

351/1605

पावती

Original/Duplicate

Monday, February 05, 2024

नोंदणी क्र. :39म

9:19 AM

Regn.:39M

पावती क्र.: 1881 दिनांक: 05/02/2024

गावाचे नाव: कोन

दस्तऐवजाचा अनुक्रमांक: बवड2-1605-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजेश यशवंत बांग

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1780.00

पृष्ठांची संख्या: 89

एकूण:

रु. 31780.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:39 AM ह्या वेळेस मिळेल.

(Handwritten Signature)

BVD2

वाजार मुल्य: रु.1017706.19 /-

मोवदना रु.3030000/-

भरलेले मुद्रांक शुल्क : रु. 181800/-

(इंद्रवदन अ.सोनवणे)

सह दुय्यम निबंधक (वर्ग-२)

भिवंडी क्रं. २, जि. ठाणे

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014991166202324P दिनांक: 05/02/2024

वकचे नाव व पना:

2) देयकाचा प्रकार: DHC रकम: रु.1780/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224037401542 दिनांक: 05/02/2024

वकचे नाव व पना:

(Handwritten Signature)

मूळ दस्त पक्षकाराला

परत केले.



सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. भिवंडी 2

दस्तावेज क्रमांक : 1605/2024

05/02/2024

नॉटरी :

Regn 63m

गावाचे नाव : कोन

(1) विलेखाचा प्रकार

कगरनामा

(2) मोबदला

3030000

1017706.19

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

1) पानिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: यदनिस क्र 1406,14 वा मजला, वी विंग, वल्ल्याण विहार विल्डिंग, मॉडेल कोन ता भिवंडी, जि ठाणे मूळ क्षेत्र 29.93 चौ मी रंग वागपेट +1.77 चौ मी एनक्लास्ड प्लॉट (Survey Number : 188/5A, 188/11, 188/17A, 188/18B ;)

1) 29.93 चौ.मीटर

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

1): नाव:- होनेस्ट डेव्हलपर्स तर्फे भागीदार महेश अच्यार गान्ना तर्फे क्युर्लीजवायकरिना कु.सु.निजार्थ केलन उभार वया:-30; पत्ता:-प्लॉट नं: क्रम नं. 202, माळा नं: दुसरा मजला , इमारतीचे नाव: स्टर्लिंग इन्स्टीट्यूट, वर्डीन नं: शंकर मयन रोड, मादुगा मेन्टून, मेट्रो नं: 388, महागाष्ट, मुम्बई. पिन कोड:-400019 फोन नं:-AAVFM2787M

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

1): नाव:-राजेश यशवन वाग वया:-29; पत्ता:-प्लॉट नं: घर क्र 339, माळा नं: -, इमारतीचे नाव: क्रम क्र 4 , प्लॉट नं: भादवड , रोड नं: भिवंडी, ठाणे , महागाष्ट, ठाणे. पिन कोड:-421302 फोन नं:-BVYBP3841G

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

05/02/2024

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

05/02/2024

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

1605/2024

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

161800

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

30000

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

शेरा

मुळ दस्तासोबतची प्रत

(इंद्रवदन अ. सोनवणे)
रह दुय्यम निबंधक (वर्ग-२)
भिवंडी क्रं. २, जि. ठाणे

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i). or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

वाजार भावा (भाडेपट्ट्याच्या पट्ट्याकार आकारणी देतो की पट्टेदार देतो)

Payment Details

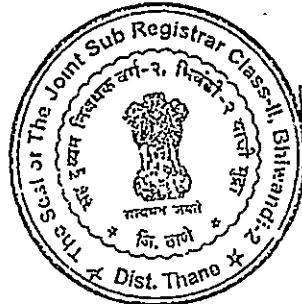
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	RAJESH Y BANG	eChallan	10000502024020300844	MH014991166202324P	181800.00	SD	0007926374202324
2	RAJESH Y BANG	eChallan		MH014991166202324P	30000	RF	0007926374202324
3		DHC		0224037401542	1780	RF	0224037401542D

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		05 February 2024, 05:57:29 AM	
Valuation ID	20240205130	दवड2	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका भिवंडी		
उप मूल्य विभाग	1/2-रहीवास वापरा खालील विकसित जमिनी		
क्षेत्राचे नाव	Bhusandi-Nijampur Municipal Corporation	सर्व्हे नंबर (न भू क्रमांक)	188
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
3540	28100	32700	35400
			औद्योगिक
			32700
			मोजमापनाचे एकक
			चौ मीटर
बांधीव क्षेत्राची मर्यादी			
बांधकाम क्षेत्र (Built Up)	32 923 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे -
उद्देशाने सुविधा -	आहे	मजता -	11th to 20th Floor
			मिळकतीचा प्रकार -
			बांधकामाचा दर -
			कार्पेट क्षेत्र -
			बांधीव
			Rs 26620/-
			29 95 चौ मीटर
Sole Type - First Sale			
Sale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ	= 107 5 / 100 Apply to Rate= Rs 30530/-		
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर		
	= (((30530-3540) * (100 / 100)) + 3540)		
	= Rs.30530/-		
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 30530 * 32 923		
	= रु. 1005139 19/-		
वदिस्त वाहन तळाचे क्षेत्र	1 77 चौ मीटर		
वदिस्त वाहन तळाचे मूल्य	= 1 77 * (28400 * 25/100)		
	= Rs 12567/-		
Applicable Rules	= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य - तळपत्राचे मूल्य - मॅट्रोनॉम मजला क्षेत्र मूल्य - लागतल्या गळीचे मूल्य (खुली जागा/मी) * वरील गळीचे मूल्य - वदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य * इमारती भावतीच्या खुल्या जागेचे मूल्य - वदिस्त वाहन तळाचे मूल्य - संयोजित जागातळ = A + B + C + D + E + F + G + H + I + J = 1005139 19 + 0 + 0 + 0 + 12567 + 0 + 0 + 0 + 0 + 0 = रु. 1017706/- = २ दहा लाख सतरा हजार सात शें सहा/-		

Home Print

(इंद्रवदन अ.रोनवर्णे)
सह दुय्यम निबंधक (वर्ग-२)
भिवंडी क्रं. २, जि. ठाणे



दवड - २
द. क्र. १६०५ २०२४
पाने १/१६

CHALLAN
MTR Form Number-6



MHD14991165202324P	BARCODE	Date	03/02/2024-11:41:09	Form ID	25.1
Department Inspector General Of Registration			Payor Details		
Stamp Duty			TAX ID / TAN (If Any)		
Registration Fee			PAN No.(If Applicable)		
BVD2_BHIWANDI 2 JOINT SUB REGISTRAR		Full Name		RAJESH Y BANG	
THANE		Flat/Block No.		FLAT NO 140B, B WING KALYAN VIHAR	
2023-2024 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	
0046401	Stamp Duty	181800.00	Road/Street		KON
0083301	Registration Fee	30000.00	Area/Locality		BHIWANDI
		Town/City/District			
		PIN		4 2 1 3 1 1	
Remarks (If Any)					
SecondPartyName=MS HONEST DEVELOPERS-					
		Amount in		Two Lakh Eleven Thousand Eight Hundred Rupees Only	
		2,11,800.00		Words	
Bank Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502024020300844 8942083578713
DD No		Bank Date	RBI Date	03/02/2024-11:41:16	Not Verified with RBI
Bank		Bank-Branch		STATE BANK OF INDIA	
Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9000000000
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हा फॉर्म दुरुयुक्त निवेदन कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चालन लागू.

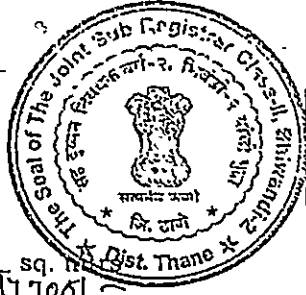


ब ब ड - २	
द. क्र. १८०५	२०२४
पाने १	८९

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224037401542	Date 03/02/2024
Received from MS HONEST DEVELOPERS, Mobile number 9324433777, an amount of Rs.1780/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Bhivandi 2 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 03/02/2024
Bank CIN 10004152024020301465	REF No. 440065532412
This is computer generated receipt, hence no signature is required.	



ब ब ड - २	
क्र. ७६०५	२०२४
पाने २/८	



बखत - २	
स. नं. १६०५	२०२४
पाने	५६६

Village : Kon
Flat Area : २९.९३ sq. ft.
Market Value:- : Rs. १०,५७,७००/-
Agreement Value:- : Rs. ३०,३०,०००/-
Stamp Duty paid : Rs. १,४१,८००/-
Registration Fees : Rs. ३०,०००/-

AGREEMENT FOR SALE

This Agreement made and entered into at Kon,
Taluka Bhiwandi, Dist. Thane
on this 5th day February of 2024

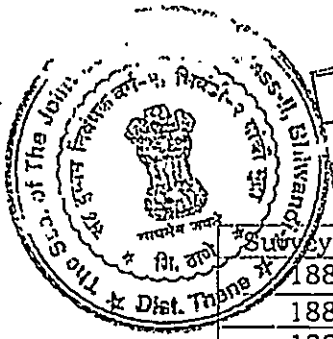
BETWEEN

M/s. Honest Developers, a partnership firm, having its office at Room No.202, 2nd Floor, 388, Sterling Heritage, Shanker Matthan Road, Matunga Central, Mumbai - 400019, through its partner Mr. Mahesh Avchar Gala, hereinafter called and referred to as the Promoter (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners constituting the said firm for the time being, the successors of them, their heirs, executors, administrators and assigns) being the Party of the First Part;

AND

Mr. RAJESH YASHWANT BANG Aged about 29 years, PAN NO.:BVYPB3841G residing at House No.339, Room No.4, Bhadwad, Bhiwandi, Thane, Maharashtra-421302. hereinafter called and referred to as the Purchaser's (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel are own and are absolutely seized, possessed and well or otherwise sufficiently entitled to all those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing



बवड - २
१८०५ २०२३
पाने ५८८

- 2 -

Sub-Registry No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
188	5/अ	0-05-40	540
188	11	0-04-30	430
188	17/अ	0-12-30	1230
188	18/ब	0-06-00	600
Total →			2800

being a single continuous and contiguous piece of land.

AND WHEREAS by and under an agreement dated 07.12.2021, the owners Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel granted the said property to the Promoter herein and the said agreement is registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 12856/2021 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 12857/2021;

AND WHEREAS the Promoters by and under the powers and authorities vested in them followed the requisite procedure for submission of plans and the Mumbai Metropolitan Region Development Authority has granted the Commencement Certificate under No. SROT/BSNA/2501/BP/AmendedCC/Kon-89/280/2023 dated 22.02.2023 and during the course of such sanction and approval, an area admeasuring 365.83 sq. meters stood deducted by way of D.P. Road and the net plot stood at 2434.17 sq. meters hereinafter called and referred to as the "said property" for the sake of brevity and more particularly described in the schedule hereunder written;

AND WHEREAS the said property is converted to Non-Agricultural Assessment under the letter issued by Tahsildar Bhiwandi bearing No.Mahasul/K-1/T-10 /JB/SR-16/2022/6766 dated 12/07/2022, No.Mahasul/K-1/T-10/JB/SR-47/2022/7768 dated 27/07/2022 & No.Mahasul/K-1/T-10/JB/SR-47/2022/10098 dated 19/10/2022

AND WHEREAS the Promoter in pursuance to the sanction plans is entitled to commence, carry out the construction work of the above referred said property.

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction they will obtain building commencement certificate of additional buildings from time to time and same shall form a part of the entire scheme of construction known as Kalyan Vihar and all the purchasers acquiring the flats / units in the buildings forming a



बुक - २	
द. क्र. ५६०५	२०२४
दि. १६/८	

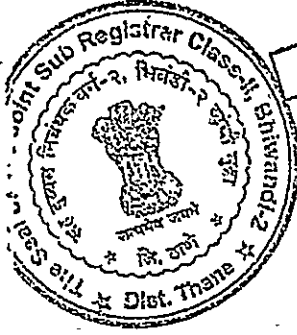
part of the entire scheme of construction shall be entitled to use and utilise the recreational and infrastructural facilities and amenities.

AND WHEREAS the Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the common use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and that the membership thereof will be availed by the Purchaser from and through the Promoter herein and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee and the absolute ownership and possession of the such club house structure shall always vest with the Promoter herein till the execution of the final deed of conveyance of the said entire property along with the buildings and structure constructed therein in favour of the Cooperative Housing Society and/or their federation or apex body.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein the above facts of changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same by executing agreeing to executing this agreement.

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

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development



ब ब ड - २
व. क्र. १६०५
पाने ०१६

4-

as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a Flat bearing No. 1406 on 14th floor, admeasuring 29.93 sq. meters RERA carpet along with the right to use the Balcony area of 1.77 sq. meters in wing "B" in the building known as "Kalyan Vihar" (herein after referred to as the said "premises") and also right to use flower bed attached to the flat being constructed on the said property described in the First Schedule hereunder written.

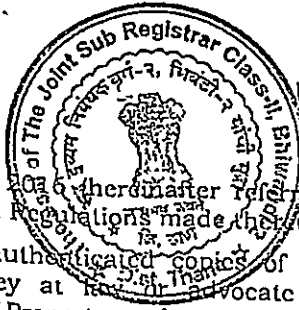
AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and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

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

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

AND WHEREAS the Promoter has followed the requisite procedure under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority and the said authority has granted the registration bearing No. P51700033988.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation



ब ब ड - २	
द. नं. १६०५	२०२४
दि. २६	

and Development) Act (hereinafter referred to as the said Act") and the Rules and Regulations made thereunder;

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

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

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

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

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

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

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

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat being No. 1406 on 14th floor in wing "B" of the scheme of construction known as "Kalyan Vihar" being constructed being constructed on the said property described in the Schedule hereunder written being the said premises.



बखु - २.
र. क्र. १६०५ | १०२४
पाने e l l e

- 6 -

WHEREAS the RERA carpet area of the said premises is 29.93 square meters and "RERA carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

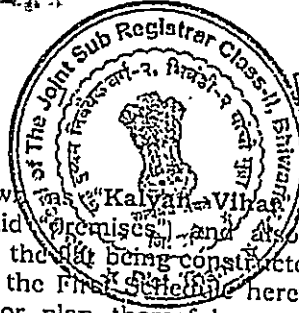
AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs.2,00,000/- (Two Lakh only) being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

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

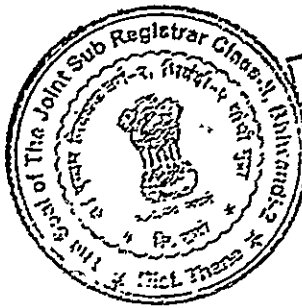
1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat bearing No.1406, on 14th floor, admeasuring 29.93 sq. meters RERA carpet along with the right to use the balcony area of 1.77 sq. meters in wing "B"



बवड - २	
द. क्र. १६०५	२०२४
पाने १०१ LE	

in the building known as "Kalyan Vihar" (herein after referred to as the said Premises) and also right to use flower bed attached to the flat being constructed on the said property described in the First Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs. 30,30,000/- (Rupees Thirty Lakhs Thirty Thousand Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

- 1(b) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered parking spaces bearing No. Nil situated at still being constructed in the layout for the consideration of Rs. Nil.
- 1(c) The total aggregate consideration amount for the said Premises is thus Rs. 30,30,000/- (Rupees Thirty Lakhs Thirty Thousand Only)
- 1(d) The Purchaser has agreed and assured to pay the total consideration of Rs. 30,30,000/- (Rupees Thirty Lakhs Thirty Thousand Only) to the Promoter in the following manner -
 - i) Rs.10% paid as advance payment or application fee at the time of execution of this agreement.
 - ii) Rs.30% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
 - iii) Rs.35% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated. (i.e. 1.84 % for each slab x 19 slabs)
 - iv) Rs.10% to be paid to the Promoter on completion of the walls, internal plaster, doors and windows frames of the said premises.
 - v) Rs.05% to be paid to the Promoter on completion of the external plaster, elevation of the building or wing in which the said premises is situated.
 - vi) Rs.07% to be paid to the Promoter on completion of the flooring, water pumps, electrical fittings
 - vii) Rs.03% be paid to the Promoter at the time of handing over of the possession of the said Premises to the



बत्रड-२
२२.१६५५ / १९९२
१९९१/८८

- 2 -

Purchaser on or after receipt of occupancy certificate or completion certificate.

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

M/S: HONEST DEVELOPERS RERA ACCOUNT KALYAN VIHAR

A/C No: 0579102000012953

IFSC CODE: IBKL0000579

BANK: IDBI BANK, PRAHADEVI BRANCH

- 1(e) The Total Price excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and 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) up to the date of handing over the possession of the said premises.
- 1(f) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 1(g) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ NIL% per annum for the period by which the respective installment has been pre-poned. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.
- 1(h) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 5% percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If changes, if any, in the carpet area, subject to a variation cap of 3% percent. The total price payable for the carpet area

A handwritten signature and initials are present at the bottom of the page. The signature appears to be 'Gurj' and the initials are 'G.P.'.



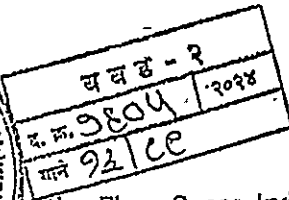
बख्त - २	
प. क्र. ३८०५	२०२४
तारीख १२	१२

shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

- 1(i) The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.
- 2.1. 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 concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the premises.
- 2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 5481 square meters only and Promoter has planned to utilize Floor Space Index of 2.5 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed



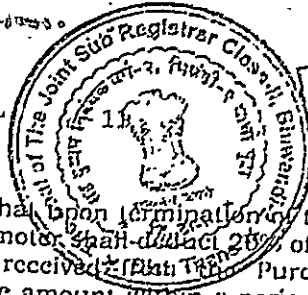
- 10 -

The Floor Space Index of 2.5 as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

- 4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.
- 4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the premises which may till then have been paid by the Purchaser to the Promoter.



ब. द. ड. - २
२. १५. २०२४
पाने १०१८८

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 2% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

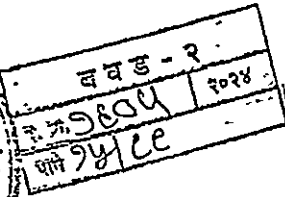
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the premises as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the said premises to the Purchaser on or before 31st day of March 2026 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the said premises to the Purchaser herein on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- i) Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and



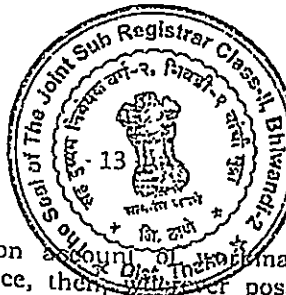


- 12 -

discharged from all its obligations and liabilities under this Agreement.

IF the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoters and on cancellation of the agreement he / she shall give six months period to the Promoters within which period the Promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest. The Promoters shall forfeit the 20% of the total amount received from the Purchaser as and by way of liquidated damages, while repaying the money paid by the Purchaser.

- 7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser s, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy:
- 7.3 Failure of Purchaser to take Possession of Said Premises from the Promoter: Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated



ଦଫ୍ତର - ୨
ନ. କ୍ର. ୨୧୦୫ / ୨୦୨୪
ତାରିଖ ୨୧/୧୧

or any defects on a ~~account of workmanship~~ ^{of workmanship}, quality or provision of service, then, ~~with~~ ^{wherever} possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto; the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser and the Purchaser alone shall alone liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said premises of phase wing and specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to column, beams, etc., or in the fittings, therein, in particular it is hereby agreed that the Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

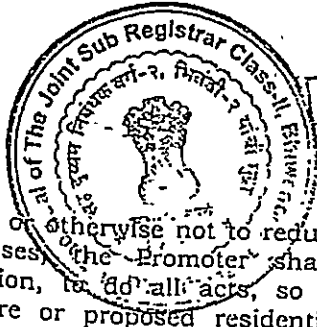
- 7.5 The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Promoter to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.
- 7.6 The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Promoter for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Promoter's office or on the website of the Real Estate Authority. Further, the Promoter shall not be required to obtain consent in the following events:
- a. Any minor additions or alterations.



बचत - २	
द. नं. २८०५	२०१४
पाने २०/८९	

- - 14 -

- b. Any addition or alterations to any common areas, amenities, etc.
- c. Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.
- 7.7 In the event of the Organization being formed and registered before the sale and disposal by the Promoter of all the flat/ premises in the Building/s, the power and authority of the Organization so formed or that of the Purchaser/s and the Purchaser/s of other premises in the Building/s shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Promoter shall have the absolute authority and control as regards the unsold flat/ premises and disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold flat/premises, if any. In case the Organization is formed before the disposal by the Promoter of all the flats/ premises then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold flat/premises and as and when such flat/ premises are sold, the Organization shall admit such Purchaser/s as the member/s without charging any premium/transfer fees or extra payment of any nature whatsoever.
- 7.8 Till the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.
- 7.9 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, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Promoter in proportion to the carpet area of the flat/ premises or otherwise as may be determined by the Promoter and non- payment of the same, shall constitute a breach of this Agreement.



बुक - २	
क्र. १८०५	२०२४
पाने १५६६	

- 7.10 Save and except otherwise not to reduce any area of the said Flat/Premises, the Promoter shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential or commercial potential (if any) of the said Property. The Promoter shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Promoter may deem fit and proper in their absolute discretion.
- 7.11 Brochures, Pamphlets, Literature, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/ or in the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies. Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.
- 7.12 Under the present Agreement and at this stage, Promoter intends to use actual FSI and TDR along with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only on an actual FSI of the said Property. The Promoter, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ additional buildings on the said Property. For all times in future, Promoter shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization that is to be formed by the Purchaser/s of various premises in the building and as permissible under the applicable laws. For the purpose of consuming such balance and/ or additional FSI/TDR, the Promoter shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/ or the new or additional structure/ building, as the Promoter may think fit and proper and to do all such things, as may be necessary



ब्लॉक - २
प्लॉट नं. ११०५
प्लॉट ११०५

- 16 -

for this purpose and as permissible under the applicable laws.

7.13. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft byelaws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee

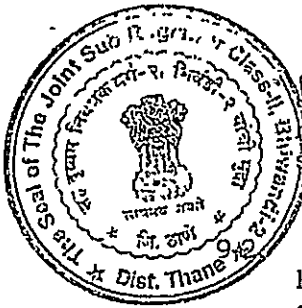


बवड - २	
द. क्र. २६०५	२०२४
दिने २०/११	

till the formation and registration of the society or association or limited company.

- 9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.

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



सं. 29/CE
2028

said confirms and fact thereof and in confirmation thereof as ~~by~~ ^{by} ~~his~~ ^{his} express and irrevocable consent for the same

Within 15 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 3,546/- (Rupees Three Thousand Five Hundred and Forty Six only) per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

- 10. The Purchaser shall pay to the Promoters NIL on demand towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.

The Purchaser shall pay to the Promoter on demand requisite amount and charges on account of stamp duty and registration charges, goods and services tax and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.

The Purchaser shall pay to the Promoter on demand the provisional outgoings for municipal taxes, water bill, bore-

[Handwritten signature]



ब ब ड - २
क्र. १६०५ / २०१४
पाने २२/८९

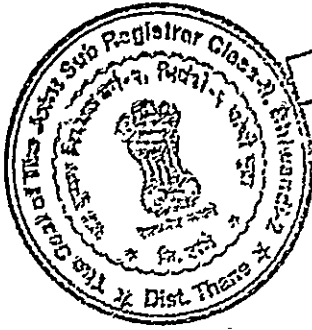
well common election expenses any (12 months contribution in advance) as well as requisite lift charges and proportionate expenses thereto.

11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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



- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;



सब ड - २
न. नं. २६०५ / २०२४
दि. २१/०८

- 20 -

- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.



पृष्ठ - २
र. नं. २६०५ / २०२४
पाने २५६

14. The Purchaser/s or himself/himself with intention to bring all persons into whose hands the said premises may come, hereby covenants with the Promoter as follows :-
- i. To maintain the said premises the Purchaser's own cost in good and tenable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
 - iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
 - iv. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good



व व ड - २
नं. क्र. १६०५ / २०२४
पाने २४/८६

- 22 -

tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the purchaser from the Promoter for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the



बुक नं - २
पृ. नं. १६०५
दि. २६/११/२०१४

stipulations and Conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

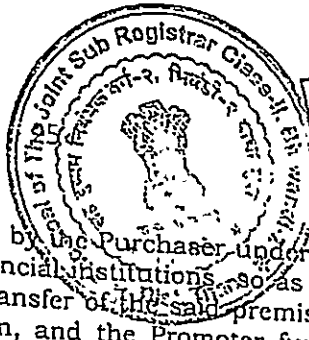
- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Company, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
 - xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
 16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
 17. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,



रं. सं. - ३
प. क्र. २८०५
भा. सं. २८०/८८

The Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or lease and license agreement in respect of the premises allotted to the purchaser.

19. It is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
20. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.
21. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of construction, the promoter may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as





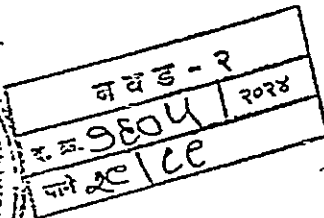
बुक नं - २	
प. नं. १४०५	२०२४
पाने २५/६९	

intended to be acquired by the Purchaser under this present from such bank or financial institutions as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.

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

22. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection thereto.

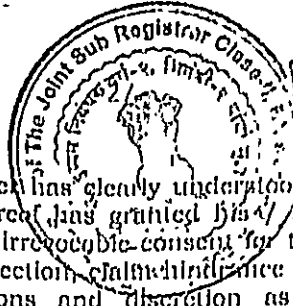
 



- 26 -

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

24. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter :
- a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
 - b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
 - c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
 - d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
 - e) to decide from time to time when and what sort of document of transfer should be executed.
 - f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
 - g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
 - h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space Index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.



नयन - २
२६०४ / २०१६
२०/६

and the Purchaser has clearly understood the same and in confirmation thereof has granted his/her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim, hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

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

- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.
- iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
- ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any




बुक - २
क्र. ३६०५
पाने ३१/८६

- 28 -

objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,

- x) the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.
26. It is agreed and understood by the Purchaser/s that the project shall be deemed to be completed only upon the development of the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all the phases on the entire said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The Promoter shall not be liable and/or shall not be required to cause execution of conveyance/ transfer/ lease deed in respect of the said Land /Property or any part thereof until utilization of the entire FSI /TDR in respect of the Land / Property and all other rights and benefits available now or in future in respect of the said Land / Property including incentive FSI schemes, amalgamated plots, and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts are received.
27. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said



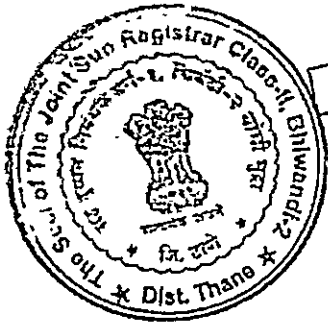
बुक - २
क्र. अ. १६०५ / २०१४
पाने ३५६

property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

28. *The Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the common use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and that the membership thereof will be availed by the Purchaser from and through the Promoter herein and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee and the absolute ownership and possession of the such club house structure shall always vest with the Promoter herein till the execution of the final deed of conveyance of the said entire property along with the buildings and structure constructed therein in favour of the Cooperative Housing Society and/or their federation or apex body.*

29. **BINDING EFFECT**

Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Purchaser (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking



बच ड - २	
द. नं. ९६०५	२०२४
पाने २३/८८	

- 30 -

amount shall be returned to the Purchaser without any interest or compensation whatsoever.

30. ENTIRE AGREEMENT

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

31. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties herein.

32. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

33. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

34. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

35. FURTHER ASSURANCES

The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and



बचड - २
द. क्र. ३६०५ / २०२४
पाने ३५८६

take such other actions in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effect the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

36. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

37. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

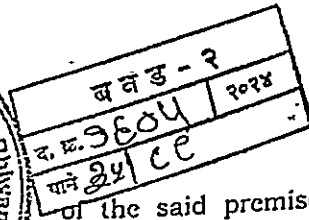
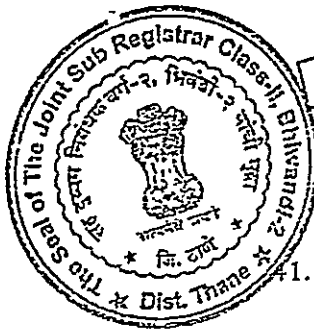
38. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

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

39. JOINT PURCHASERS

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

40. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies and all other direct and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer



- 32 -

of the said premises by him to any intending purchaser subject to the provisions of the said Act.

41. **Dispute Resolution:** - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate-(Regulation and Development) Act, 2016, Rules and Regulations, there under.
42. **GOVERNING LAW**
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.
43. The name of the Project and building shall be "Kalyan Vihar" and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.
44. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colours of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
45. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.



ब ल ड - २	
स. नं. १६०५	२०१४
कां प्रेसि	

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the Property)

All that portion of land admeasuring 2800 sq. meters comprising of all those pieces and parcels of land lying, being and situate at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Survey No.	Hissa No.	Area (Sq.Mtrs)
188	5/अ	540
188	11	430
188	17/अ	1230
188	18/ब	600

and bounded as follows :

- On or towards East : Survey No. 188/12, 19, 20 & 21
On or towards West : Survey No. 188/14, 16
On or towards North : Survey No. 188/6, 7 & 9
On or towards South : Kalyan Bhiwandi Road

SECOND SCHEDULE ABOVE REFERRED TO
Description of the nature, extent of common areas and facilities.

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

SIGNED & DELIVERED
by the within named
Promoters
M/s. Honest Developers
a partnership firm,
Through its partner



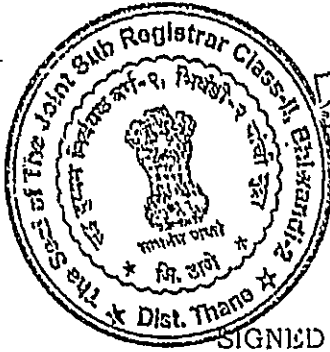
Mr. Mahesh Avchar Gala

WITNESS:

1. Name: Ananta R. Bang
2. Name: Tashwant R. Bang

अनांन बांग

—Bang—



ब व ठ - २
क्र. नं. ३६०९ / २०२४
पाने ३०/१६ 34

SIGNED & DELIVERED
by the within named Purchaser/s

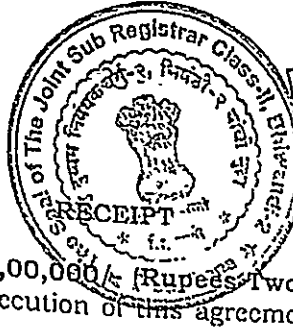
1. Mr. RAJESH YASHWANT BANG



WITNESS:

1. Name: Yashwant R. Bang

2. Name: Arunta R. Bang



ब्लॉक - २
उ. क्र. ९६०५ / २०२४
पाने ३५८८

Received a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) from time to time prior to execution of this agreement in the following manner

Date	Payment Mode	Amount	Bank
31-12-2023	NEFT	11,000	HDFC
02-01-2024	NEFT	40,000	HDFC
29-01-2024	CHEQUE# 391473	1,49,000	STATE BANK OF INDIA

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

I/We say received

M/s. Honest Developers
a partnership firm,
Through its partner
Mr. Mahesh Avchar Gala



ब व ड - २	
द. क्र. १६०५	२०२४
पाने २६/८६	

ANNEXURE

ANNEXURE - A - Copy of Title Report

ANNEXURE -B - Copy of Property Card or extract Village Forms VI or VII and XII

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

ANNEXURE - C-2 Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE -D Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser as approved by the concerned local authority

ANNEXURE - E Specification and amenities for the Premises,

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



ब ब ड - २	
व. क्र. १६०५	२०२४
पाने १०१ CE	

श्री. विलास हाईटेक, सारोधीगामा रोड, कल्याण (प)
फोन २३२२२६, २३२०४२२
email lawman2011@yahoo.com

श्री. विलास हाईटेक, सारोधीगामा रोड, कल्याण (प)
फोन २३२२२६, २३२०४२२
email lawman2011@yahoo.com

Form - A
Circular No 29/2021

Date 07.11.2022

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

LEGAL TITLE REPORT

Sub : All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No	Hissa No	Area (Sq.Mtrs)
188	5/अ	540
188	11	430
188	17/अ	1230
188	18/अ	600
Total →		2800

belonging to Smt Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel

I have investigated the title of the above said property on the request of M/s Honest Developers to investigate their right to develop the above said property on the basis of documents submitted as under

1) Description of the property

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Survey No.	Hissa No	Area (Sq.Mtrs)
188	5/अ	540
188	11	430
188	17/अ	1230
188	18/अ	600
Total →		2800

belonging to Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel

2) Documents of allotment of property

- Extracts of 7/12.
- Relevant Mutation Entries
- Development Agreement dated 07/12/2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No 12856/2021 executed between Smt Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel as the Owners and M/s. Honest



ब न ड - २
द. नं. १६०५ | २०२४
पाने ०१/८६

lawmen2011@yahoo.com email: lawman2011@yahoo.com

Further appears that by and under the Development Agreement c 07.12.2021, registered at the office of Sub-Registrar of Assuranc Bhiwandi-2 under serial No 12856/2021 executed between Smt S Nalhubhai Patel and Shri Harish Bhimjibhai Patel as the Owners M/s. Honest Developers as the Purchaser Developer, the said ow granted the development rights in respect of the above said proper M/s. Honest Developers at and for the price / consideration and o terms and conditions therein contained and in pursuance thereof also granted the Power of Attorney on 07.12.2021 in favour of Honest Developers and the same are registered at the office of Registrar of Assurances at Bhiwandi-2 under serial No.12857/2001

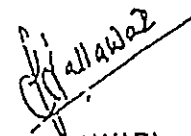
It further appears that the Promoter have followed the req procedure under law and obtained the building commence certificate from the Mumbai Metropolitan Region Development Autl under No. SROT/BSNA/2501/BP/Kon-89/CC/05/2021 dated 03.01.2

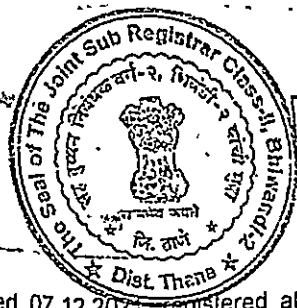
The necessary search at the office to Sub-Registrar of Assuranc Bhiwandi has been taken and the search report does not revea entry, which may fall in the category of encumbrances over the property.

On going through the above documents I am of the opinion that th of the owners to the above said property is clear, marketable and from encumbrances and doubts and in terms of above ref Agreements and in accordance with the plans and permissions exemption order and further extensions / renewal as re hereinabove, M/s. Honest Developers is well and sufficiently enti develop the aforesaid property and to sell the flats / units th constructed to any intending purchasers.

This Report is based on the information provided, documents furn and searches carried out in the Office of Sub-Registrar of Assuranc Bhiwandi and in the event there are any new or additional docur which are not furnished to me or the facts may be different or infc to me subsequently, it could have material impact on my observ and conclusions.

3/- The report reflecting the flow of the title of the owner on the said l: enclosed herewith as annexure.


(S.D. JALLAWAR)
Advocate



बवड - २	
र.क्र. ३६०५	२०२४
जाने ५/८	

- (iv) Power of Attorney dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.12857/2021 executed by Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel in favour of M/s. Honest Developers
- (v) Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-89/CC/05/2021 dated 03.01.2022
- (vi) Deed of Correction dated 31.10.2022 registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.11413/2022 executed between Smt. Savita Nathubhai Patel and Shri Hareish Bhimjibhai Patel as the Owners of M/s. Honest Developers as the Purchaser Developer (correcting the survey No 188 Hissa No. 5/अ to correct survey No 188 Hissa No 5/अ)
- (vii) Search Reports dated 29.06.2021 issued by Shri Sachin Patil.
- 3) 7/12 extracts or property card
- (i) Extracts of 7/12 issued by Talathi Saja Kon, Taluka Bhiwandi, District Thane dated 22.02.2022
- (ii) Mutation Entry No.2749
- 4) Search Reports
- Search reports dated 29.06.2021 for 27 years from 1960 till February 2022 carried out in the Office of Sub-Registrar of Assurances at Bhiwandi

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owners to the said property is clear, marketable and without any encumbrances and M/s. Honest Developers is well and sufficiently to develop the aforesaid property

(1) Owners of the land

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (Sq.Mtrs)
188	5/अ	540
188	11	430
188	17/अ	1230
188	18/अ	600
	Total →	2300

belonging to Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel

(2) Qualifying comments

On going through the above documents, it appears that Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel are the owners of the above said property.



क्र. ड - २
क. क्र. ३६०५
२०१४
माने <i>SD</i> CE

श्री द. जल्लवार
बी. कॉम., एल.बी.
अॅडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)
फोन . २३२२५२६, २३२७४४३
email . lawmon2011@yahoo.com

Shailendra D. Jallawar

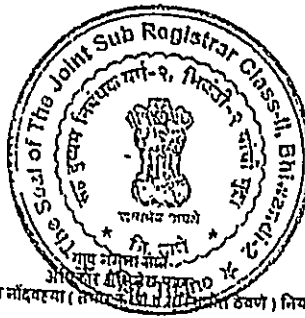
B Com , LL.B.,
Advocate High Court

105, Vikas Heights, Santoshmata Road, Kalyan (West)
Tel. : 2322526, 2327447
email . lawmon2011@yahoo.com

FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Development Agreement dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 12856/2021 executed between Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel as the Owners and M/s. Honest Developers as the Purchaser Developer
4. Power of Attorney dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.12857/2021 executed by Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel in favour of M/s. Honest Developers
5. Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authority under No.SROT/BSNA/2501/BP/Kon-89/CC/05/2021 dated 03.01.2022.
6. Deed of Correction dated 31.10.2022 registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.11413/2022 executed between Smt. Savita Nathubhai Patel and Shri Haresh Bhimjibhai Patel as the Owners of M/s. Honest Developers as the Purchaser Developer (correcting the survey No. 188 Hissa No. 5/३ to correct survey No. 188 Hissa No. 5/३)
7. Search Reports dated 29.06.2021 issued by Shri Sachin Patil.

Shailendra D. Jallawar
(S.D. JALLAWAR)
Advocate



ब ब ड - २
 सं. नं. १६०५ १०२४
 पाने १८

अवकाश दिनांक : 21/08/2019

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदपरचा (तयार करणे व सुविधतीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ७]

तालुका - भिवंडी

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक : 5228 व दिनांक : 30/01/2018

संयुक्त उपविभाग क्रमांक व उपविभाग		भू-धारणा पध्दती क्षयित्वादाखल वगैरे :-	शेरा			योग्यतादाराचे नाव	
क्रमांक : 1887/21				आकार	पो. र. क.		
शेराचे स्थानिक नाव :-	अर चौ मी 0 05 30	साविता मधुभाई पटेल हेरा भिमजीभाई पटेल -----सागाईक क्षेत्र-----	0.05-40	0 00	(2710) (2749)	सागा	वगैरे नसताना
कृष्याचे नाव						उत्तर अधिकार	
शेतदार						दल	
हेराचे स्थानिक नाव :-						हेरा उपविभागीय अधिकारी (1916)	
अर चौ मी	0 00 00					भिवंडी विभाग भिवंडी (1946)	
अर चौ मी	0 00					याचे नशील आदेश क्रमांक (1946)	
अर चौ मी						H D / A A P / S R (1946)	
अर चौ मी						५ / ११ तल ३/११/१९३६	
अर चौ मी						प्रमाण N A (1916)	

गाव नमुना चार
 पिकांची नोंदवही
 [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदपरचा (तयार करणे व सुविधतीत ठेवणे) नियम, १९६१ यातील नियम २९]
 तालुका - भिवंडी जिल्हा - ठाणे
 शेवटचा फेरफार क्रमांक : 5228 व दिनांक : 30/01/2018
 संयुक्त उपविभाग क्रमांक : 1887/21

पिकाखालील क्षेत्राचा तपशील															
क्रमांक	हवामान	स्थानिक पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			तागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
		निश्चयादा सकेत क्रमांक	जल सिंचित	अजल सिंचित	पट्टे पिके व प्रत्येकाखालील क्षेत्र पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
2211	२ (२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
		अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी	अर चौ मी

या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळावे.
 दिनांक :- 03/02/2020
 सांकेतिक क्रमांक :- 27210010421290000022020115

(नाव :- Hrishar Radoshch Patil)
 तलाठी साक्षात :- नोंदगार, भिवंडी, ठाणे.
 तालुका अधिकारी सागा
 ठाणे

अहवाल दिनांक :-

गाव नमुना सात
अधिकार अभिलेख पत्रक
| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 3.9.6 आणि 4 |

गाव - कोन तालुका - भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 1759 व दिनांक : 27/02/2018
भूमापन क्रमांक व उपविभाग : 188/11

भूमापन क्रमांक व उपविभाग 188/11		भू-धारणा पध्दती भोगवटादार वर्ग :-	भोगवटादाराचे नाव			घाते क्रमांक
शेतोचे स्थानिक नाव :-		क्षेत्र	आकार	पो.उ.	फे.फा	घाते क्रमांक
क्षेत्र एकूण	आर चौ मी	साविता नयभाई पटेल			(1785)	709
विन शेतो	0 04 30	हरेश निमंजीभाई पटेल	0 04 30	0 12	(2714)	कुळाचे नाव
जिरायत		सातनाईक क्षेत्र				इतर अधिकार
वाग्यात						तुकडा
तरी						इतर
वरकस						भिवंडी विभाग भिवंडी (2714)
इतर						मा उपविभागीय अधिकारी (2714)
एकूण						यांच्याकडील आदेश क्रमांक (2714)
पत्रक						B D / N A P / S R 31 / 94 (2714)
पत्रक						ता S/6/94 पत्राचे N.A (2714)



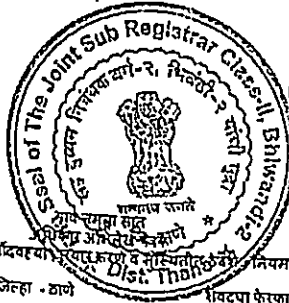
बजड - २
क्र. १६०५ / २०१४
पत्रे Office

गाव नमुना बारा
पिकांची नोंदवहो
| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम २१ |
गाव - कोन तालुका - भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 1789 व दिनांक : 27/02/2018
भूमापन क्रमांक व उपविभाग : 188/11

		पिकाखालील क्षेत्राचा तपशील									सागडीसाठी उपलब्ध नसलेली जमीन		जल सियमाचे साधन
		मिश्र पिकाखालील क्षेत्र			निर्भेद पिकाखालील क्षेत्र								
		पट्टक पिके व पल्पिकाखालील क्षेत्र											
वर्ष	हंगाम	मिश्रपिकाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे : व	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
			आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	आर चौ मी		आर चौ मी	

"या प्रमाणित प्रतीसाठी की न्हणून 191- रुपये मिळाले."
दिनांक :- 03/02/2020
सांकेतिक क्रमांक :- 2721001042129000002202017

(नाव :- Bhaskar Bhashech Patil)
तलाठी साझा :- जमीनतः निविडे
3/2/2020



क्र. १६०५ / २०२४
पाने ०१ / ८९

अहवाल दिनांक : 21/09/2019

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1981 यातील नियम २.१.६ आणि ७]

तालुका - सिवेंडी	गाव नमुना बारा पिकाची नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे)	जिल्हा - ठाणे	शेवटचा फेरकार क्रमांक : 5228 व दिनांक : 30/04/2018
भूमापन क्रमांक व उपविभाग : 188/17/3	भू.धारणा पध्दती : शिवायदाद्वारे करा - 1	भागवदाद्वारे नाव	
शेतार स्यानिंक नाव :-	शेतार आर चौ मी	शेतार आकार चौ.छ. फे.का	शेतार क्रमांक
शेतार क्षेत्र	0 12 30	(2731)	709
शेतार क्षेत्र (सिगवडीत अयोग्य)		(2731)	कुळाचे नाव
वर्ग (अ)			इतर अधिकार
वर्ग (ब)			इतर
एकूण चौ.छ.	0 00 00		तुकडा
आकारगो	0 00		इतर
जुडी किंवा विशेष			इतर
अन्य			मा उपविभागीय अधिकारी (1939)
			निवडी विभाग निवडी (1939)
			याच्याकडील आदेश क्रमांक (1939)
			B D / N A P / S R 31 / 94 (1939)
			ता. 8/6/94 परमाणु N A (1939)
जुडी फेरकार क्र. (11921, 1230), (1668), (1789), 5228			तला आणि भूमापन दिन्दि :

गाव नमुना बारा पिकाची नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1981 यातील नियम २१]														
तालुका - सिवेंडी जिल्हा - ठाणे शेवटचा फेरकार क्रमांक : 5228 व दिनांक : 30/04/2018														
भूमापन क्रमांक व उपविभाग : 188/17/3														
पिकाद्वारे तयार केलेल्या क्षेत्राचा तपशील														
मिश्र पिकाद्वारे तयार केलेल्या क्षेत्राचा तपशील														
शेतार क्षेत्राचा तपशील														
क्र.	हंगाम	मिश्रणाचा प्रकार	जल सिंचित	अजल सिंचित	शेतार क्षेत्राचा तपशील	जल सिंचित	अजल सिंचित	शेतार क्षेत्राचा तपशील	जल सिंचित	अजल सिंचित	शेतार क्षेत्राचा तपशील	जल सिंचित	अजल सिंचित	शेतार क्षेत्राचा तपशील
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी				

* या प्रमाणित प्रतिसादी फी म्हणून 1% रुपये निवडावे. *
दिनांक :- 03/02/2020
सांकेतिक क्रमांक :- 2721/0010-4212900002202018

(नाव :- Bhaskar Ramesh Patil)
तलाठी साक्षात - फोन : 2721/0010-4212900002202018
तलाठी साक्षात - फोन : 2721/0010-4212900002202018
ता. सिवेंडी जिल्हा ठाणे

अहवाल दिनांक: 30/04/2018

गाव नमुना सार
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ७]

गाव - कोन तालुका - भिवंडी जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 5228 व दिनांक : 30/04/2018
भुनापन क्रमांक व उपविभाग : 188/18/व

भुनापन क्रमांक व उपविभाग 188/18/व		भू-धारणा पध्दती भोगवटादार वर्ग - I	भोगवटादाराचे नांव			
शेताचे स्थानिक नांव :-		क्षेत्र	आकार	पो.ख.	फे.पा	खाते क्रमांक
क्षेत्र एकक	आर चौ मी	सविता नयुभाई पटेल			(2706)	709
विन शेती	0 06 00	हरेश भिमजीभाई पटेल			(2706)	कुळाचे नाव
विन शेती आकारणी	0 08	सामाईक क्षेत्र	0.06 00	0 08		इतर अधिकार
जिरायत						
वागायत						
तरी						
वरक						
इतर						
उपकर						
पिके						
पिके						
वर्ग						
वर्ग						
पुकरा पांश						
आकार						
जुडी विस्था इतर						
अधिकार						



खसड - २
व. क्र. २६०५ / २०२४
पाने ६९ / ६९

जमिन फेरफार क्र (5228)

सीमा आणि भुनापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवह्या
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९]
तालुका - भिवंडी जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 5228 व दिनांक : 30/04/2018
भुनापन क्रमांक व उपविभाग : 188/18/व

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील									तागवडीसाठी उपलब्ध नसलेली जमीन		जल स्थितीचा सापण
		मिश्र पिकांखालील क्षेत्र			घटक पिके व प्रत्येकांखालील क्षेत्र			निर्मळ पिकांखालील क्षेत्र			स्वरूप	क्षेत्र	
		मिश्रणाचा सकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित			
(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)		
		आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी	आर चौ मी		आर चौ मी	

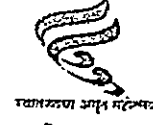
"या प्रमाणित प्रतीसाठी फी म्हणून 1५/- रुपये मिळाले."
दिनांक : 03/02/2019
सार्वजनिक क्रमांक :- 272109/1042129000002202019

(नाव :- Bhaskar Kiteshch Patil)
तलाठी साक्षात :- कोनता - भिवंडी जिल्हा - ठाणे
तलाठी साक्षात कोनता भिवंडी जिल्हा ठाणे
3/4/2018



ब ब ड - २
व. क्र. १६०५ / २०२४
मानेंद ले

महाराष्ट्र शासन



तहसीलदार व कार्यकारी दंडाधिकारी, भिवंडी यांचे कार्यालय.

पत्रव्यवहाराचा पत्ता : जुना जकात नाका, आगरा रोड भिवंडी, ता. भिवंडी, जि. ठाणे. ४२१३०२

दुरध्वनी क्र. ०२५२२ - २५७३५३ ई-मेल : lahbbhiwandi@gmail.com

क्र.महसुल/क.१/टे.१०/सनद/एसआर-१६/२०२२/६७६६

दिनांक १२/०६/२०२२

वाचले :-

- १) अर्जदार श्रीम. सविता नथुभाई पटेल व इतर यांचे कु.मु.धा म्हणुन श्री. महेश अवचर गाला रा. पाचपाखडी ठाणे, जि.ठाणे यांचा दि.२७/०६/२०२२ रोजीचा अर्ज व अर्जदार यांनी दाखल केलेले दि.२२/०६/२०२२ रोजीचे बंधपत्र/ सत्यप्रतिज्ञापत्र.
- २) महसुल व वन विभाग यांचेकडील शासन परिपत्रक क्रमांक एनएपी-२०२१/प्र.क्र.११८/ज-१ अ, दिनांक १३ एप्रिल, २०२२
- ३) नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, उप प्रादेशिक कार्यालय ठाणे यांचे कडील क्र./एसआरओटो/भिपअक्षे/२५०१/कोन-८९/सीसी/०५/२०२१ दिनांक ३/१/२०२२ रोजीचा कमेंसमेन्ट कमेंसमेन्ट दाखल्याची प्रत.
- ४) कार्यालयीन मंजुर टिप्पणी दिनांक : ३०/०६/२०२२
- ५) रुपांतरित व अकृषिक कर रक्कम दि.१२/०७/२०२२ रोजी शासन जमा केलेबाबत सादर केलेल्या चलनाच्या छायांकित प्रती.

परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ब/ ४२क/ ४२ड मधील तरतुदीन्वये भोगवटादास धावचाची सनद (अकृषिक वापराची परवानगी)

ज्याअर्थी, श्रीम. सविता नथुभाई पटेल व इतर यांचे कु.मु.धा म्हणुन श्री. महेश अवचर गाला रा. पाचपाखडी ठाणे, जि.ठाणे यांनी महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२ब/ ४२क/ ४२ड च्या तरतुदीन्वये खालील जमीन मिळकतीची सनद मिळणेकामी मागणी केली आहे.

जमीनीचा तपशील
मांजे कोन, ता. भिवंडी

म.नं. क्रि.नं	एकूण क्षेत्र (चौ.मी.)	पैकी क्षेत्र (चौ.मी.)	भूधारणा पध्दती	भोगवटादाराचे नाव	इतर हक्क
१८८/१५/१३	१२३०	१२३०	वर्ग-१	सविता नथुभाई पटेल व इतर-१	निरंक
१८८/१५	८३०	४३०	वर्ग-१	सविता नथुभाई पटेल व इतर-१	निरंक
१८८/१८/१५	६००	६००	वर्ग-१	सविता नथुभाई पटेल व इतर-१	निरंक
एकूण क्षेत्र		२२६०.०० चौ.मी.			



ब घ ड - २
क्र. क्र. २६०५ - २०२४
एन. २९ ८९



महाराष्ट्र शासन



सत्यमेव जयते

तहसीलदार व कार्यकारी दंडाधिकारी, भिवंडी यांचे कार्यालय

पत्रव्यवहाराचा पत्ता : जुना जकात बाका, आगा रोड भिवंडी, ता. भिवंडी, जि. ठाणे. ४२१३०२

दुरध्वनी क्र. ०२५२२ - २५७३५३ ई-मेल : lahbiwandi@gmail.com

क्र.महसूल/क.१/टे.१०/सनद/एसआर- ४७/२०२२ / ७७६८

दिनांक २७/०७/२०२२

वाचले :-

- १) अर्जदार श्रीम. सविता नथुभाई पटेल व १ यांचे कु.मु. धा. श्री. महेश अवचर गाला रा. कोन ता. भिवंडी जि. ठाणे यांचा दि.२०/०७/२०२२ रोजीचा अर्ज व अर्जदार यांनी दाखल केलेले दि.२०/०७/२०२२ रोजीचे बंधपत्र/ सत्यप्रतिज्ञापत्र.
- २) महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्रमांक एनएपी-२०२१/प्र.क्र.११८/ज.१ अ. दिनांक १३ एप्रिल, २०२२
- ३) नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, उप प्रादेशिक कार्यालय ठाणे यांचेकडील क्र.एसआरओटी/बिएसएनए/२५०१/बिपी/कोन-८९/सीसी/ ०५/२०२१ दि. ०३/०१/२०२२ रोजीचा कमेसमेंट दाखल्याचे प्रत.
- ४) कार्यालयीन मंजूर टिप्पणी दिनांक : २५/०७/२०२२
- ५) रुपांतरीत व अकृषिक कर रक्कम दि. २७/०७/२०२२ रोजी शासन जमा केलेबाबत सादर केलेल्या चलनाच्या छायांकित प्रती.

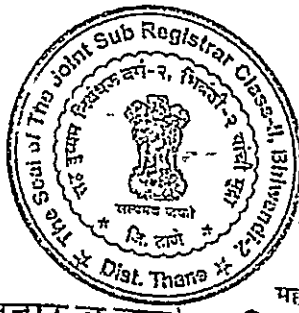
परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ब/ ४२क/ ४२ड मधील तरतुदीन्वय
भोगवटादास द्यावयाची सनद
(अकृषिक वापराची परवानगी)

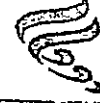


ज्याअर्थी, श्रीम. सविता नथुभाई पटेल व १ यांचे कु.मु. धा. श्री. महेश अवचर गाला कोन ता. भिवंडी जि. ठाणे यांनी महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२ब/ ४२क/ ४२ड च्या तरतुदीन्वये खालील नमुद जमीन मिळकतीची सनद मिळणेकामी मागणी केली आहे.
जमीनीचा तपशील
मौजे कोन, ता. भिवंडी

स.नं. /दि.नं	एकूण क्षेत्र (चौ.मी.)	रुपेकी क्षेत्र (चौ.मी.)	भूधारणा पध्दती	भोगवटादाराचे नाव
१८८/५/च	५४०	५४०	वर्ग-१	सविता नथुभाई पटेल हरेश भिमजीभाई पटेल
एकूण क्षेत्र		५४०.०० चौ.मा.		



ब ब ड - २
न. क्र. १६०५ / २०२४
पत्ते ५०/८६



महाराष्ट्र शासन
तहसीलदार व काचकारी दंडाधिकारी, भिवंडी यांचे कार्यालय.

पत्रव्यवहाराचा पत्ता : जुना जकात नाका, आया रोड भिवंडी, ता. भिवंडी, जि. ठाणे. ४२१३०२

दुरध्वनी क्र. ०२५२२ - २५७३५३ ई-मेल : lahbhivandi@gmail.com

क्र. महसूल/क.१/टे.१०/४२व/आकारणी/एसआर-४७/२०२२

दि. १८/१०/२०२२

प्रति,
तलाठी साझा कोन
ता. भिवंडी, जि. ठाणे

विषय: जमीनीचा रूपांतरित कर व अकृषिक आकारणीची रक्कम शासन
जमा करून घेऊन महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे
कलम ४२(ब) च्या अनुषंगाने संनद वावत.

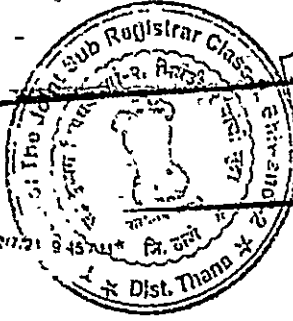
संदर्भ:- १) श्रीम. सविता नथुभाई पटेल व इ.१ यांचे कु.मु. महेश अवचर गाला
सा. कोन ता. भिवंडी जि.ठाणे यांचा दि.११/१०/२०२२ रोजीचा अर्ज.
२) या कार्यालयाचे पत्र क्र.महसूल/क.१/टे.१०/संनद/एसआर-४७/
२०२२/७७६८ दि.२७/०७/२०२२

अर्जदार जमीनम.लक/विकासक श्रीम. सविता नथुभाई पटेल व इ.१ यांचे कु.मु. महेश अवचर
गाला सा. कोन ता. भिवंडी जि.ठाणे यांनी मौजे कोन ता. भिवंडी जि. ठाणे येथील स.नं.१८८/५/च क्षेत्र ५४०-००
चो.मी. जागेबाबत शासन निर्णय दि.१३/०४/२०२२ नुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम
४२(ब) अन्वये या कार्यालयाचे संदर्भिय क्र.२ अन्वये संनद देण्यात आलेले आहे. तथापी संदर्भिय क्र.२ मध्ये
स.नं.१८८/५/च असे नमुद केलेले आहे.

तरी प्रकरणी "स.नं.१८८/५/च" ऐवजी "स.नं.१८८/५/अ" असे वाचावे.



(अधिक पाटील)
तहसीलदार, भिवंडी.



सब ड - २
 क्र. ३६०५
 पान ४१८८

Index-II

सूची क्र.2

दुसरा निबंधक, महानु.पिबडी 2

दस्ता क्रमांक : 12856/2021

मोहरणी :

Regn.63m

07/12/2021

भावाने नाम : कोन

(1) विमोचनाचा पत्ता	दस्ता क्रमांक अंतिमिद
(2) मोंचरत्न	73700000
(3) पातारभाव (भाविपदरगान्ना संविनिपदरगान्ना आराणी देवी श्री गदरेडार ने मसुदा उगावे)	16717000
(4) भू-भावन पांदादिग्मा य भरतमास (अमल्याग)	1) पानिकंचे नाव: टाणे इतर वर्णन : इतर माहिती: मोजे कोन नामुका भिवंडी जि टाणे येतील सुनी तमीत एकूण क्षेत्र 2800 चौ.मी जमिनीचा विकसन करगनामा अभिनिर्णय दस्त क्र 464/2021 अन्वये 3685000/- मु.शु वसुन ((HISSA NUMBER :- ; Survey Number : 188, हिस्सा क्र 5/च 11 17/अ 18/व. :))
(5) क्षेत्रपट्ट	1) 2800 चौ.मीट
(6) आराणी विवा मुदी देणान अमेत तेड्या.	
(7) इतरपट्ट करन देणा.वा/निदून देवणा.या गुणाने नाव तिवा दिवाणी न्यायालयाना गुणाना विवा अंदिग अमल्याग,प्रतिवादिचे नाव य पना	1) नाव.-भरिया नपुनाम पदेन - -वय:-61; पना:-प्लॉट नं: -, माळा न: -, इमारतीचे नाव: श्री विष्णु नां मिन कपाऊड, प्लॉक न: राम मदिग जवळ, गेड न: कल्याण भिवंडी गेड, कोन, महागट्ट, टाणे, पिन कोड.-421311 पॅन नं:-AGOPP0496P 2) नाव:-हंशे श भोगजी पदेन - -वय:-52; पना:-प्लॉट नं: -, माळा न: -, इमारतीचे नाव: श्री विष्णु नां मिन कपाऊड, प्लॉक न: राम मदिग जवळ, गेड न: कल्याण भिवंडी गेड,कोन, महागट्ट, टाणे, पिन कोड.-421311 पॅन नं:-AAWPP8797M
(8) इतरपट्ट करन देणा.या पक्षबागचे य तिवा दिवाणी न्यायालयाना शुभुसनामा विवा अंदिग अमल्याग प्रतिवादिचे नाव य पना	1) नाव:-मे ह्येनेस्ट डेवळनगर्ग तर्फे भागीदार महेश अतचार माना वय:-45; पना:-प्लॉट न: 1302, माळा नं:- इमारतीचे नाव, प्राडमनेज विन्डिय, प्लॉक न: पानपनदादी, गेड न, टाणे प, महागट्ट, टाणे पिन कोड.-400602 पॅन नं:-AAVFM2787M
(9) इतरपट्ट करन दिव्याभा दिवार.	07/12/2021
(10) इतर मादणी रत्नवा दिवार	07/12/2021
(11) भरतमास भट्ट व मुद्र	12856/2021
(12) भातार नातारगान मुद्रीर शुच	3685000
(13) भातार नातारगान मोदणी शुच	30000



सह. दुसरा निबंधक व

मिसें सोन

अपुन...
मुद्र...

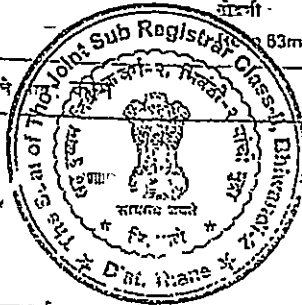
मुद्रावतानी भाव...
(ii) within the limits of any Municipal Council Nagarpanchayat or Contonment Area
annexed to it or any rural area within the limits of the Munibai Metropolitan Region
Development Authority or any other Urban area not mentioned in sub clause (i), or the
... as per the Annual Statement of Rates published under the
... Stamp (Determination of True Market Value of Property) Rules, 1995.

सूची क्र.2

दुसरे निबंधक: मह दु.मि.पिबिडी 2

दस्तावेज क्रमांक: 11413/2022

31/10/2022



(1) विवेचना प्रारंभ	65-युक्त दुरुस्ती कर	जलड-२
(2) नाबंदना	1	न. क्र. 9804
(3) वसतिगृह (भाडे) नदयानत्रा	0	२०१४
(4) वसतिगृह (भाडे) नदयानत्रा		भा.नं. ४२/८८
(5) धर्मस्थळ		
(6) अशादीची रिकत नुदी देण्यास असेल तेव्हा.		
(7) दस्तावेज नसून देणा-या/निवृत्त देवपा-या वसतिगृहाचे नार किंवा दिवाणी न्यायनवाचा प्रामाण्य किंवा अर्थात अमान्याग प्रतिवाचिते नाव व पत्ता.		
(8) दस्तावेज नसून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायनवाचा प्रामाण्य किंवा अर्थात अमान्याग प्रतिवाचिते नाव व पत्ता		
(9) दस्तावेज नसून दिव्याचा दिनांक		
(10) दस्त मोठे किंवा किंवा दिनांक		
(11) अनुक्रममा.पत्र व पत्र		
(12) वातावरणवाचकचे मुद्रांक शुल्क		
(13) वातावरणवाचकचे मोठे किंवा शुल्क.		
(14) शिवा		

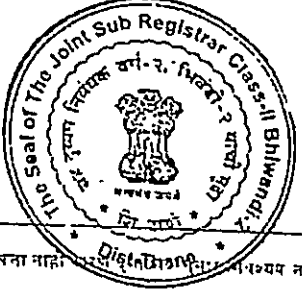
1) पालिकेचे नाव: टाणे उत्तर पर्यटन, पत्ता माहिती: दिनांक 07/12/2021 रोजी नोंदवलेला इस्त क्र. 12856/2021 व 12857/2021 या दस्तावेजा मुंबी क्र 2 आणि दस्ता मध्ये सर्वे क्र 188/5/अ व मुंबी क्र 188/5/अ असा बरोबर वातावरण वाचे व दस्त क्र 12856/2021 व 12857/2021 या दस्ता मध्ये निवृत्त देणार याचे नाव हरिन भीमजीभाई पटेल हे सुचीता असून हरिन भीमजीभाई पटेल असा बरोबर वातावरण वाच न्या करीत नूतदुरुस्ती पत्र (Survey Number - 188/5/A, 188/11, 188/17/A, 188/18/B ;)

1) 0 चो.गीटर

1) नाव-मविता नूपभाई पटेल वय-60, पत्ता-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव: धी विष्णु गां भीम वपाऊड, प्लॉट नं: कल्याण पिबिडी रोड, राम मंदिर जवळ, गेट नं: कोनगाव, महाराष्ट्र, ठाणे. पिन कोड:-421311 पत्र नं-AGOPP0496P

2) नाव:-हरिन भीमजीभाई पटेल वय-53, पत्ता-प्लॉट नं -, माळा नं:-, इमागतीचे नाव: धी विष्णु गां भीम वपाऊड, प्लॉट नं कल्याण पिबिडी रोड, राम मंदिर जवळ, रोड नं: कोनगाव, महाराष्ट्र, ठाणे. पिन कोड:-421311 पत्र नं-AAWPP8797M

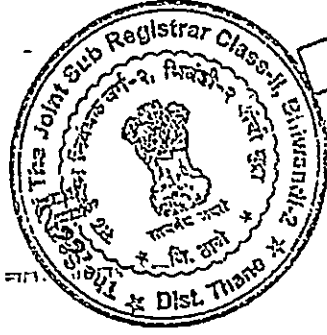
1). नाव -हे होमस्टे देवनाथपर्व तळे भागीदार प्रथीय देवनाथ वय-60, पत्ता-प्लॉट नं. क्रम नं. 202, पाली न दुसरा मजला, इमागतीचे नाव मरिग हे गेटेज, प्लॉट नं. 11413 नथन गेट, मादुगा येथून, गेट नं. 388 महाराष्ट्र, मुम्बई. पिन कोड:-400019 पत्र नं.-AAVFM2787M



मह. दुसरे निबंधक कर्म-२
पिबिडी-२

दस्तावेजासंबंधी विवादास वेगवेगळा लागू शकतो. नुत्यावनाची आवश्यकता नाही. आवश्यक नाही.

मुद्रांक शुल्क आ. (पत्रात) निवृत्त देणा अनुक्रमंटे - Correction Deed



ब न ड - २
क्र. नं. १६०५ / २०२४
प्लॉट ५६८६



Amended Commencement Certificate

No. SROT/BSNA/2501/BPI/Amended CC/Kon-89/280 /2023

Date: 22 FEB 2024

To,
✓ Smt. Savita Nathubhai Patel and
Shri. Haresh Bhimjibhai Patel,
1302, Primerose Building, Near Mohan Marriage Garden,
Panchpakhadi, Thane (W)

Sir,
With reference to your application No. Nil, dated 12.08.2021 for the grant of sanction under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, based on the provision of the sanctioned UDCPR on land bearing S.No 188 H. No. 5/E,11, 17/A, 18/B of Village - Kon, Tal - Bhiwandi, Dist - Thane with net plot area of 2434.17 sq.m, with permissible built up area of 5481.77 sq.m and proposed built up area of 5479.63 sq.m (Basic FSI of 1.10 + 0.29 Premium FSI + 79.99% Ancillary FSI on Commercial BUA+ 60% Ancillary FSI on Residential BUA) as depicted on Drawing Sheet (Total 3 Nos.) the Amended Commencement Certificate for Residential & Commercial Building (Wing A - Ground Floor & Wing B- Gnd fl/Stilt pt. + 18 Floors) is hereby granted under Section 45 of the said Act, subject to the following conditions:

Viz:-

1. This Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
 - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This commencement certificate shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Provided that, no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid if the work is completed. Such renewal can be done for three consecutive terms of one year after which proposals shall

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pankhara Road No. 2, Majiwada, Thane (W)
Tel : (022) 2172195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in



ਕ ਕ ਡ - ੨	
ਸ. ਕ. ਸੇਕਰਟਰ	੨੦੨੪
ਸਾਈਲ	੯

have to be submitted to obtain fresh development permission under section 44 of the said Act. Such proposals shall be scrutinized as per rules and regulations and proposed DP applicable at that time and shall be binding on the applicant;

4. The conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
5. The provisions in the proposal which are not conforming to applicable Unified Development Control & Promotion Regulations (UDCPR) and other acts are deemed to be not approved.
6. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
7. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
8. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction,
9. The applicant shall submit notice for 'start of work' before commencement of construction on site;
10. The applicant shall give intimation in the prescribed form in Appendix- F of sanctioned UDCPR certified by Architect / licensed Engineer /Supervisor to the Authority after the completion of work upto plinth level. Further, it may be noted that as per Regulation No. 284 of sanctioned UDCPR, after receipt of such intimation, the officers of the Authority may inspect the completed plinth.
11. The applicant shall provide, at his own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangements of collection and disposal of solid waste, Rain Water Harvesting, reuse and recycling of waste water) before applying for Occupancy Certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction,
12. The structural design, building materials, installations, electrical installations, etc. shall be in accordance with the provision as prescribed in the National Building Code /and as per sanctioned UDCPR,
13. The land vacated in consequence of the enforcement of the set-back rule shall form part of public street in future;
14. The applicant shall permit the use of the internal access roads to provide access to adjoining land;
15. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer

(1/1)



ब. व. उ. - २	
द. क्र. १६०५	२०२४
पाने	४५८८

16. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.

17. Prior permission is necessary for any deviation/ change in approved plan;
18. The owner and the architect are fully responsible for any ownership, boundary and area disputes. In case of any dispute, MMRDA will not be responsible;
19. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site.
20. If any discrepancy found in paid charges, the applicant shall be liable to pay the same;
21. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site.
22. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable.
23. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site.
24. To follow the duties and responsibilities as per provisions in Appendix-C of UDCPR is mandatory to Engineer/ structural engineer/ supervisor/ town planner/ licensing Site Engineer/ Geotechnical Engineer/ owner/ developer.
25. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by MMRDA;
26. This approval has been issued by considering the present available access to the plot as depicted on plans submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
27. The responsibility of structural and other stability and safety of proposed buildings shall lie with Owner and concerned expert, consultant, executant appointed by Owner;
28. The applicant shall abide by and be solely responsible for all the conditions of all the NOCs/ Clearances obtained/ required to be obtained from the competent Authorities for the proposed development on the land under reference;
29. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
 - a. Name and address of the owner/developer, all concerned licensed persons,
 - b. Survey No / City Survey No of the land under reference;
 - c. Order No. and date of grant of development / building permission/ redevelopment permission issued by Authority;
 - d. Built up area permitted,
 - e. Rera Registration no ;
30. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. 11 of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be

(10/2) ..



क्र. सं.	१२०५	२०२४
प्रा. सं.	६०/८८	

binding on the applicant;

31. It shall be the responsibility and liability of the applicant/owner/society to ensure adequate and continuous supply of water to the entire project as per notarized undertaking dt. 22.06.2022 submitted by the applicant.
32. The present approval is granted in accordance to the provision of 'Note' under Table-9-D under Reg. No. 9.28.4 of UDCPR subject to provision of Sprinkler System for firefighting to be provided in entire building. It shall be binding on the applicant to provide the Sprinkler System for fire-fighting in entire building in both Wing A & B before applying for Part/ Full Occupancy Certificate.
33. All conditions of the provisional fire NOC granted by Director, Maharashtra Fire Services vide letter No. MFS/51/2022/466 dt.02.06.2022 shall be binding on applicant. Further, applicant shall obtain final NOC from Director, Maharashtra Fire Services including amendments before applying for Occupancy Certificate.
34. All conditions of the Metro NOC granted by Senior Planner, Metro Project Implementation Unit, MMRDA dt. 21.01.2021 shall be binding on the applicant.
35. The present approval is being granted considering the plot boundary as shown on the measurement plan certified by TILR for the land under reference having M.R.N. 12029/2019 dt 30 11.2019 submitted by applicant. However, this should not be construed as certification of boundary of the land under reference by MMRDA. As per the undertaking dt 22.06.2022 submitted by the applicant, applicant shall be solely responsible for any future disputes arise with regards to the boundary of the land under reference and MMRDA shall stand indemnified in this regard.
36. The applicant is required to submit structural design, remarks & plan showing the structural details before applying for Occupancy Certificate.
37. The applicant shall hand over land under 30 m wide DP road affecting the plot to MSRDC and submit 7/12 extract/ PR Card in the name of MSRDC for the same before applying for OC. If any difference is observed in the area of land handed over to MSRDC than the present area under 30 m wide DP road which is deducted from gross plot area of the land under reference for F.S.I calculations, then it shall be binding on the applicant to incorporate such change of area in the proposal and take revised approval from MMRDA for the same.
38. All conditions mentioned in NOC dt. 16.12 2019 issued by MSRDC are binding on the applicant.
39. The applicant is required to provide mechanical ventilation as per the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
40. The applicant shall install the Rain Water Harvesting System as per Regulation no 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted at the time of application for Occupancy Certificate.
41. The applicant shall install the Electric Sub Station as per Regulation no. 3.6 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the said system shall be obtained from consultant and


(1/1/1)



ब न ड - २	
सं. क्र. ७८०५	२०२४
पाने १८	

submitted at the time of application for Occupancy Certificate.

42. The applicant shall install the Grey Water Recycling And Reuse System as per Regulation no. 13.4 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Grey Water Recycling And Reuse System shall be obtained from consultant and submitted at the time of application for Occupancy Certificate.
43. The applicant shall install the Solid Waste Management system as per Regulation no. 13.5 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the said system shall be obtained from consultant and submitted at the time of application for Occupancy Certificate.
44. The applicant is required to pay labour cess of ₹ 15,57,711.00/- . It is binding on the applicant to pay labour cess in stages as per labour cess laws. The payment shall be deposited in 'Maharashtra Building and Other Labour Welfare Association, Mumbai' account no. 3671178591, IFSC Code No.; CBIIN0282611 of Central Bank of India, BKC Branch and submit receipt to MMRDA before applying for Occupation Certificate. If any discrepancy found in labour cess charges, the applicant shall be liable to pay the same.


(Trupti Rane)
Planner, MMRDA

To

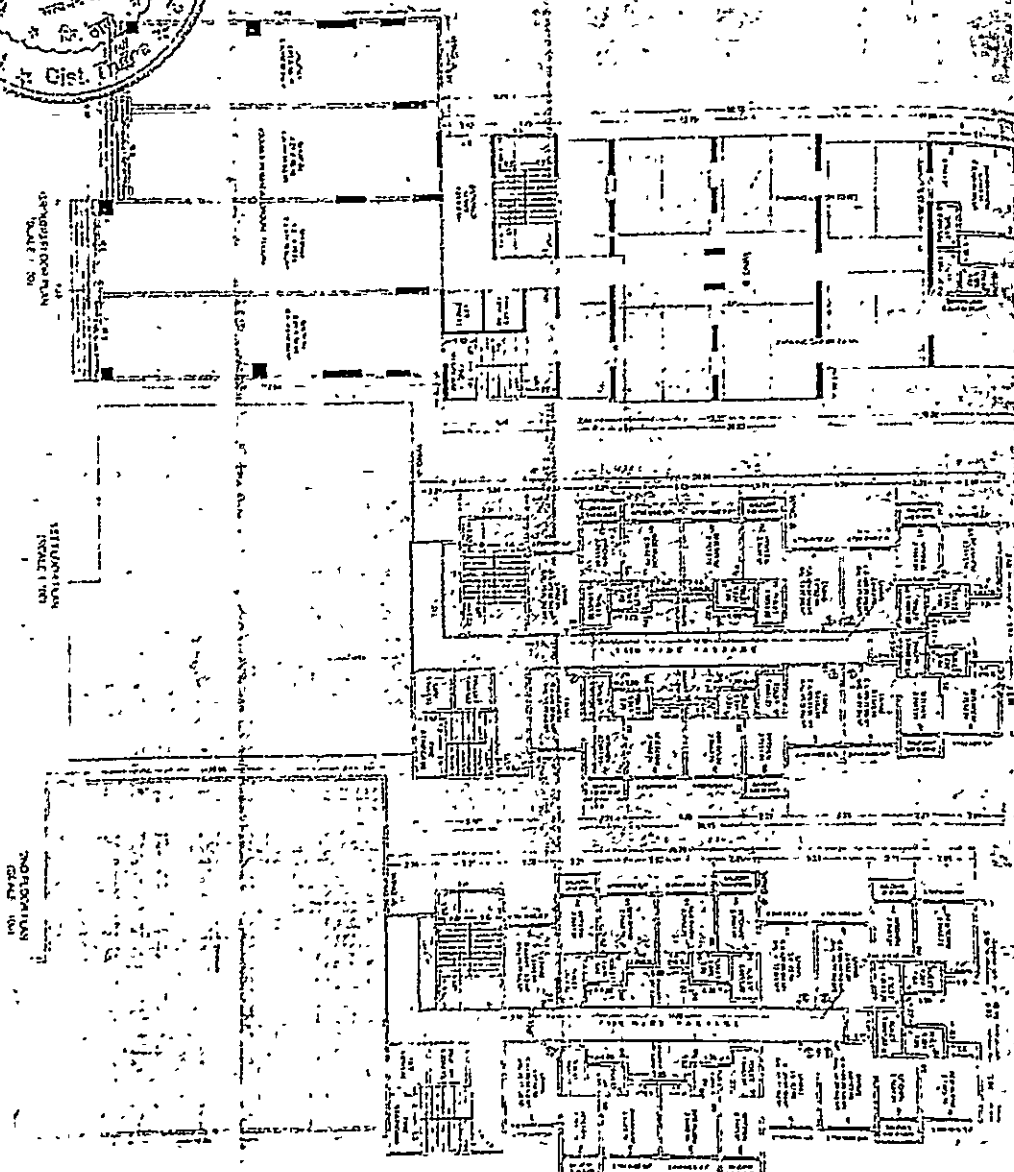
1. Shri. Durraj Shamim Kamankar ,
K. K. Associates,
120/305, N G. Comp, Ideal Building,
1st Floor, College Road, Opp Post Office,
Dhamankar Naka, Bhiwandi.

2. Copy Forwarded to:
The Collector,
Collector Office, Thane.....as required u/s 45 of MR & TP Act, 1966.

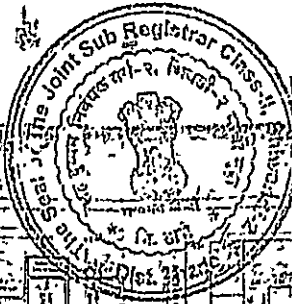




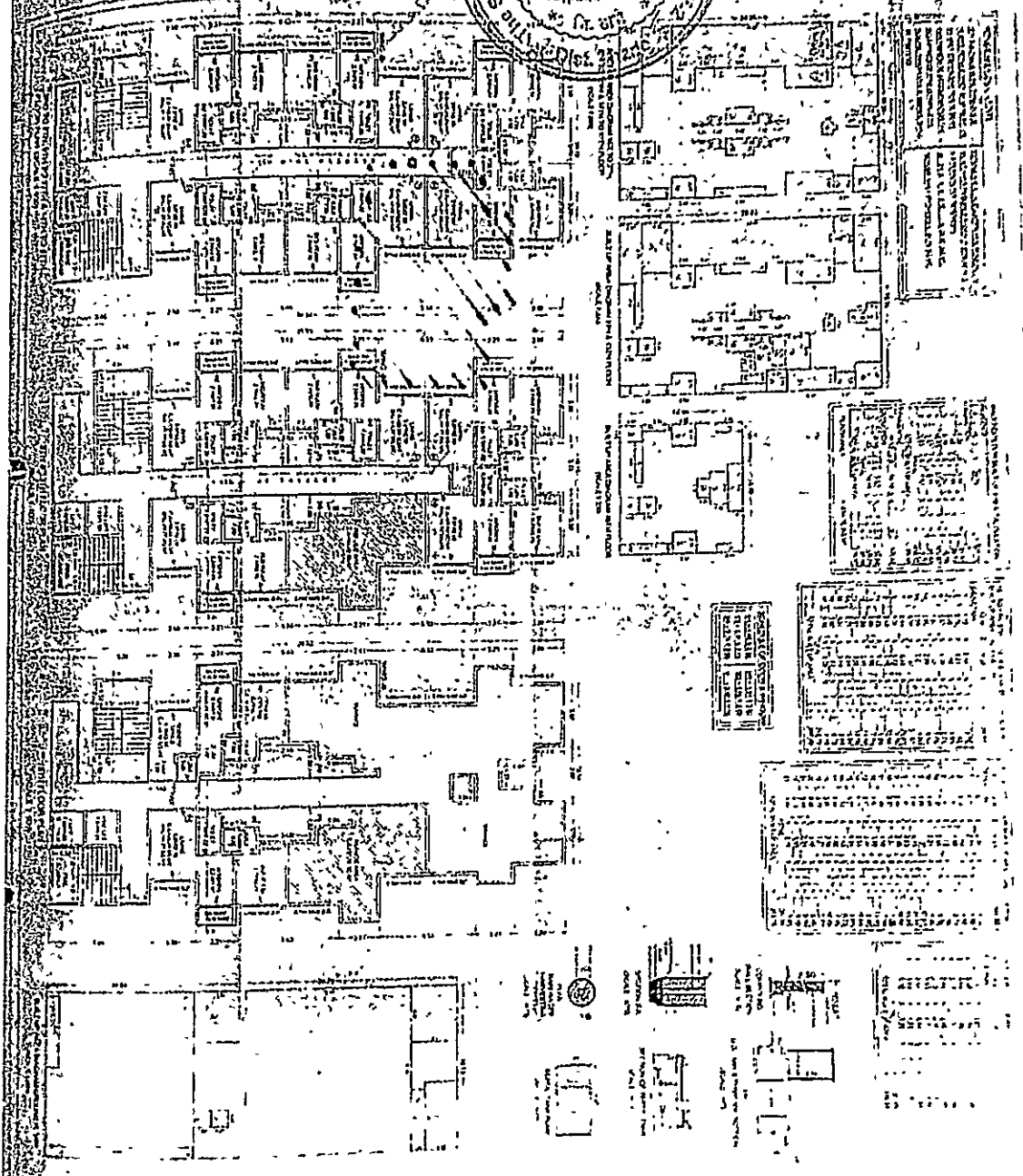
बळड - २
स. क्र. १६०५ / २०२४
पाने ५०८८



Handwritten notes and signatures at the bottom of the page. On the right side, there is a circular stamp with a signature over it. The text is mostly illegible due to the quality of the scan.



बवठ - २
क्र. १४०५/१९३४
पान ६०/८९



आवक
आवक
आवक

आवक
आवक
आवक

आवक
आवक
आवक

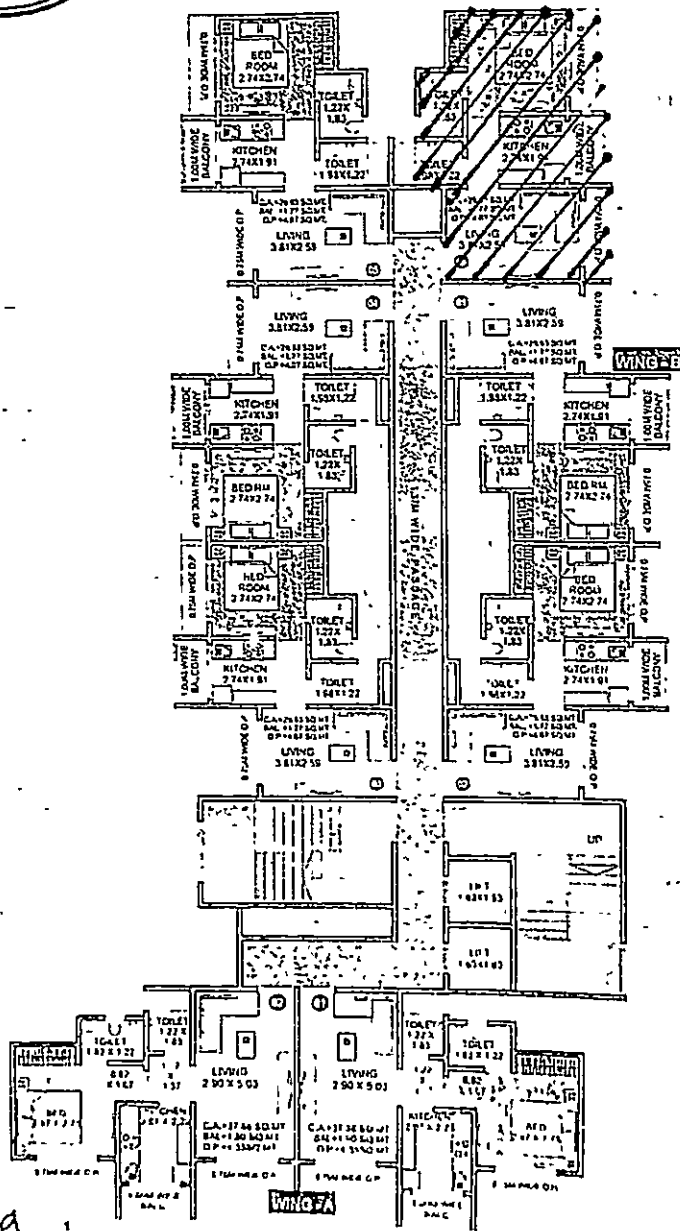
आवक
आवक
आवक

आवक
आवक
आवक

STAN 1001 19 1934



ब्लॉक - २
 अ. नं. ७६०५
 प्लॉट: E9 CE



3RD-7TH, 0TH-12TH, 14TH - 17TH AND 19TH-22ND FLOOR PLAN

FLAT # 1406 (1BHK)

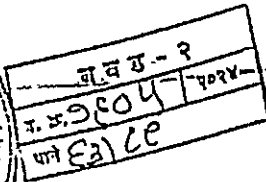
[Handwritten signature]
[Handwritten initials]

Annexure



खंड - २
नं. १८०५ / २०२४
पाने २५/८८

Flooring	Living/ dining, bedroom & passage : 2'0" x 2'0" Vitrified tiles
	Kitchen :- Standard vitrified tile flooring
	Toilets : Standard quality vitrified floor tiles
CP & Sanitary	Standard branded quality CP fittings
Floor to Floor	9'6"
Kitchen Finishes	Granite Platform, and stainless steel sink
Key highlight of	Dry Balcony in Kitchen
Security	a. CCTV monitoring of entrance lobby
	b. Intercom
Floor Lobby	Standard quality vitrified tiles
Entrance Lobby	Stylish entrance lobby with vitrified flooring
Elevator	Automatic high speed elevators with safety features
Windows	Aluminium Sliding Windows
Doors	Laminated flush doors
Communication	Provision for one telephone point/internet/TV in each apartment
FINISH	Gypsum finished with Standard quality paint for internal walls
Electrical	Branded switches and safety MCBs with polycab wiring at ample points



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 PS1700033988

Project: KALYAN VIHAR , Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 188 H NO 5/E11, 17/A, 18/B
ILLAGE KON at kon (CT), Bhiwandi, Thane, 421302;

1. Honest Developers having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400019.

2. 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 (I) of sub-section (2) of section 4 read with Rule 5; .

OR

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

- The Registration shall be valid for a period commencing from 14/03/2022 and ending with 31/03/2026 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

2. 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. Vasanti Pramanand Prabhu
(Secretary, MahaRERA)
Date 14-03-2022 17:31:37

Date: 14/03/2022
Place: Mumbai

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



ब ब ड - २	
य. क्र. ७६०४	२०२४
पाने	CE

70/2801
Monday, March 13, 2023
4:15 PM

पावती

Original/Duplicate
नांदागी क्र. 39म
Regn.: 391A

पावती क्र. 3700 दिनांक: 13/03/2023

पावतीचे नाव कल्याण
दस्तावेजाचा अनुक्रमणिका: फलन 1-2801-2023
दस्तावेजाचा प्रकार: पॉवर ऑफ अॅटोर्नी
नांदगी माल्यांचे नाव: मिडार्य केतन डब्ल्यू - -

नांदगी फी	₹. 200.00
दस्ताना देण्याची फी	₹. 340.00
पृथांची गणना: 17	
एकूण	₹. 540.00

आपणामाग मुक्त दस्ताना, यशवंत प्रिंट, गुर्जा - - अदाते
4:30 PM ह्या वेळेस मिळविले.

Sub Registrar Kalyan 1

सह-दुय्यम निबंधक वर्ग २
कल्याण क्र. १

वाजार मूल्य: ₹. 1/-
सोबतचा ₹. 0/-
मरलेले मुद्रांक शुल्क: ₹. 500/-

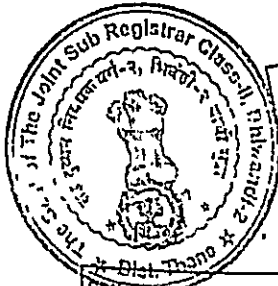
दुसरे दस्तावेज बंद ठेविले.

- देयकनाचा प्रकार: DHC रकम: ₹. 300/-
डीटी/धनादेश/पि ऑर्डर क्रमांक: 1303202303951 दिनांक: 13/03/2023
वेवेचे नाव व पत्ता:
- देयकनाचा प्रकार: DHC रकम: ₹. 40/-
डीटी/धनादेश/पि ऑर्डर क्रमांक: 1303202310998 दिनांक: 13/03/2023
वेवेचे नाव व पत्ता:
- देयकनाचा प्रकार: eChallan रकम: ₹. 200/-
डीटी/धनादेश/पि ऑर्डर क्रमांक: MH016660837202223P दिनांक: 13/03/2023
वेवेचे नाव व पत्ता:

नांदगी फी माफि अगल्यास नमूद :-

1) Fee Adjustme... : Fee Adjustment (yashada training) code added for keeping lack of adjusted fees

Handwritten signature

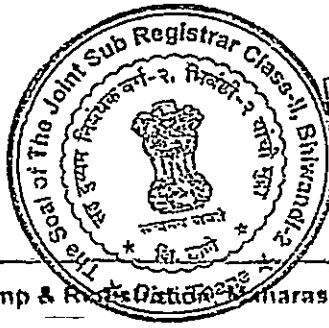


बचक - १
र.नं. १६०५ / २०२४
पान (अ) ८९

CHALLAN
MTR Form Number-8

DRN	4166003720222JP	BARCODE	XXXXXXXXXXXXXXXXXXXX				Date	13/03/2023-11 56 47	Form ID	480
Department	Inspector General Of Registration			Payer Details						
Stamp Duty				TAX ID / TAN (If Any)						
Type of Payment	Registration Fee			PAN No (if Applicable)						
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	SIDDKARTH KETAN THAKKAR					
Location	THANE			Flat/Block No	SURVEY NO 188					
Year	2022-2023 One Time			Premises/Building						
Account Head Details	Amount In Rs.		Road/Street							
C030046401 Stamp D.,	500.00		KON							
C030063301 Registration Fee	700.00		Area/Locality							
			BHIWANDI							
			Town/City/District							
			PIN				4 2 1 3 1 1			
			Remarks (If Any)							
			Second Party Name: MS HONEST DEVELOPERS-							
			चकना - १ दस्तावे. २८०९ - २०२३							
			Amount In	Seven Hundred	Rupees Only	9-10				
				9						
Total	700.00		Words							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	Rol No	1000050200730104055005234							
Cheque/DD No	Bank Date	RBI Date	13/03/2023 19 03 19							
Name of Bank	Bank-Branch		STATE BANK OF INDIA							
Name of Branch	Scrol No . Date		Not Verified with Scrol : YAN-1							

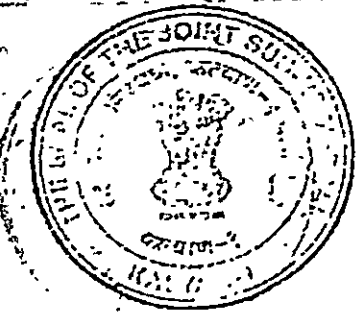
Document ID: 9924103
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
एसे चकान केवल दस्तावे निदेश कार्यालय में ही दर्ज कराया जा सकता है। नोटिफा न कराया जाय तो दस्तावेजी राइट चकान तर्ज नहीं।



बवड - २
दि. क्र. ३६०५ / २०२४
शु. क्र. ६६१६

Department of Stamp & Revenue, Maharashtra	
Receipt of Document Handling Charges	
PRN 1303202303951	Date 13/03/2023
Received from SIDDHARTH KETAN THAKKAR, Mobile number 93 4433777, an amount of Rs 300/- towards Document Handling Charges for the Document to be registered in the Sub Registrar office S R. Kalyan 1 of the District Thane	
Payment Details	
Bank Name SBIN	Date 13/03/2023
Bank CIN 10004152023031303639	REF No. 307269509312
This is computer generated receipt, hence no signature is required.	

३६०५	
२५०९	२०२३
२	९०

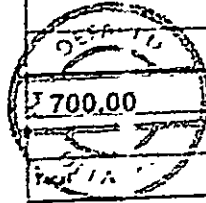




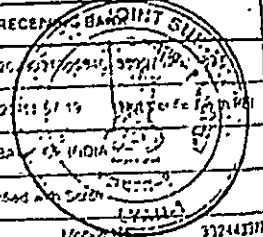
कचउ-२
 न.न.२६०५/२०२३
 थलपोले

CHALLAN
 MTR Form Number-6

GRN	1111446187720722D	BARCODE	XXXXXXXXXXXXXXXXXXXXXXXXXXXX		Date	13/03/2023 11:54:47	Form ID	1216												
Department					Payer Details															
INSPECTOR GENERAL OF REGISTRATION					TAX ID / TANI (If Any)															
Stamp Duty					PAN No (If Applicable)															
Type of Payment Registration Fee					Full Name															
Office Name					SHOONARTH KETAN SHANKAR															
V-112, KALYANI 2 JCPET SUB REGISTRAR					Flat/Block No															
Location					SUPER NO 183															
Year					Premises/Building															
2022-2023 One Time					Road/Street															
Account Head Details					Area/Locality															
Amount in Rs					Town/City/District															
011004401 Stamp Duty					KOH															
000003301 Registration Fee					BHF/HAI/OI															
					District															
					4 2 1 1 1 1															
					Remarks (If Any)															
					Contract Part, TAMIL NADU HOMEEST DEVELOPERS-															
					<table border="1"> <tr> <td colspan="2">कचउ-२</td> </tr> <tr> <td>न.न.</td> <td>२६०५/२०२३</td> </tr> <tr> <td>Amount in</td> <td>Seven Hundred</td> </tr> <tr> <td>10000</td> <td>Dugress Only</td> </tr> <tr> <td>700.00</td> <td>३</td> </tr> <tr> <td>700.00</td> <td>७६</td> </tr> </table>				कचउ-२		न.न.	२६०५/२०२३	Amount in	Seven Hundred	10000	Dugress Only	700.00	३	700.00	७६
कचउ-२																				
न.न.	२६०५/२०२३																			
Amount in	Seven Hundred																			
10000	Dugress Only																			
700.00	३																			
700.00	७६																			
Payment Details					FOR USE IN RECEIVING BANK/UNIT SIGNATURE															
STATE BANK OF INDIA					Bank Code															
Cheque/DD Details					Ref No															
Credit/Debit					Bank Date															
Name of Bank					Bank Branch															
Name of Branch					Branch Code															

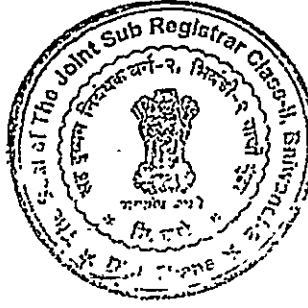


कचउ-२
 न.न. २६०५/२०२३
 ३
 ७६


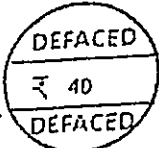


For use in receiving bank/unit signature only. Not valid for unregistered documents. For use in receiving bank/unit signature only. Not valid for unregistered documents.

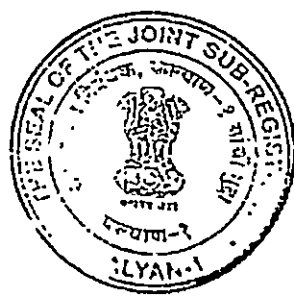
S. No	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	15 75 765	1111446187720722D	13/03/2023 16:14:57	KGR124	200.00
2	15 75 765	011004401	13/03/2023 16:14:57	KGR124	500.00
Total Defacement Amount					700.00



बवड - २
द. क्र. १६०५ २०२४
पाने ६५ ८८

 Document Handling Charges Incorporated General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 1303202310998	Receipt Date 13/03/2023
Received from SIDDHARTH THAKKAR, Mobile number 9324433777, an amount of Rs 40 towards Document Handling Charges for the Document to be registered on Document No 2801 dated 13/03/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thana.	
	
Payment Details	
Bank Name HDFS	Payment Date 13/03/2023
Bank CIN 10004152023031310154	REF No 230721415841
Deface No *303202310998D	Deface Date 13/03/2023
This is computer generated receipt, hence no signature is required.	

कलम - १
दस्ता क्र. २८०७ २०२३
४ १७





बचड - २
 क्र. १६०५ / २०२४
 माले २६८६



Document **H**andling **C**harges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1303202303951 Receipt Date 13/03/2023

Received from SIDDHARTH KETAN THAKKAR, Mobile number 9324433777, an amount of Rs 300/-, towards Document Handling Charges for the Document to be registered on Document No. 2801 dated 13/03/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.

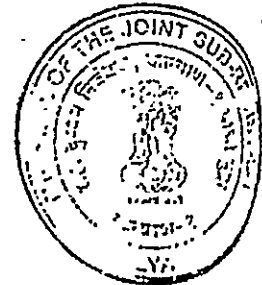
DEFACED
 ₹. 300
 DEFACED

Payment Details

Bank Name SBIN	Payment Date 13/03/2023
Bank CIN 10004152023031303639	REF No. 307269609312
Deface No 1303202303951D	Deface Date 13/03/2023

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

क्र. २८०९ / २०२४
 ५ ९०





क्र. ९८०५	२०२३
पाने ००	८९

SPECIFIC POWER OF ATTORNEY
 This Specific Power of Attorney is made at Kalyan on this
13th Day of March: 2023

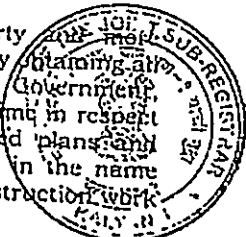
(ONLY FOR ADMISSION)

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT, M/s. **Honest Developers**, a partnership firm, having its office at Room No.202, 2nd Floor, 388, Sterling Heritage, Shanker Matthan Road, Matunga Central, Mumbai - 400019, through its partner **MR MAHESH AVCHAR GALA AND MANJIBHAI RAVJIBHAI MANODRA DO** HEREBY SEND GREETINGS:

WHEREAS we are developing buildings on all that portion of land admeasuring **2434.17 sq. meters** comprising of all those pieces and parcels of land lying, being and situate at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Survey No.	Hissa No.	Area (Sq.Meters)	क्र. १०१	
188	5/अ	540	२८०९	२०२३
188	11	430		
188	17/अ	1230		
188	18/ब	600		

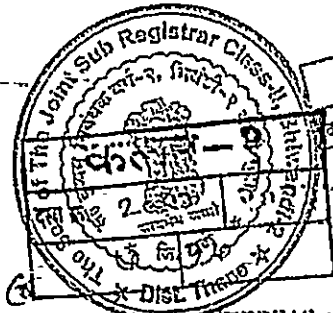
(Hereinafter called and referred to as the said property particularly described in the schedule hereunder written) by obtaining all the requisite sanctions, permissions from the requisite Government, semi-Government and Municipal authorities from time to time in respect of the said property and in pursuance to the sanctioned plans and permissions, we are developing a scheme of construction in the name and style as "**Kalyan Vihar**" and have commenced the construction thereon.



AND WHEREAS we are desirous of executing the requisite agreement for sale of flats/units constructed in the said scheme of construction with the intending purchasers and have to present the same before the Sub Registrar of Assurance for its registration and admission under the provisions of law.

AND WHEREAS after execution of agreement for sale and other necessary supplementary deeds, documents, cancellation and incidental agreements thereto by the partner of the firm with the purchaser of flats/units, it is not practically possible for the partners of the firm to remain present in the office of the Sub Registrar of Assurances for presenting such agreement for sale and other necessary deeds, documents and its lodging and admission and also getting those documents perfectly ordered for registration under the provisions of Indian Registration Act in all respect.

(Handwritten signatures and initials)



ब ब ड - २
व. क्र. २६०५ / २०२४
फा. ०१/८८

AND WHEREAS we are therefore desirous of appointing fit and proper person as our lawful attorney to present agreement for sale and other necessary deed/documents duly executed by the partners of the firm with the purchaser of flats / units before the Sub Registrar of Assurances, and get it perfectly ordered for registration under the provisions of Indian Registration Act and get it registered in all respect.

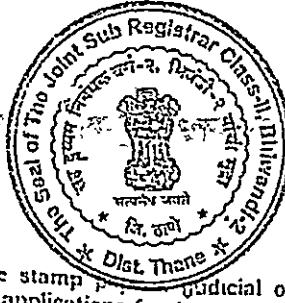
AND WHEREAS Shri Siddharth Ketan Thakkar is well conversant with the procedural part of presenting and lodging the agreements, deeds and documents before Sub Registrar of Assurances & further getting it admitted and perfectly ordered for registration, we are therefore desirous appointing Shri Siddharth Ketan Thakkar, aged about 28 years, having address at 402, Shree Yashoda Vinayak Sankul, Opp Suchak Petrol Pump, Agra Road, Kalyan west 421301 to represent for the firm as the lawful attorney only for presenting before the Registrar of Assurances, the Agreement For Sale, Deed of rectification, Cancellation Deed, Confirmation and other necessary Deeds, documents and writings duly signed and executed by the partners of the said firm.

NOW KNOW YE ALL MENT AND THESE PRESENTS WITNESS THAT we Honest Developers through its authorized signatory MR MAHESH AVCHAR GALA AND MANJIBHAI RAVJIBHAI MANODRA do hereby nominate, constitute and appoint Shri Siddharth Ketan Thakkar to do following act deed matter and things.

1. On behalf of Honest Developers, to appear before the appropriate Registrar, Sub Registrar of Assurances for lodging and admitting the agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary deed/documents in respect of flats/units in the scheme of construction known as "Kalyan Vihar" signed and executed by partner of the firm with the purchaser of flats/units and to get such agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deed/Documents and get all such documents perfectly ordered for registration under the provisions of Indian Registration Act, 1908.
2. To obtain certified copy / original copy of agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deed/Documents from the office of Sub Registrar of Assurance.
3. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow all the procedure under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act in name of Honest Developers, and on behalf of the said firm as true and lawful attorney and to represent the interest of the said firm before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of adjudication under the provisions of law.







बचत - २
 र. क्र. ३६०५ / २०२३
 पाने २/८८

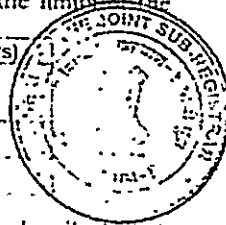
4. To purchase the stamp (judicial or non-judicial) and to make necessary applications for the same and to do all the things, acts, deeds and matters as provided under the Maharashtra Stamp Act.
5. The power granted by the partnership firm to Shri Siddharth Ketan Thakkar is for the limited purpose of presenting the agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deeds and Documents signed and executed by the partners of the firm with the purchaser of flats/ units and effectuate the legal registration thereof.

२
 २०२३

SCHEDULE

All that portion of land admeasuring 2434.17 sq. meters comprising of all those pieces and parcels of land lying, being and situated at Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Survey No.	Hissa No	Area (Sq.Mtrs)
188	5/अ	540
188	11	430
188	17/अ	1230
188	18/ब	600



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

SIGNED & DELIVERED
 by the within named
 Honest Developers,
 through authorized signatory
MAHESH AVCHAR GALA

(Handwritten signature)



MANJIBHAI RAVJIBHAI MANODRA

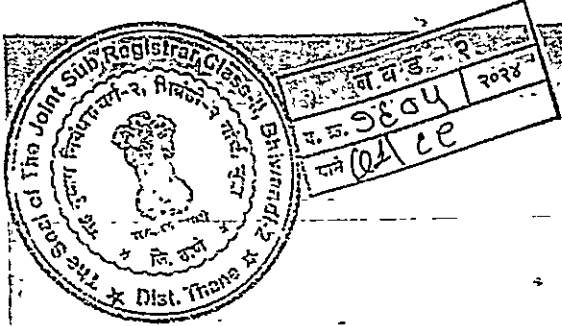
(Handwritten signature)



Power of Attorney accepted
 by the within named
Shri Siddharth Ketan Thakkar

(Handwritten signature)





WITNESS:

- 1 Navin Nair
- 2 Ramswath Godh. राम स्वध गोड

कलक-१	
दस्ता क्र. २००९	२०२३
e	१७





बचड - २
 न. क्र. २६०४ / २०२४
 पाने ७४.८६

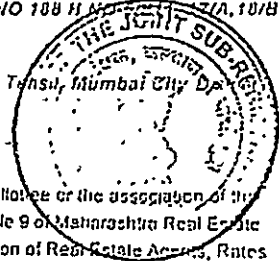
Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
 [See rule 6(a)]

प्र. क्र. - ९	
प्र. क्र. २८०९	२०२३
१०	१०

This registration is granted under section 5 of the Act to the following project under project registration number P51700033988

Project **KALYAN VIHAR** . Plot Bearing / CTS / Survey / Final Plot No. SURVEY NO 108 H A 1018 Z/A, 1018 ILLAGE KON at kon (CT), Bhivandi, Thane, 421302.



- Honest Developers having its registered office / principal place of business at **Tyasa, Mumbai City District, Mumbai City, Pin 400019.**
- 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, CR
 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 14/03/2022 and ending with 31/03/2026 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 Prabhoo
 (Secretary, MahaRERA)
 Date 14/03-2022 17:51:37

Dated 14/03/2022
 Place: Mumbai

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



ब ब ड - २
 म. क्र. २६०५ / २०२४
 नामे व्हे ले

आयकर विभाग
 INCOME TAX DEPARTMENT
 THE HONEST DEVELOPERS

भारत सरकार
 GOVT. OF INDIA

MAHARASHTRA
 INCOME TAX DEPARTMENT
 MAHJIBHAI RAJIBHAI MAHODRA
 RAJIBHAI BHURA MAHODRA

भारत सरकार
 GOVT. OF INDIA

25 DE 2023
 AAJPM278701

0810611966
 Permanent Account Number
 ABJPP3190J

Pharini
 Signature



आयकर विभाग
 INCOME TAX DEPARTMENT
 MAHESH AVCHAR GALA
 AVCHAR GOPALJI GALA
 23/11/1976
 Permanent Account Number
 AALPG1360J
 Signature
 भारत सरकार
 GOVT. OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Government of India
 1637 00318 21738

कल्याण - २
 २८०९३०२३
 १२ १७



महेश अचर गला
 Mahesh Avchar Gala
 जन्म तारीख / DOB 23/11/1976
 पुरुष / Male



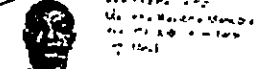
9559 4623 4380

भारत सरकार, मेरी पहचान

2213 2659 3146

मेरा आधार, मेरी पहचान

आयकर विभाग
 INCOME TAX DEPARTMENT
 MAHESH AVCHAR GALA
 AVCHAR GOPALJI GALA
 23/11/1976
 Permanent Account Number
 AALPG1360J
 भारत सरकार
 GOVT. OF INDIA



9559 4623 4380

Address: 50/5097 GMA Flat No. 101,
 Sahaj Promises CHS, Ram Narayn Cross
 Road, Nr. P. M. Chipli Jewellers, Opp
 Praga Shree L. Mahapada, Thane, Thane,
 Maharashtra, 400602

2213 2659 3146

1847 help@udal.gov.in www.udal.gov.in

Pharini



ब ब ड - २
 न. क्र. ३६०५ | १०१४
 पाने ७०/८८

आधार - सामान्य माणस्यचा अधिकार

5283 6201 7417

आयकर विभाग
 INCOME TAX DEPARTMENT
 BIDINHARTH KETAN THAKKAR
 KETAN HANGOVIND THAKKAR
 0210071993
 Permanent Account Number
 APNPT0110H
 Signature: *Siddhant*

बिनायक शिक्षण-विकास प्राधिकरण
 BINAYAK EDUCATION AUTHORITY OF INDIA

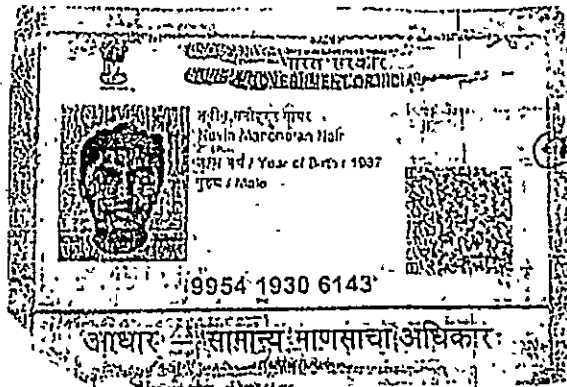
Address: House Bay Apt. 402, Street Yashod Vinayak Samul, Suresh Road, Lane Agre Road, Landman, Opp. Sushma Petrol Pump, Near Telang Hospital, Area Locality Sector Kalyan, West Village Town City Kalyan, District Thane P.O. Kalyan D.C., Dist. Maharashtra, Pin Code 421301

कलम - १
 न. क्र. २८०९ | २०२३
 ९३ | ९७

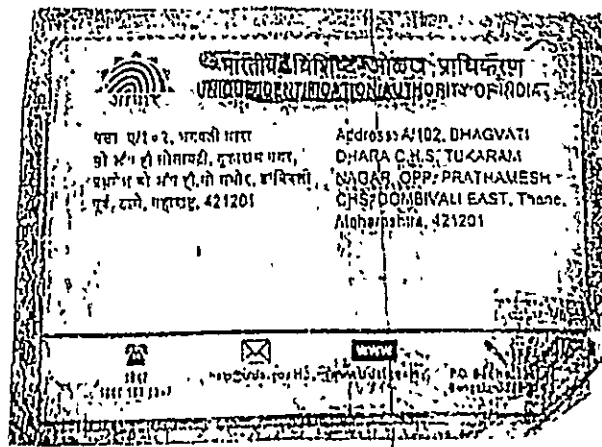
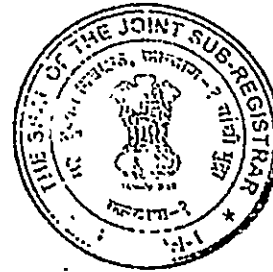




बवड - २	
फ. नं. ७३०५	२०२४
नां. ७८८९	



१४ १७	
रत. क्र. २८७	२०२३
१४	१७





बवड - २	
१९८५	२०१४
१९८५	१९९०

१९८५	१९९०	२०१४
------	------	------



DL No. 1403 1974022772 DOY 24-01-1994
 ValoTa 1347.321 (N1)
 AUTHORIZATION TO SIGN FOLLOWING CLAY
 OF THE JOINT SUB REGISTRAR
 GOVT DOY
 1994 24-01-1994
 2403-1994
 008-21-01-1994 86
 TAMIL NADU
 GOVT DOY
 1994 24-01-1994
 2403-1994

श्री रामचंद्र...



ब ब ड - २
 २०२३
 २६०५
 १९

दस्तावेज संख्या-२

दिनांक १०/१०
 दिनांक 28/11/2023

दिनांक २८/११/२०२३
 दिनांक २८/११/२०२३

- श्री १. ...
1. ... २०२३ ... ३८८ ... २८७१६
 2. ... २०२३ ... ३०० ... २८८१६
 3. ... २०२३ ... ४०२ ... २८९१६

प्रमाणित

प्रमाणित चित्र

प्रमाणित छपाई

दिनांक १३/०३/२०२३ ०४ : १२:४५ PM

श्री २. ...

1. ... ३० ... ४२१२०१
2. ... ५२ ... ४२१३०१

प्रमाणित

प्रमाणित चित्र

प्रमाणित छपाई

दिनांक १३/०३/२०२३ ०४ : १३:४२ PM

दिनांक १५/०३/२०२३ ०४ : १४:५१ PM

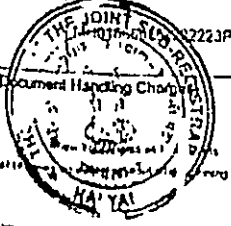
Sub Registrar
 सर. दुर्गम सिंघानकर

प्रमाणित करण्यत धरते की,
 दि. १०/१०/२०२३ मध्ये
 पुस्तक ... दि. १०/१०/२०२३
 दि. १३/१०/२०२३ पर नोंदला.

सर. दुर्गम सिंघानकर

Slr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	SIDDHARTH KETAN THAKKAR	eChetan	10000507023031301940	MH1016660837202223P	500.00	SD	0008307572202223	13/03/2023
2		DHC		13032023103951	300	RF	15032023103951D	17/03/2023
3		DHC		1303202310998	40	RF	1303202310998D	13/03/2023
4	SIDDHARTH KETAN THAKKAR	eChetan		MH1016660837202223P	700	RF	0008307572202223	13/03/2023

[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charge]



२६०५



बंड - २	
द. नं. १६०५	२०२४
पाने ८२	८६

घोषणापत्र/प्रतिज्ञापत्र

मी, श्री Siddhewarth K. Thakkar, याद्वारे घोषित करतो की, दुय्यम निबंधक साहेब भिवंडी यांचे कार्यालयात २२/२०/२४ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Mahesh A. Gajjar & Manjibhai Mandekar यांनी दिनांक १३/०३/२०२५ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल झालेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणिव आहे.

दिनांक : ०५/०२/२०२५

Siddhewarth

कुलमुखत्यारपत्र धारकची सही व नांव

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MIS HONEST DEVELOPERS

26/06/2012

Permanent Account Number

AAVFM2787M



बवड - २	
द. क्र. ९८०५	२०२४
को. ८८८८	

भारत सरकार
GOVT. OF INDIA

राजेश यशवंत बंग
Rajesh Yashwant Bang
जनम तिथि DOB: 24/10/1994
पुल्ल/ MALE

9287 4984 6912
VID: 9186 4810 4061 5424

माझी आधार, माझी ओळख

भारतीय डिजिटल डेटा प्रमाणिकरण
Unique Digital Data Authentication Authority of India

पत्ता:
हउस नं ३३९, सन रो ०४, भवदर, त्रिंबी, ठाने,
महाराष्ट्र - ४२१३०२

Address:
house no 339, room no 04, bhavdar,
Bhavdar, Thane,
Maharashtra - 421302

9287 4984 6912
VID: 9186 4810 4061 5424

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH YASHWANT BANG
YASHWANT RAMA BANG
24/10/1994
Permanent Account Number
BVYRP3841G

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ERRPB3605H

नाम
ANANTA RAMA BANG

पति का नाम / Partner's Name
ANANTA RAMA BANG

जन्म तिथि / Date of Birth
01/03/1973

पुरुष / Male

भारत सरकार
Government of India

अनांता रामा बांग
Ananta Rama Bang

जन्म तिथि / DOB: 01/03/1973

पुरुष / Male

5882 5359 1948

अनांता बांग

भारत सरकार
Government of India

अनांता रामा बांग
Ananta Rama Bang

जन्म तिथि / DOB: 01/03/1973

पुरुष / Male

6517 2929 1599

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

अनांता रामा बांग
Ananta Rama Bang

जन्म तिथि / DOB: 01/03/1973

पुरुष / Male

5882 5359 1948

अनांता बांग

भारतीय पहचान प्राधिकरण
Bharatiya Pehchanan Pradhikaran
Identification Authority of India

अनांता रामा बांग
Ananta Rama Bang

जन्म तिथि / DOB: 01/03/1973

पुरुष / Male

6517 2929 1599

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

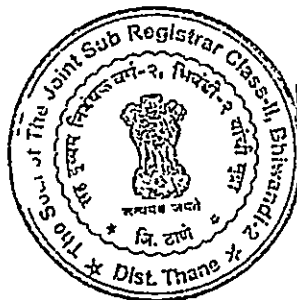
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GXKPB400H

नाम
ANANTA RAMA BANG

पति का नाम / Partner's Name
ANANTA RAMA BANG

जन्म तिथि / Date of Birth
01/03/1973

पुरुष / Male



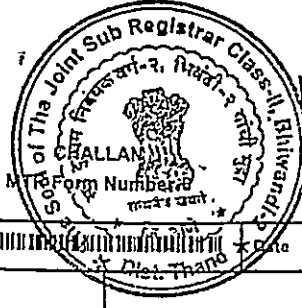
Bang

बचत - २

सं. क्र. १८०५ २०१४

पाने ६५१८

अनांता बांग



बवड-२
 र. नं. २८०५ / २०१४
 पाने ८५१८

GRN	MH014991166202324P	BARCODE	03/02/2024-11-41 09		Form ID	25 1	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	BVD2_BHIWANDI 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)			
Location	THANE			Full Name	RAJESH Y BANG		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1406, B WING KALYAN VIHAR		
Account Head Details	Amount In Rs.		Premises/Building				
0030046401 Stamp Duty	181800.00		Road/Street	KON			
0030063301 Registration Fee	30000.00		Area/Locality	BHIWANDI			
			Town/City/District				
			PIN	4	2	1	3 1 1
			Remarks (If Any)	SecondPartyName=MS HONEST DEVELOPERS-			
			Amount In	Two Lakh Eleven Thousand Eight Hundred Rupees Only			
	2,11,800 00		Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No	10000502024020300844	8942083578713			
Cheque/DD No.	Bank Date	RBI Date	03/02/2024-11 41 16	Not Verified with RBI			
Name of Bank	Bank-Branch			STATE BANK OF INDIA			
Name of Branch	Scroll No. , Date			Not Verified with Scroll			

DEFACED
 ₹211800.00
 DEFACED

Department ID : Mobile No : 9060000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचें पत्राचें नोंदणें द्यावयाक लागतनाचें नोंदणी करवावयाक दस्तऐवजाची लागू आहे. नोंदणी न करवावयाक दस्तऐवजाची नोंदणें पत्राचें लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-351-1605	0007926374202324	05/02/2024-09 19 38	IGR132	30000 00
2	(S)-351-1605	0007926374202324	05/02/2024-09 19 38	IGR132	181800 00
Total Defacement Amount					2,11 800,00



बुक - २	
द. क्र. ७६०९	१९१४
पाने ८६/८६	

कोरे
पृष्ठ
Blank
Page

351/1605

नि. नं. 05 फेब्रुवारी 2024 9:20 ज.पू.

दस्त गोपवारा भाग-1

बवड2

दस्त क्रमांक: 1605/2024

दस्त क्रमांक: बवड2 /1605/2024

वाजारा मूल्य: ₹. 10,17,706/-

मोबदला: ₹. 30,30,000/-

मगलेने मुद्रांक शुल्क: ₹. 1,81,800/-

नि. नं. दु. नि. बवड2 यांचे कार्यालय

पावनी: 1881

पावनी दिनांक: 05/02/2024

दस्त क्र. 1605 वर दि. 05-02-2024

मादरकगणाराचे नाव: राजेश यशवंत बांग

सुनी 9:18 म.पू. वा. हजर केला:

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1780.00

पृष्ठांची संख्या: 89

एकूण: 31780.00

दस्त हजर करणाऱ्याची मंत्री:

BVD2

(इंद्रवदन अ. सोनवणे)

दुय्यम निबंधक (वर्ग-२)
भिवंडी क्र. २, राजावाडी

(इंद्रवदन अ. सोनवणे)

सह दुय्यम निबंधक (वर्ग-२)
भिवंडी क्र. २, जि. ठाणे

मुद्रांक शुल्क: (गोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानिय अनेलेल्या कोणत्याही शहर क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विक्रम प्राधिकरणाच्या हद्दीत अनेलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मानमतेच्या प्रत्यक्ष वाजारा मूल्याचे निधारण) नियम, 1995
अन्वये प्रमाणित झालेल्या वार्षिक विवरणपत्रातील दगप्रमाण प्रभाव क्षेत्रात.

शिष्टा क्र. 1 05 / 02 / 2024 09 : 18 : 12 AM ची वेळ: (नादरीकरण)

शिष्टा क्र. 2 05 / 02 / 2024 09 : 19 : 28 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

" मदीं दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. " दस्तातील संपुर्ण मजकूर, निष्पादन व्यक्ती, साक्षीदार व सोवत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर वाणीसाठी दस्त निष्पादन व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील. दस्तऐवजातील जोडलेले कागदपत्रे, मुळमुखत्यारपत्र, व्यक्ती इत्यादी वनावट आढळून आल्यास यांचो संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून देणारे :

लिहून देणारे :

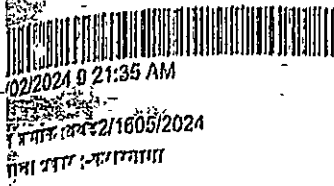


बवड - २	
द. क्र. ७८०५	१९१५
पावे	८५८८



बचत - २
सं. क्र. ७६०५ / २०२४
पाने ८८८८

कोरे
पृष्ठ
Blank
Page



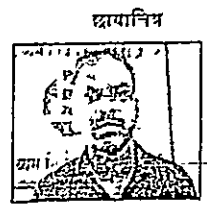
दस्तावेज संख्या भाग-2

पत्र संख्या: 1605/2024

दिनांक: 02/02/2024
पत्र संख्या: 1605/2024

1. पक्षधारणाचे नाव व पत्ता
 नाव: गजेश यशवंत थोंग
 पत्ता: प्लॉट नं: 407, माळा नं: - 2, मंगळीचे नाव: क्व नं 4,
 अक्षांश नं: गणेश, गणेश, गणेश, गणेश, गणेश,
 पिन संख्या: BVYYPB3841G

पक्षधारणा प्रकार
 विकृत घेणार
 वन - 29
 स्वाक्षरी:-



2. नाव: मे डॉनमंट डेव्हलपर्स नॉफे भागीदार मॅनेज अयचार माना नॉफे
 पक्षधारणाकारिता कु.मु.गिडार्थ केतन डडर
 पत्ता: प्लॉट नं: 202, माळा नं: दुर्गा भवना, मंगळीचे
 नाव: म्हाविद्य केतन, अक्षांश नं: शंकर यशवंत, म्हाविद्य केतन,
 गणेश नं: 388, गणेश, मुम्बई.
 पिन संख्या: AAVFM2787M

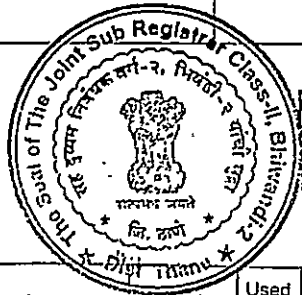
विकृत देणार
 वन - 30
 स्वाक्षरी:-



पक्षधारणा करण देणार पक्षधारणा करण देणार वा दस्तऐवज करण दिल्याचे कळव करणान.
 क्र.3 ची वेळ: 05 / 02 / 2024 09 : 20 : 48 AM

गवज निष्पत्तीचा वचुकीतयाच देणाना मर्थ पक्षधारणाची श्रेकर मगनी-आधुनित - आधार प्रणालीद्वारे पक्षधारणाची आदे. न्याययन प्राप्त माहिती पुढीलप्रमाणे

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
विकृत घेणार गजेश यशवंत थोंग	05/02/2024 09:21:22 AM	गजेश यशवंत थोंग M 1203910721119215616
विकृत देणार मे डॉनमंट डेव्हलपर्स नॉफे भागीदार मॅनेज अयचार माना नॉफे पक्षधारणाकारिता कु.मु.गिडार्थ केतन डडर	05/02/2024 09:21:06 AM	गिडार्थ केतन डडर M 1169119441634021376



क्र.4 ची वेळ: 05 / 02 / 2024 09 : 21 : 24 AM

पक्षधारणा
 वेदन अ.सोनवणे
 पक्षधारणा (वर्ग-2)

पत्र संख्या - 2
 क्र. 9804
 पाने 02/02

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
RAJESH Y BANG	eChallan	10000502024C20300844	MH014991166202324P	181800.00	SD	0007926374202324	05/02/2024
RAJESH Y BANG	eChallan		MH014991166202324P	30000	RF	0007926374202324	05/02/2024
	DHC		0224037401542	1780	RF	0224037401542D	05/02/2024

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

Know Your Rights as Registrants

प्रमाणित करण्यात येते की या दस्तऐवज 05/02/2024
 एकूण 9 ते 9804 पाने असून
 9 सुकामे 9804 नंबरची नोंदता

For info: please write to us at feedback@maharashtra.gov.in

सहा दुय्यम निबंधक वर्ग 2 भिवंडी क्र. 2
 दिनांक 05 मार्च 2024