand letters, Notices and all types of deeds, documents and writings for and on behalf of Dosti with regards to all or any of the residential premises and/or commercial premises, parking spaces etc. constructed /to be constructed by Dosti, in their said Project duly executed by us in our capacity as Constituted Attorneys of Dosti, to the registering authorities, having authorities to receive and register documents and/or to admit execution thereof, identify our signature thereon and to do all acts, deeds, matters and things necessary for registration of the said Documents before the Registrar/Sub-Registrar of Assurances at Thane and receive it back when it is duly registered from the concerned authorities. For any of the purposes mentioned hereinabove to sign all applications, forms, petition, papers, undertakings, terms and conditions etc. as may from time to time be required by various Government or local authorities or any other person or as

WHEREAS vide a registered Power of Attorney bearing registration no. 3185/2021 dated 08.02.2021, we have been authorized and empowered by M/s. Dosti Enterprises (hereinafter referred to as "Dosti"), to sign, seal, execute, register and deliver from time to time several Agreement for Sale, Lease Deed, Leave and License Agreement, Deed of Rectification, Deed of Cancellation, Affidavit/s, undertaking/s, declaration/s, receipts, Possession Letters, Demand letters, Notices and all types of deeds, documents and writings ("said documents") for and on behalf of Dosti, with regards to all or any of the residential premises and/or, commercial premises, parking spaces etc. constructed/to be constructed by Dosti in their Project called Dosti West County, situated at Village Balkum, Taluka & District Thane ("said Project") on what is known as ownership basis and/or on leave and license and/or lease basis as the case may be, and to lodge them for registration and / or admit execution thereof before the concerned registering authorities.

AND WHEREAS in our capacity as Constituted Attorneys of the Dosti, we have executed or will be executing and/or required to execute the said documents in respect of all or any of the residential and/or commercial premises, parking spaces etc. of the said Project, from time to time on what is known as ownership basis and/or on Leave and License and/or Lease basis, as the case may be, and to lodge them for registration or admit execution thereof before the concerned registering authorities.

AND WHEREAS under the said registered Power of Attorney, we have been granted powers to appoint one or more substitutes and delegate the power of registering the said Documents in the said Project, and/or admitting execution thereof and receiving it back when it has been duly registered, from the concerned authority, with the authority

PS [Signatures]

PS [Signatures]

may be necessary or required from time to time with respect of relating to or concerning registration of the said Documents presented for registration and/or admit execution thereof on our behalf as mentioned hereinabove.

IN WITNESS WHEREOF WE: 1) ASHOK KHIMJI CHAKSUTA, 2) PANKAJ NAROTTAMDAS SHAH, 3) JAY RAJUL VORA, 4) PARIN JAYANT POPAT, 5) VILAS KASHIRAM KALBHOR, 6) BHAVIN HARSHAD KHANT, and 7) BHAVIK BHARAT MEHTA have hereunto set our hands at Thane this 10<sup>th</sup> day of January, 2024

SIGNED AND DELIVERED  
by the above named



1) ASHOK KHIMJI CHAKSUTA



2) PANKAJ NAROTTAMDAS SHAH

JRV



3) JAY RAJUL VORA

Handwritten signature of Parin Jayant Popat



4) PARIN JAYANT POPAT

Kalk



5) VILAS KASHIRAM KALBHOR

Handwritten signature of Bhavin Harshad Khant



6) BHAVIN HARSHAD KHANT



टनन - ५  
दस्ता क्र. ४०३४ / २०२४  
९९ / १००

टनन - २  
दस्ता क्रमांक २४ / २०२४  
५/०३



7) BHAVIK BHARAT MEHTA  
In the presence of

WE ACCEPT THE ABOVESAIID POWERS



(i) GOVND SOPAN KAKADE



(ii) RAM MARUTI PAWAR



(iii) RAJESH DAGADU MORE

In the presence of

- 1) [Signature]
- 2) [Signature]



ट न न - ५  
दस्त क्र. ४०३४ / २०२४  
९२ / १००



**Maharashtra State Electricity Distribution Co. Ltd.**  
BILLS: www.mahadiscom.in  
THANE URBAN CIRCLE - 535 - WAGLE ESTATE (E/W-409) - POLSHEI (S/W-54) - WSN CODE 2310000

**MAHAVITARAN**  
Consumer No.: 00039030000  
Consumer Name: DOSTI ENTERPRISES  
Address: S.NO.1302A, 146, 191, ETC.,  
NRLN G REGENCY, OLD MUMBAI AGRA RD.,  
Village: BALKUM, THANE Pin Code: 400007  
Email: mahadiscom@mahadiscom.in

Bill Date: 01/12/2024  
Bill Period: 01/11/2024 to 30/11/2024  
Last Recd. No./Date: 04973/30/08-24/2023  
Last Month Payment: 30,000.00  
Scale / Sector: Urban Circle / Private Sector

Meter No.: 065-X1095185  
Seasonal: Urban/Rural  
Sanctioned Load (KW): 750.00  
70% of Con. Demand (KVA): 500.00 Feeder Voltage (KV): 11  
Leads: 110 HT-II

Date of Connection: 07/12/2017  
Supply cat.: HT  
Prev. Highest (Min): NOV  
S.D. Held Rs.: 49,81,014.35  
Bank Guarantee Rs.: 0.00

Category: COMMERCIAL  
Elec. Duty: 07 - PART B  
PAN: ANFFD436J  
Priv. Highest Bill Demand (KVA): 548  
S.D. Arrears Rs.: 0.00

CUSTOMER CARE Toll Free No. 1912, 1800-233-3435, 1800-212-3435

Rule & Procedure for Consumer Grievances Redressal is available at [www.mahadiscom.in](http://www.mahadiscom.in) -> consumer portal -> CGR

Bill Month	Units	Bill Demand (KVA)	Bill Amount
NOV-23	1,51,716	548	28,78,973
OCT-23	1,04,740	517	34,41,684
SEP-23	1,71,430	465	31,71,010
AUG-23	1,55,075	454	28,21,539
JUL-23	1,76,985	454	31,76,727
JUN-23	1,93,320	494	29,06,042
MAY-23	1,64,315	502	30,13,712
APR-23	1,53,815	475	28,21,554
MAR-23	1,44,915	427	26,89,608
FEB-23	1,21,020	403	22,92,448
JAN-23	1,19,500	383	22,12,047
DEC-22	1,45,800	394	26,98,067

For any payment to MSEDCL, please use the following QR code or scan the QR code at the following link: [www.mahadiscom.in](https://www.mahadiscom.in)

QR Code: MSEDCL000439029000  
Name of Bank: SBI Bank  
Name of Branch: SBI Bank

**BILLING HISTORY**

1. Bill is available at [www.mahadiscom.in](http://www.mahadiscom.in) for all bills. You can view and pay bill online at [www.mahadiscom.in](http://www.mahadiscom.in) for all bills.  
2. Consider bill pay bill through portal during valid period (from 01/11/2024 to 30/11/2024). Bill payment in cash is not allowed for 2024. Bill payment in cash is not allowed for 2024.  
3. As per Maharashtra Electricity Regulation Act, 1956, the rate of electricity for 2024 is revised from 8.2% to 7.5% for the period from 01/11/2024 to 30/11/2024.  
4. For any payment to MSEDCL, please use the following QR code or scan the QR code at the following link: [www.mahadiscom.in](https://www.mahadiscom.in)



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पत्र क्र. ९१६

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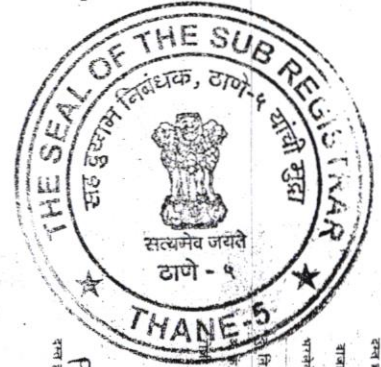
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दस्तावेज क्र. ४०३४ / २-२४  
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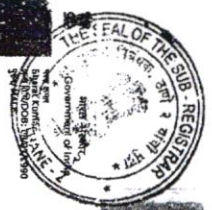
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ठाणे - ५

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सुमारी क्र. 2 10/01/2024 12:05:44 PM की वेळ (फौ)



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सामाजिक मालाशावा अधिकार  
ठाणे - ५

सं. ६. ...  
 सं. ७. ...  
 सं. ८. ...

**Joint Sub Registrar Thanks!**

Sl. No.	Purchaser	Type	Verification no./Vendor	CRCIT, License	Amount	Used	Defence Number	Defence Date
1	PANKAJ NAROTTAMDAS SHAH	#Challan	6910332024011010206	MH013731686002354E	500.00	SD	0007245164202324	10/01/2024
2	PANKAJ NAROTTAMDAS SHAH	DNC		0124698322338	240	RF	01246983223380	10/01/2024
3	PANKAJ NAROTTAMDAS SHAH	#Challan		MH013731686002354E	100	RF	0007245164202324	10/01/2024

1. Verify document for correctness through Portal and (if any) physical after scrutiny.  
 2. Use joint credit/advance after registration.  
 For feedback, please write to us at feedback.us@raj.gov.in

र न न - २  
 दस्त क्रमांक ८४/२०२४  
 २०/७३



र न न - ५  
 दस्त क्र. ४०३४ / २०२४  
 ८४ / ९००



10012024 12 11 10:58 PM  
 सं. १०३४/२०२४

क्र.सं.	व्यक्तिगत/व्यापारिक	सं. १	सं. २	सं. ३	सं. ४	सं. ५	सं. ६	सं. ७	सं. ८	सं. ९
1	व्यक्तिगत	...	...	...	...	...	...	...	...	...
2	व्यक्तिगत	...	...	...	...	...	...	...	...	...
3	व्यक्तिगत	...	...	...	...	...	...	...	...	...
4	व्यक्तिगत	...	...	...	...	...	...	...	...	...
5	व्यक्तिगत	...	...	...	...	...	...	...	...	...
6	व्यक्तिगत	...	...	...	...	...	...	...	...	...
7	व्यक्तिगत	...	...	...	...	...	...	...	...	...
8	व्यक्तिगत	...	...	...	...	...	...	...	...	...
9	व्यक्तिगत	...	...	...	...	...	...	...	...	...



10012024 12 11 10:58 PM  
 सं. १०३४/२०२४

...



क्र. सं. ...

1	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
2	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
3	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
4	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
5	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
6	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
7	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
8	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
9	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓
10	संश्लेषण प्रमाणिका...	प्रमाणिका प्रारंभ	प्रमाणिका प्रारंभ	✓

1. संश्लेषण प्रमाणिका...



प्रमाणिका प्रारंभ

ट न न - ५  
दस्ता क्र. ४०३४ / २०२४  
९५ / १००



Sl. No.	Particulars	Verification no/Number	GRN/Invoice	Amount	Used At	Debita Number	Debita Date
1	PANKU...	6910332024011010208	MH-0131686202324E	500.00	SD	0007245164202324	1001/2024
2	MANGI...	01260983223238		240	PF	01260983223238D	1001/2024
3	MH-012715852023246		100	HF	0007246164202324	1001/2024	

ट न न - २  
दस्ता क्रमांक ९५/२०२४  
९५ / १०३

प्रमाणिका कटपत्रात येते कि सध्या  
दस्ता क्र. ९५/२०२४ मध्ये ९५  
एवढे आहेत.  
... ९५/१०३ ... ९२ नोंदवला  
स. मुख्य निबंधक कार्या क्र. २  
दि. २२.१.२०२४



ट न न - ५

दस्ता क्र. १०३४ / २०२४

२६ / १००



कुलमुखत्यार पत्राचे घोषणापत्र

मी, गोविंद काळे / राधयार / बजिअसारे या द्वारे घोषित करतो, की दुय्यम निबंधक

ठाणे- ५/२चाचे कार्यालयात कुराअनाभा या शिर्षकाचा दस्त नोंदणीसाठी सदर  
करण्यात आला आहे. मेसर्स दोबरी रॉटरमंडीस

यांनी दिनांक १०/१/२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या

आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब दिला

आहे, सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा  
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही नयत झालेले नाही किंवा अन्य

कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र

पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे

आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिर्षेस मी पात्र राहीन

मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक -

सही

S. S. Kulkarni

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

आयकर विभाग  
INCOME TAX DEPARTMENT  
SANJANA BHARAT CHAUDHARI  
ANANT SHANKAR CHAUDHARI  
02/10/1982  
Permanent Account Number  
BANK-3888B  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AGRPC3834H

नाम / Name  
CHAUDHARI BHARAT MADHUKAR

पिता का नाम / Father's Name  
MADHUKAR CHAUDHARI

जन्म की तारीख / Date of Birth  
22/10/1982

हस्ताक्षर / Signature



05122017

SBhaudhari

Self Attested

Plakhar

Self Attested

भारत सरकार  
Government of India

संजना भरत चौधरी  
Sanjana Bharat Chaudhari  
जन्म तिथि / DOB: 29/11/1984  
महिला / Female

2254 9461 0630

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India

Chaudhari Bharat Madhukar  
DOB: 22/10/1982  
Male

4750 2398 4680

मेरा आधार, मेरी पहचान

SBhaudhari

Self Attested

Plakhar

Self Attested

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: सी १- १०२ नन्दनवन होम्स, ९० फ्रीट रोड, रिलायंस  
मार्ट समोर, पारसिक नगर, कलवा, ठाणे, महाराष्ट्र,  
400605

Address: C1-102 NANDANVAN HOMES,  
90 FEET ROAD, OPP RELIANCE MART,  
PARSIK NAGAR, KALWA, Thane, Thane,  
Maharashtra, 400605

2254 9461 0630

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: सी १- १०२ नन्दनवन होम्स, ९० फ्रीट रोड, रिलायंस  
मार्ट समोर, पारसिक नगर, कलवा, ठाणे, महाराष्ट्र,  
400605

Address: C1-102, NANDANVAN HOMES,  
90 FEET ROAD, OPP RELIANCE MART,  
PARSIK NAGAR, KALWA, Thane, Thane,  
Maharashtra, 400605

4750 2398 4680

1947 help@uidai.gov.in www.uidai.gov.in

1947 help@uidai.gov.in www.uidai.gov.in

दस्तावेज क्र. ४०३४/२०२४  
२० / १००



ट न न - ५
दस्त क्र. ४०३४/२०२४
eL/400



335/4034

सोमवार, 04 मार्च 2024 4:09 म.नं.

दस्त गोषवारा भाग-1

टनन5

ee 1900

दस्त क्रमांक: 4034/2024

दस्त क्रमांक: टनन5 /4034/2024

बाजार मूल्य: रु. 38,47,260/- मोबदला: रु. 50,19,000/-

भरलेले मुद्रांक शुल्क: रु.3,51,400/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

पावती:4795

पावती दिनांक: 04/03/2024

अ. क्र. 4034 वर दि.04-03-2024

सादरकरणाराचे नाव: भरत मधुकर चौधरी - -

रोजी 4:08 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण: 32000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

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

शिक्षा क्र. 1 04 / 03 / 2024 04 : 08 : 15 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 03 / 2024 04 : 09 : 14 PM ची वेळ: (फी)

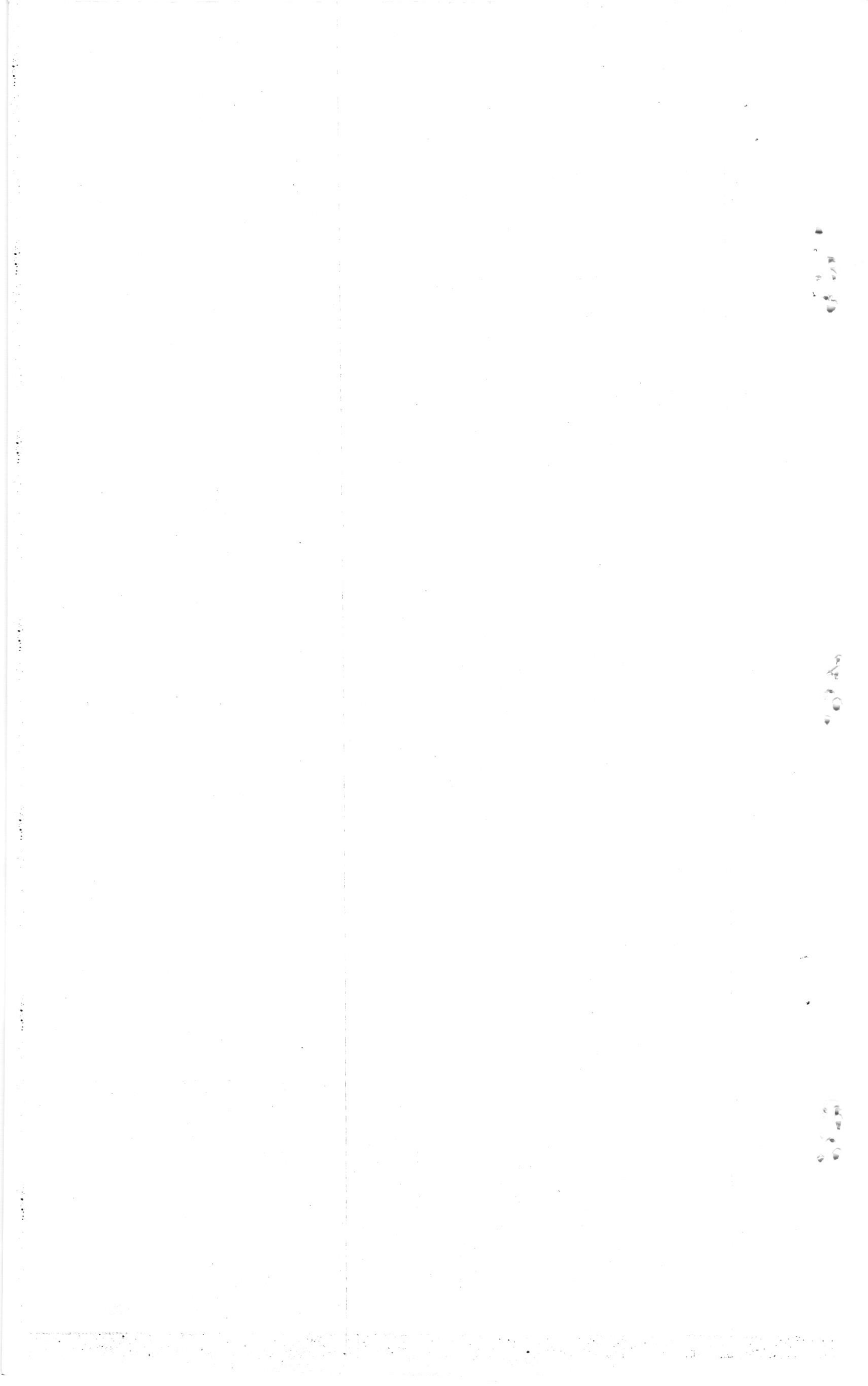
**-प्रतिज्ञा पत्र-**

सदर दस्तऐवज घोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस वास्तव्य केला आहे. दस्तऐवजाला संपुर्ण नोंदणीकृत निष्ठादक व्यक्ती, साक्षीदार व सोबत जोडलेले काजदपत्रे दस्ताची सत्यता कायदेशीर बाबीसाठी खालील निष्ठादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्तऐवज दस्तांमुळे राज्यशासन / कोणत्याही बाब्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

*Blawh...*  
लिडुज देणार सही

लिडुज देणार सही









दस्त गोपबारा भाग-2

दनन5




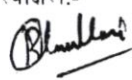


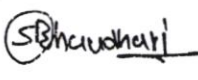


900 / 900

दस्त क्रमांक:4034/2024

04/03/2024 4 29:54 PM

दस्त क्रमांक :दनन5/4034/2024




दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स. दोस्ती एंटरप्रायझेस तर्फे अधिकृत सही करणार विलास काळभोर तर्फे कु.मु.म्हणुन राजेश मोरे - पत्ता:प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लरिन्स आणि मेयो हाऊस, ब्लॉक नं: -, रोड नं: फोर्ट,मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:AAFFD4236J	लिहून देणार वय :-32 स्वाक्षरी:- 		
2	नाव:भरत मधुकर चौधरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी1/102,नंदनवन होम्म, ब्लॉक नं: -, रोड नं: कळवा,ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AGRPC3834H	लिहून घेणार वय :-41 स्वाक्षरी:- 		
3	नाव:मंजना भरत चौधरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी1/102,नंदनवन होम्म, ब्लॉक नं: -, रोड नं: कळवा,ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:BAIPC3888B	लिहून घेणार वय :-39 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:04 / 03 / 2024 04 : 29 : 29 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार भरत मधुकर चौधरी - -	04/03/2024 04:27:18 PM	चौधरी भरत मधुकर M 1214164755646275584 
2	लिहून घेणार मंजना भरत चौधरी - -	04/03/2024 04:28:58 PM	मंजना भरत चौधरी F 1214165171989729280 
3	लिहून देणार मेसर्स. दोस्ती एंटरप्रायझेस तर्फे अधिकृत सही करणार विलास काळभोर तर्फे कु.मु.म्हणुन राजेश मोरे -	04/03/2024 04:29:44 PM	राजेश दगडू मोरे M 1181865490089857024 

प्रमाणित करण्यात येते की,

सदर दस्तास.....900..... पाने असून

सदर दस्त पुस्तक क्र.....9..... चे

दस्त क्रमांक.....4034..... वर नोंदवला.

शिक्का क्र.4 ची वेळ:04 / 03 / 2024 04 : 29 : 45 PM

शिक्का क्र.5 ची वेळ:04 / 03 / 2024 04 : 29 : 49 PM नोंदणी पुस्तक 1 मध्ये

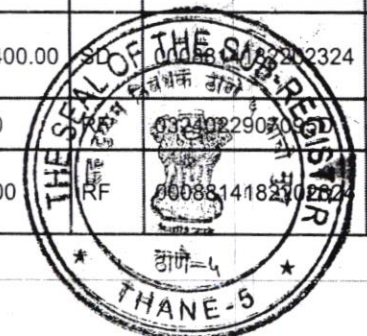
Joint Sub Registrar, Thane 5

Payment Details.

सह दुय्यम निबंधक वर्ग-२ ठाणे क्र. १

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	नांक used At	Deface Number	Deface Date
1	DOSTI ENTERPRISES	eChallan	69103332024021620920	MH015782811202324E	351400.00	0324022903095D	0324022903095D	04/03/2024
2		DHC		0324022907095	2000	0324022903095D	0324022903095D	04/03/2024
3	DOSTI ENTERPRISES	eChallan		MH015782811202324E	30000	0324022903095D	0324022903095D	04/03/2024

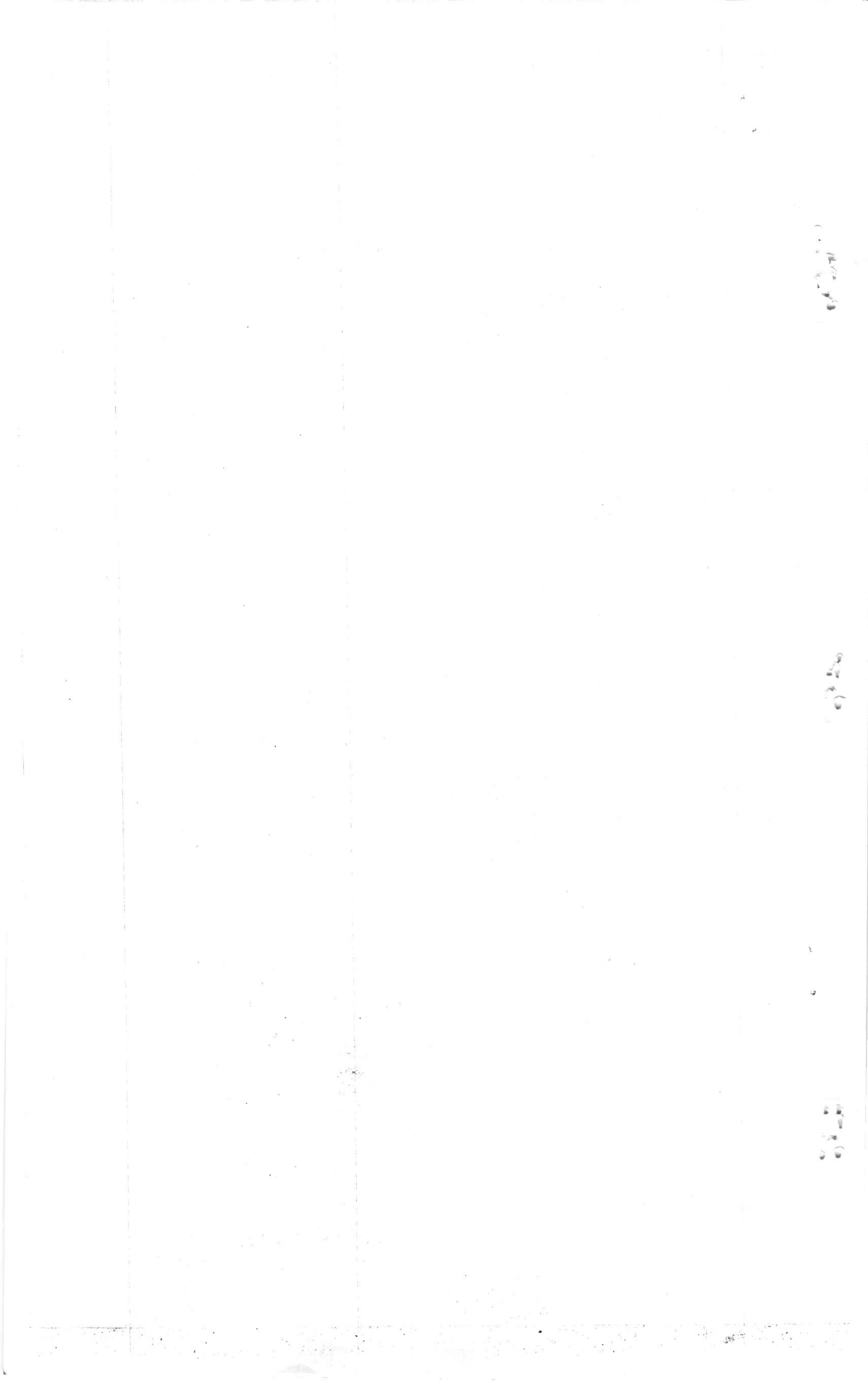
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



4034 /2024

Know Your Rights as Registrants

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2. Get print immediately after registration.



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\*\*\*\*\*

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

\*\*\*\*\*

**DOSTI ENTERPRISES**

**AND**

**BHARAT MADHUKAR CHAUDHARI**

**SANJANA BHARAT CHAUDHARI**

---

**AGREEMENT FOR SALE**

**DOSTI DOVE**

**IN**

**DOSTI WEST COUNTY- DOSTI NEST PH-3**

Dosti West County – Dosti DOVE  
Balkum, Off Old Mumbai-Agra Road,  
Thane-Bhiwandi-Wadpa Road,  
Thane (West) – 400 608

\*\*\*\*\*

**FLAT NO. C1111 ON 11 FLOOR IN WING C**

\*\*\*\*\*