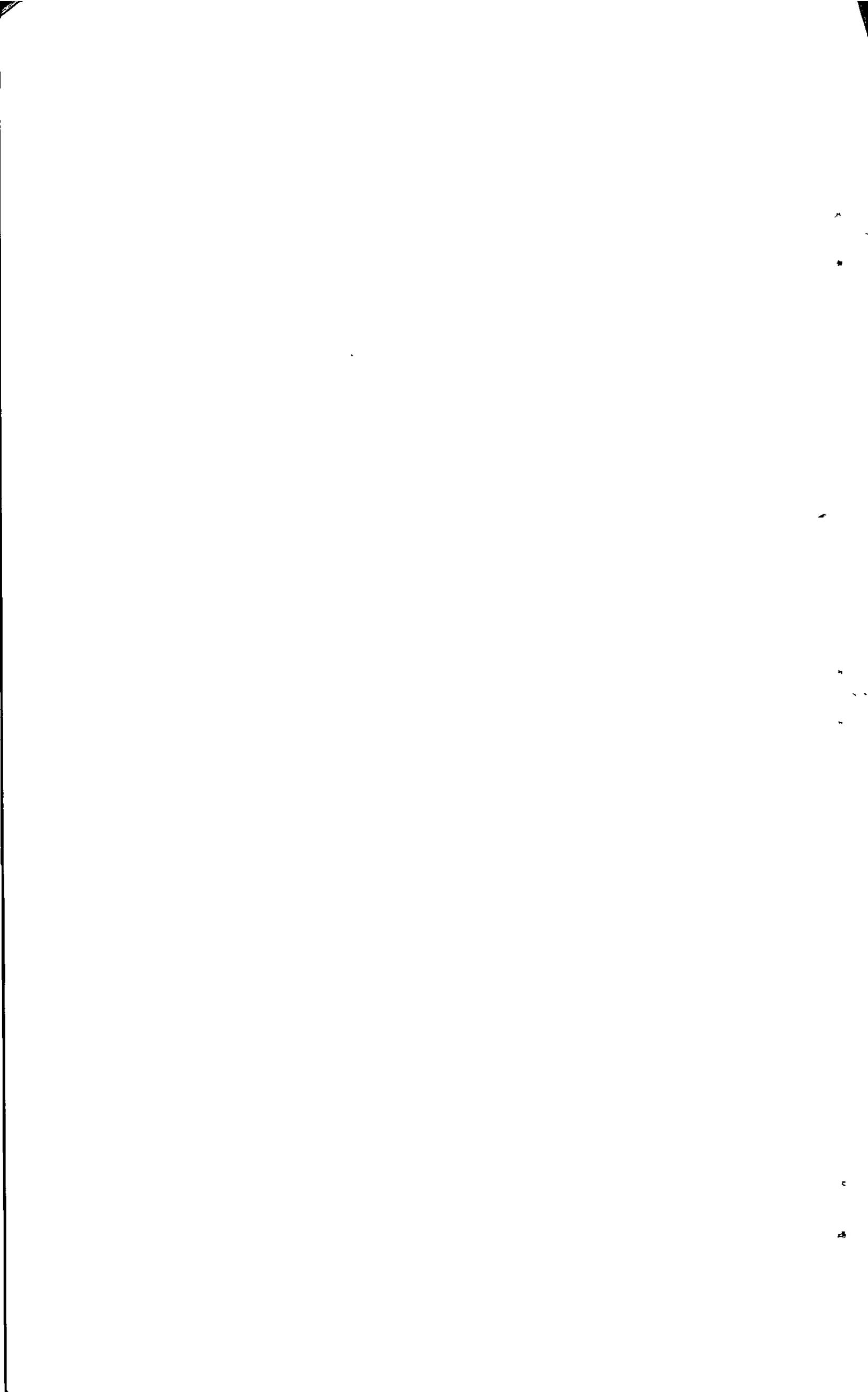


Flat NO 906/A2

at V Penky
and

P. Harris

Received
12/3/24



Receipt (pavti)

71/4800

पावती

Original/Duplicate

Thursday, March 07, 2024

नोदणी क्र. :39म

2:07 PM

Regn.:39M

पावती क्र.: 5204 दिनांक: 07/03/2024

गावाचे नाव: शहाड

दस्तऐवजाचा अनुक्रमांक. कलन2-4800-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: संजय भिका चौधरी

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

एकूण.

रु. 31480.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. मुख्य निबंधक वर्ग २,
कल्याण क्र. २

वाजार मुल्य: रु.3752435 /-

मोवदला रु.6058080/-

भरलेले मुद्रांक शुल्क : रु. 424100/-

1) देयकाचा प्रकार: DHC रकम: रु.1480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324060925475 दिनांक: 07/03/2024

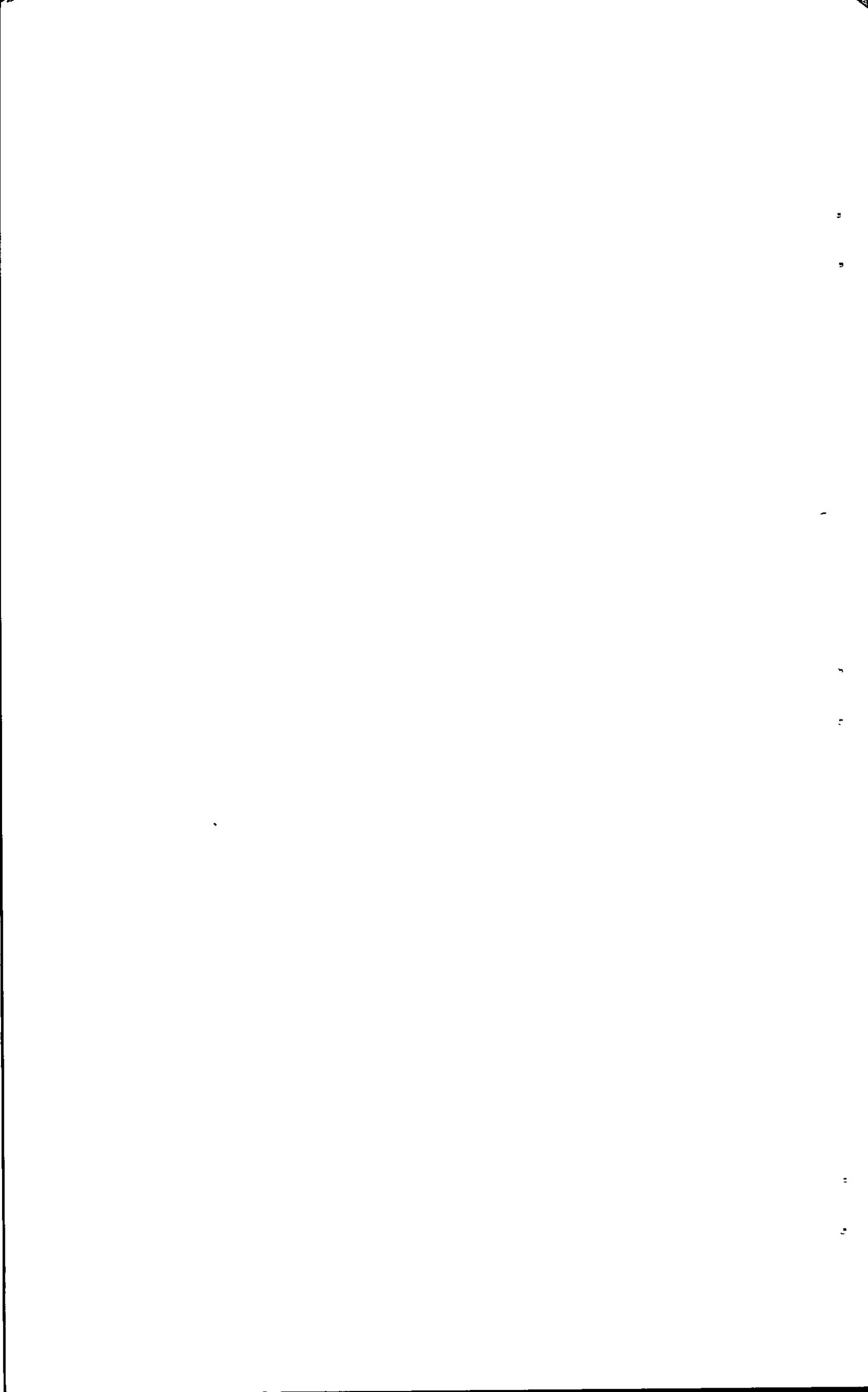
वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016872687202324E दिनांक: 07/03/2024

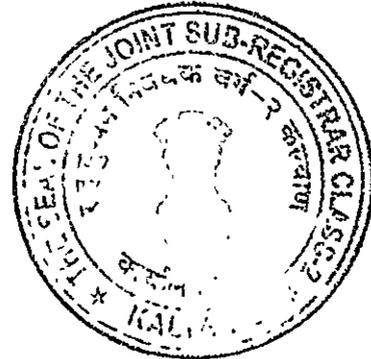
वँकेचे नाव व पत्ता:



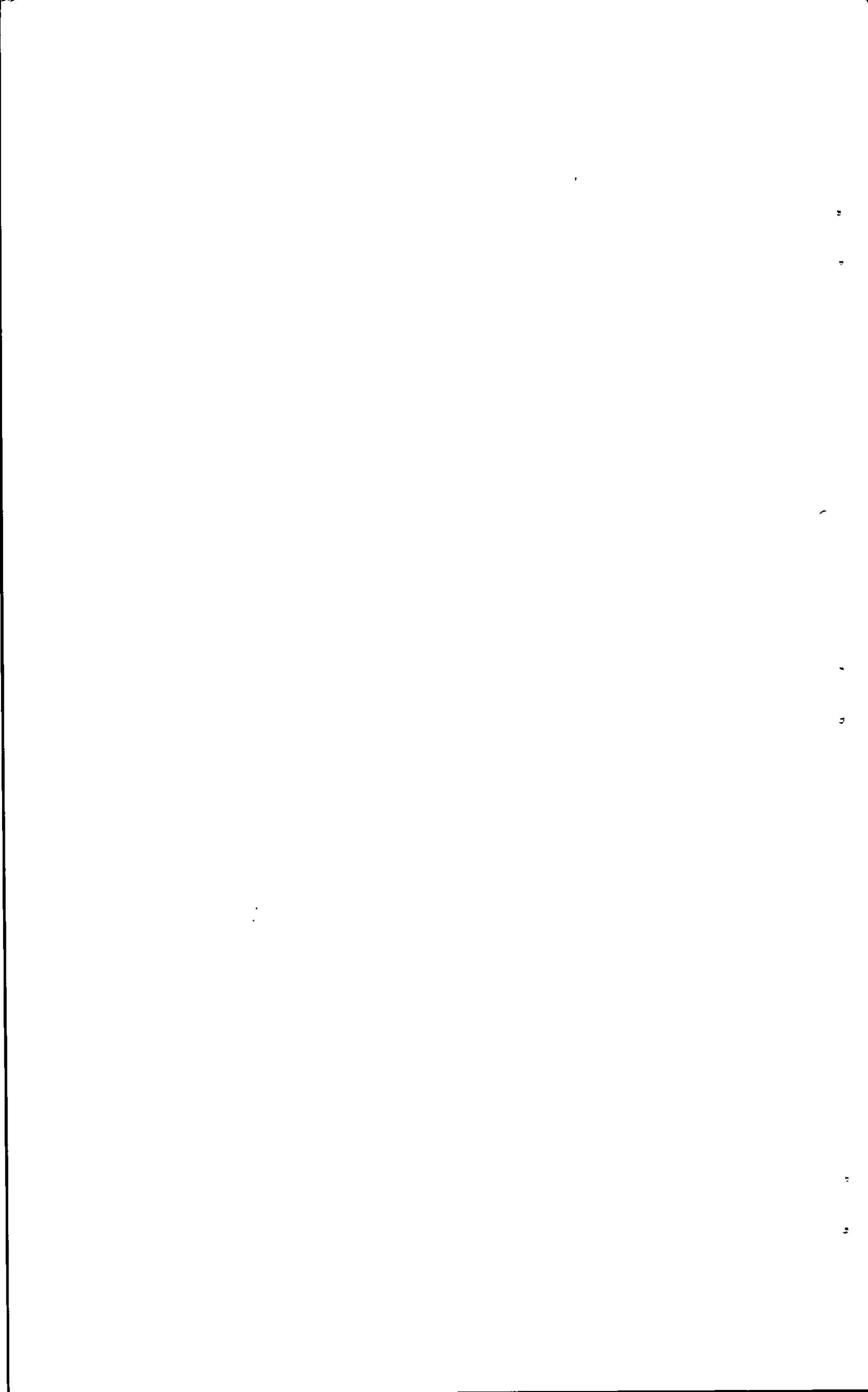


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID कलन2	202403075895	07 March 2024,02 01 52 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
उप मूल्य विभाग	13/52-विभाग 7 शहाड (ब) शहाड गावातील उर्वरित मिळकती				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#22		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	18200	61000	68900	76400	68900
मोजमापनाचे एकक	चौ मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	58 586चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-
	उद्भवान सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-
					53 26चौ मीटर
Sale Type -	First Sale				
	Sale/Resale of built up Property constructed after circular dt 02/01/2018				
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 64050/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= ((64050-18200) * (100 / 100)) + 18200)				
	=				
	Rs 64050/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 64050 * 58 586				
	= Rs 3752433 3/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 3752433 3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.3752433/-				
	= २ सदतीस लाख बावन्न हजार चार शे तेहेतीस /-				

Home Print



क. ल. न. २	
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१	७५





CHALLAN
MTR Form Number-6



GRN	MH016872687202324E	BARCODE	[Barcode]		Date	06/03/2024-20.48:34	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	SANJAY BHIKA CHOUDHARI AND OTHERS			
Location	THANE							
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 906 BLDG NO A 2 MILLENIUM HEIGHTS			
				Premises/Building				

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	424100.00	SHAHAD							
0030063301 Registration Fee	30000.00	KALYAN							
		Town/City/District							
		PIN		4	2	1	3	0	1
		Remarks (If Any)	SecondPartyName=MS K P DEVELOPERS~						
		Amount In	Four Lakh Fifty Four Thousand One Hundred Rupees O						
Total	4,54,100.00	Words	nly						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024030710400	2857288976
Cheque/DD No.		Bank Date	RBI Date	06/03/2024-20:50:53	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID: [Blank] Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर् चलान केवल दुर्यम नितधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर् चलान लागू नाही.

[Handwritten Signature]

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 संजय चौधरी

क.ल.न.२	
वस्त क्र. ४६००	२०२४
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FLAT NO A-2/906

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN
ON THIS 7th DAY OF March 2024
BETWEEN

M/S. K.P. DEVELOPERS (PAN NO. AAMFK3598H), a partnership firm, having its office at Survey No. 22, Village Shahad, Taluka Kalyan, District Thane, through its Partner **Mr. Dharmdas Pinjomal Budhwani**, through its Constituted Attorney **Mr. Naresh Chanderlal Talreja**, hereinafter called and referred to as the **Promoters** (which expression unless be repugnant to the context or meaning thereof mean and includes the partners constituting the said firm for the time being their/his/her executors, survivors, administrators and assigns)

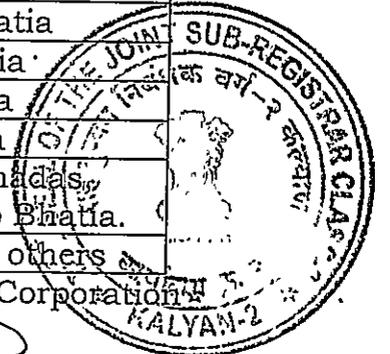
AND

- (1) **MR. SANJAY BHIKA CHOUDHARI**, (PAN NO. ADTPC5032C) aged about 55 years, Occupation: Service,
(2) **MR. RAJESH SANJAY CHAUDHARI**, (PAN NO. BDIPC6898L) aged about 27 years, Occupation: Service,
(3) **MRS. USHA SANJAY CHAUDHARY**, (PAN NO. AZYPC4943M) aged about 47 years, Occupation: Housewife, having address at Apana Ghar Co-Op Housing Society, 1st Floor, Room No4, Birla College Road, Opp GuruKripa Hospital, Chikanghar Kalyan (W), Kalyan, Thane, Maharashtra-421301, hereinafter called and referred to as the **Purchaser/s** (which expression unless be repugnant to the context or meaning thereof mean and includes the partners constituting the said firm for the time being their/his/her executors, survivors, administrators and assigns)

WHEREAS Shri Parsharam J. Bhatia and others as detailed below are the owners and/or well and sufficiently entitled to all those piece and parcel of land lying being and situated at Village Shahad, Taluka Kalyan bearing

Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	1216.30	Parsharam J. Bhatia
22/1 (part)	1499.25	Jhamdas P. Bhatia
22/1 (part)	1172.03	Vasudev P. Bhatia
22/1 (part)	1418.96	Pradeep P. Bhatia
31/6 (part)	654.12	Parshuram, Jamnadas Vasudev, Pradeep Bhatia.
22/3 (part)	1670.00	Indira J Bhatia & others

within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Portion No. I.



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AND WHEREAS Shri Dharmu Pinjomal Budhwani and others as detailed below the Owners and / or are entitled to all those pieces and parcels of land lying being and situated at Village Shahad, Taluka Kalyan bearing:

Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	1272.18	Mohan V. Budhwani
22/1 (part)	1266.48	Seema R. Budhwani
22/1 (part)	1280.71	Ashok P. Budhwani
22/1 (part)	461.30	Dharmu Budhwani
31/6 (part)	1183.55	Dharmu, Seema, Mohan, Ashok Budhwani
22/3	1490.00	Sunita (Sonia) R. Budhwani
16/2	700.00	Anju D. Budhwani
23/11-A	356.00	Dharmu Budhwani
23/13-A	487.00	Raju P. Budhwani
31/7(part)	1215.00	Raju P. Budhwani
22/1 (part)	1499.25	Sunny D. Budhwani
22/1 (part)	1024.43	Rahul D. Budhwani
22/1 (part)	979.55	Deepak D. Budhwani

within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Portion No. II.

AND WHEREAS Shri Girdharilal Olandas Chhabria and Others as detailed below are entitled to all those pieces and parcels of land lying being and situated at Village Shahad, Taluka Kalyan bearing

Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	1211.31	Girdharilal Chhabria
22/1 (part)	1209.64	Jairam Chhabria
22/1 (part)	1280.71	Srichand V. Chhabria
22/3 (part)	1266.49	Anil G. Chhabria
31/6 (part)	992.54	Girdharilal, Jairam, Anil Chhabria
22/3	1490.00	Sangeeta G. Chhabria.
16/2	700.00	Janki G. Chhabria.

within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the Portion No. III.

AND WHEREAS due to mutual discussions, negotiations as interse and amicably arrived between the parties of said three group of Owners, the said Owners have mutually decided their ratio in the aforesaid properties as under:

1. Shri Jhamdas P. Bhatia and others collectively 13.34 %
2. Shri Dharmu P. Budhwani and others collectively 56.48 %
3. Shri Girdharilal O. Chhabria and others collectively 30.18 %

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दस्त क्र. ४८००	२०१५
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AND WHEREAS the Owners Shri Jhamandas P. Bhatia and others in consultation with each other have prepared a scheme of construction in respect of all those pieces and parcels of land bearing:

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Survey No. Hissa No.	Area (sq.metres)	Name
22/1 (part)	484.40	Jhamandas P. Bhatia
22/1 (part)	394.53	Vasudev P. Bhatia
22/1 (part)	933.33	Pradeep P. Bhatia
22/1	1273.18	Mohan V. Budhwani
22/1	1266.48	Seema R. Budhwani
22/1	1280.71	Ashok P. Budhwani
22/1	461.30	Dharmu Budhwani
22/1 (part)	1499.25	Sunny D. Budhwani
22/1 (part)	1024.43	Rahul D. Budhwani
22/1 (part)	979.55	Deepak D. Budhwani
22/3	1490.00	Sunita alias Sonia R. Budhwani
16/2	700.00	Anju D. Budhwani
23/11	356.00	Dharmu Budhwani
23/13	487.00	Raju D. Budhwani
22/1	1211.31	Girdharilal Chhabria
22/1	478.49	Jairam Chhabria
22/1	1266.49	Anil G. Chhabria
22/3	1490.00	Sangeeta G. Chhabria
16/2	700.00	Janki G. Chhabria
22/3	1670.00	Indira J. Bhatia & others
Total →	19446.45	

however the area in the said drawing as per actual land in possession is shown as 19932 sq. metres and accordingly the parties have followed the due process of law and further availed the approval and sanction from the Kalyan Dombivli Municipal Corporation under No.KDMP/NRV/BP/KV/853-358 dated 30.03.2007.

AND WHEREAS the Shri Jhamdas P. Bhatia and others have collectively, jointly and mutually decided that they shall follow requisite procedure for availing the transfer of development rights on the above land and further shall submit the joint declaration to the Kalyan Dombivli Municipal Corporation for obtaining the approval and sanction and further on grant of building commencement certificate for construction of buildings and consumption and utilization of transfer of development rights, the parties hereto will divide, apportion and share the potentiality of the floor space index and transferable development rights as permitted, sanctioned and approved by the Kalyan Dombivli Municipal Corporation in the form of constructing certain buildings in the ratio of their holding as the said entire property stands amalgamated and consolidated after deducting the area of land affected by roads, nallas and other setbacks.

AND WHEREAS as per the understanding reached between the above group of owners, they have interse decided the absolute and exclusive allotment of the buildings having the potentiality of floor space index, transferable development rights and permitted increases therein and accordingly

- (i) **Building on portion of land being Plot No. 2** has fallen to the absolute share of Shri Jhamdas P. Bhatia and others as shown on the plan annexed hereto having the potentiality of

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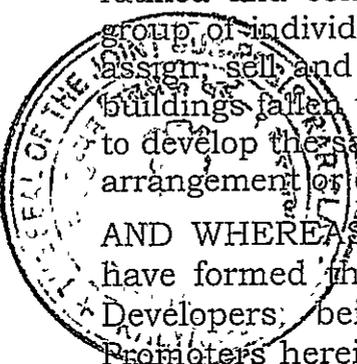
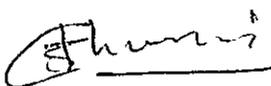
श्री उषा संकर चौधरी

2050.58 sq.metres floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The said portion of Plot No. 2 and the buildings to be constructed thereon shall have the right of Recreation Garden being RG-3 in common with buildings on portions of land being 1A and 1B in the said layout

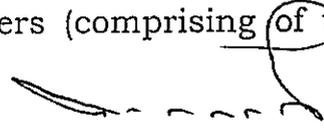
- (ii) **Building on portions of land being Plot No. 3-A and Plot No. 3-B** have fallen to the absolute share of Shri Dharmu Pinjomal Budhwani and Others as shown on the plan annexed hereto having the potentiality of 8681.94 sq.metres floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The said portions of land being Plot No. 3-A and 3-B shall have the right of Recreation Garden being RG-1 & RG-2 in the said layout.
- (iii) **Building on portions of land being Plot No. 1-A and Plot No. 1-B** have fallen to the absolute share of Shri Girdharilal Otandas Chhabria and others as shown on the plan annexed hereto having the potentiality of 4639.18 sq.metres floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future. The buildings to be constructed on portions of land bearing No. 1A and 1B shall have the right of Recreation Garden being RG-3 in common with building to be constructed on portion of land bearing Plot No. 2 in the said layout
- (iv) The amenity area as shown on the plan by **Violet** colour shall be handed over to the Kalyan Dombivali Municipal Corporation as per the rules and regulations and all the parties hereto will sign and execute the requisite documents of transfer thereto.

AND WHEREAS the Owners have jointly and severally agreed, ratified and confirmed the same and further declared that each group of individuals are well and sufficiently entitled to transfer, assign, sell and alienate the development rights in respect of the buildings fallen to their share to any intending developers and / or to develop the said buildings as per the respective understanding / arrangement or otherwise as the case may be.

AND WHEREAS Shri Dharmu Pinjomal Budhwani and others have formed themselves in a partnership firm viz. M/s. K. P. Developers, being Promoters herein and accordingly the Promoters herein are well and sufficiently seized and possessed of and exclusively entitled to develop the **Buildings to be constructed on the portions of land being Plot No. 3-A and 3-B** as shown on the plan annexed hereto hereinafter called and referred to as the said property and more particularly described in the Schedule hereunder written and accordingly as per the understanding reached between the three group of owners, the said owners have executed an Agreement for Sale dated 31.12.2011 wherein M/s. K. P. Developers (comprising of the





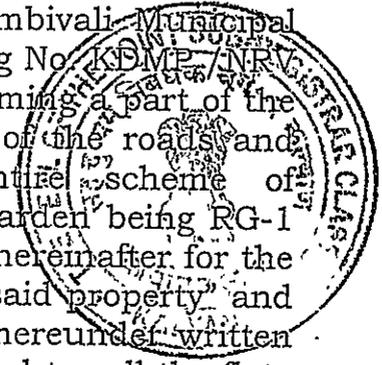
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Owners Shri Dharmu Pinjmal Budhwani and others) viz. the Promoters and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan - 1 under Serial No. 4555/2012 and in pursuance thereof, the requisite power of attorney in respect of the exclusive development of the said building/s is granted and executed by the Owners in favour of the Promoters herein and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan - 1 under serial No. 270/2012.

AND WHEREAS in terms of the said agreement, the Promoters herein are well and sufficiently entitled to all those development rights of Buildings to be constructed on the portions of land being Plot No. 3-A and 3-B admeasuring 7001 sq. meters comprised in following survey numbers as shown on the plan annexed hereto having the potentiality of 8681.94 sq. meters floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future on the land bearing

Survey No.	Area under Bldg	Owners' Name
23/(pt)	297.66 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
23/(pt)	487.46 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
22/1(pt)	1280.71 sq.mts	Ashok P. Budhwani
22/1(pt)	1273.18 sq. mts	Mohan V. Budhwani
22/1(pt)	461.00 sq. mts	Dharmdas P. Budhwani
22/1(pt)	1266.49 sq. mts	Secma R. Budhwani
22/1(pt)	1499.25 sq. mts	Sunny D. Budhwani
22/1(pt)	1024.43 sq. mts	Rahul D. Budhwani
22/1(pt)	979.55 sq. mts	Deepak D. Budhwani
22/3	1490.00 sq. mts out of 4650 sq.mts	Sunita R. Budhwani & others
16/2(pt)	700.00 sq. mts out of 1400 sq.mts	Anju D. Budhwani & another

as sanctioned and permitted by Kalyan Dombivali Municipal Corporation under building permission bearing No. KDMP/NRV/BP /KV /2012-13/359 dated 30.03.2013 forming a part of the entire property and along with the benefits of the roads and other infrastructural facilities of the entire scheme of construction along with right of Recreation Garden being RG-1 and RG-2 in the said layout and the same is hereinafter for the sake of brevity called and referred to as the "said property" and more particularly described in the Schedule hereunder written together with the right to develop the same and to sell the flats and units therein constructed to intending purchasers and to appropriate the sale proceeds thereof as the Promoters herein may deem fit and proper and the Promoters are also entitled to all the benefits, rights, advantages and easement rights and privileges arising out of the entire property.



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AND WHEREAS the said property forms a part of the non agricultural permission granted by the Collector, Thane under No.

(Signature) *(Signature)* *(Signature)*

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Mahasul/Kaksh-1/T-7/NAP/SR-158/07 dated 17.12.2007 and also the building commencement certificate is granted by the Kalyan Dombivli Municipal Corporation under No.KDMP/NRV/BP /KV /2012-13/359 dated 30.03.2013 and same revised under No. KDMP /NRV /BP /KV /2012-13/359-46 dated 09.05.2017 and further revised under No. KDMP / NRV / BP / LV / 2012-13/359/155 dated 18.11.2017 and also further revised under No. KDMP / NRV / BP / KV / 2012-13/359/168 dated 02.03.2019.

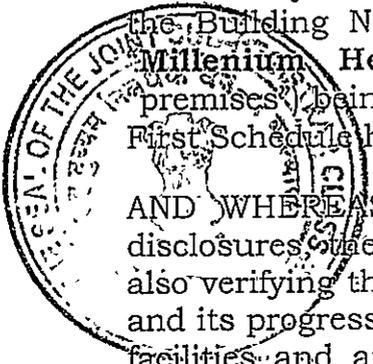
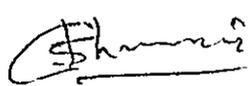
AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter has commenced the construction work of the buildings on the Plot being **Plot No. 3-A and 3-B** admeasuring **7001 sq. metres** as described in the Schedule hereunder written in accordance with the above plans, permissions and sanctions as granted by the concerned authorities.

AND WHEREAS the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force.

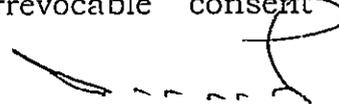
AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / units.

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. 906** on **9th** floor, admeasuring **53.26 sq.mts.** carpet alongwith the right to use the balcony areas (to be enclosed) attached to the flat premises in the Building No. A-2 in the scheme of construction known as **"Millennium Heights"** (herein after referred to as the said premises) 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.





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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 development on the said Property by the Promoter, has been registered as a 'real estate project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 3, 4 and 5 of the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the 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 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules"). The Authority has duly issued Certificate of Registration No. P51700008132 for the Project, and a copy of the RERA Certificate is annexed as Annexure 'F'.

AND WHEREAS The Flat Purchaser has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Flat Purchaser has agreed and consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Flat Purchaser has also examined all documents and information uploaded by the Promoters on the website of the Authority as required by RERA and the RERA Rules and Regulations and has understood the documents and information in all respects.

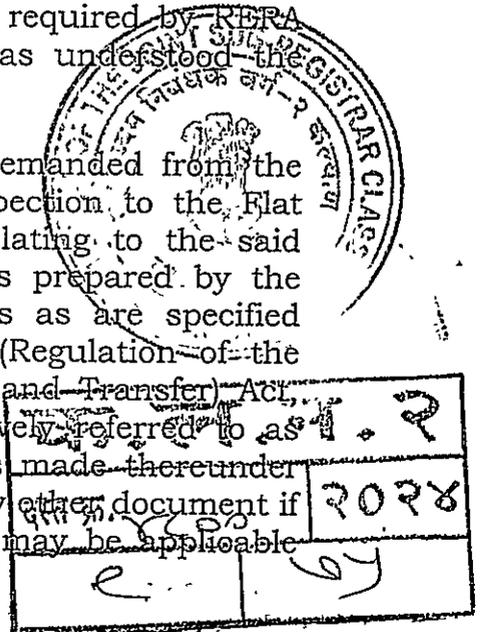
AND WHEREAS The Flat Purchaser/s have demanded from the Promoters and the Promoters have given inspection to the Flat Purchaser/s of all the documents of title relating to the said Property, the plans designs and specifications prepared by the Promoters' Architects and of such documents as are specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 ("MOFA") and RERA (hereinafter collectively referred to as "the said Acts") and the rules and regulations made thereunder and shall provide the Flat Purchaser with any other document if and when necessary under any other law as may be applicable from time to time.

AND WHEREAS the authenticated copies of Certificate of Title, Search Report issued by the attorney at law or 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





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constructed have been annexed hereto and marked as Annexure 'A' and 'B' and 'C' respectively.

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.

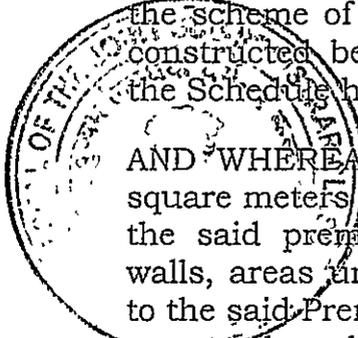
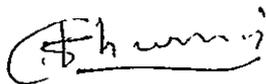
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance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

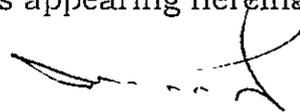
AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat bearing No. 906 on 9th floor, admeasuring 53.26 sq.mts. carpet alongwith the right to use the balcony areas (to be enclosed) attached to the flat premises in the building No. A-2 of the scheme of construction known as "Millenium Heights" being constructed being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 53.26 square meters and "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;





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AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 20,58,080/- (Rupees Twenty Lakhs Fifty Eight Thousand Eighty 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 No. 906 on 9th floor, admeasuring 53.26 sq.mts. carpet alongwith the right to use the balcony areas (to be enclosed) attached to the flat premises in the building No. A-2 of the scheme of construction known as "Millenium Heights" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the total consideration of Rs. 60,58,080/- (Rupees Sixty Lakhs Fifty Eight Thousand Eighty 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 / and still/podium parking.

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1(b) The Purchaser hereby has not agreed to purchase from the Promoter covered parking spaces situated at stilt / Podium being constructed in the layout. The parking spaces will be allotted after fixing layout of stilt / podium parking by way of allotment letter.

1(c) The Purchaser has agreed and assured to pay the total consideration of Rs. 60,58,080/- (Rupees Sixty Lakhs Fifty Eight Thousand Eighty 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.35% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
- iii) Rs.25% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated.
- iv) Rs.05% to be paid to the Promoter on completion of the walls and internal plaster of the said premises.
- v) Rs.05% to be paid to the Promoter on completion of the floorings and tiling work of the said premises.
- vi) Rs.05% to be paid to the Promoter on completion of the staircases, lift wells, lobbies up to the floor level of the said premises.
- vii) Rs.05% to be paid to the Promoter on completion of the external plaster and elevation of the building in which the said premises is situated.
- viii) Rs.05% to be paid to the Promoter on completion of the doors, windows, sanitary fittings, lifts, water pumps, electrical fittings, floorings of staircase, common lobbies, entrance lobby terraces with water proofing, external plumbing, paving of area.

ix) Rs.05% be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of occupancy certificate or completion certificate.

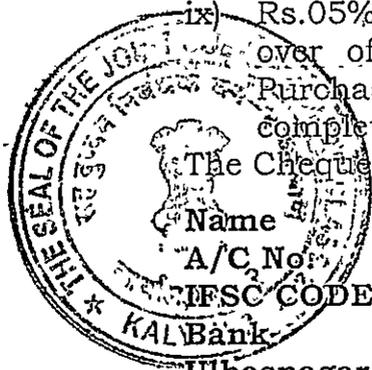
The Cheque / DD / Pay order to be drawn in favour to

Name : M/s. K.P. DEVELOPERS

A/C No. : 1007011300000007

IFSC CODE: KJSB0000007

Bank : The Kalyan Janata Sahakari Bank Ltd,
Ulhasnagar-4 Branch



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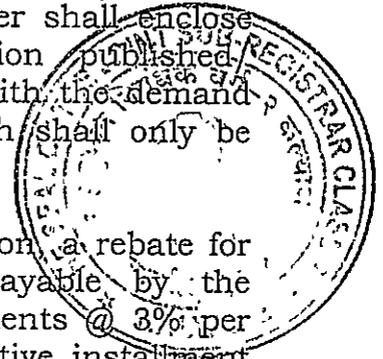
The Total Price above excludes all Property Taxes, Goods and Services Tax, Land Revenue, Non Agricultural Taxes, Other Taxes (Municipal/State/Federal) and/or other statutory duties (as and when applicable), levies, cesses, charges, deposits, premiums, duties imposed by the statutory authorities, stamp duty, registration charges, maintenance charges, layout maintenance charges and other outgoings by

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any other name in respect of and applicable to the said property, project, building, flat existing on or imposed after the date of the Purchasers Application for Allotment / Request for Allotment, whether payable now and/or in future and / or those which is / are sub-judice, including interest and penalties thereon, including those which may become enforceable retrospectively and computed as per laws/rules/regulations, and shall be to the account and liability of and borne and paid by the Purchaser alone, without any delay/protest, including if such amounts are proposed to be deposited by the Promoter in fixed deposits, if such claims are sub-judice.

- 1(e) 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(f) 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 @ 3% per annum for the period by which the respective installment has been pre-pone. 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(g) 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 three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then 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 of this Agreement.



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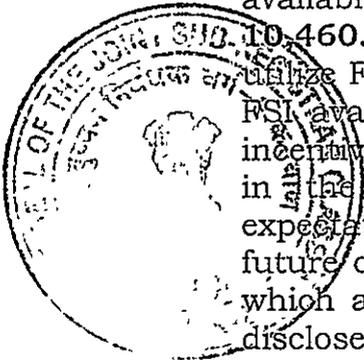
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- 1(h) The Purchaser authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes 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 installment 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 10,460.96 square meters only and Promoter has planned to utilize Floor Space Index of 13,731.42 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 the Floor Space Index of 24,192.38 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



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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:

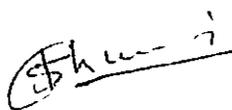
Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms 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.

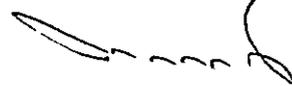
Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

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 December, 2022 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







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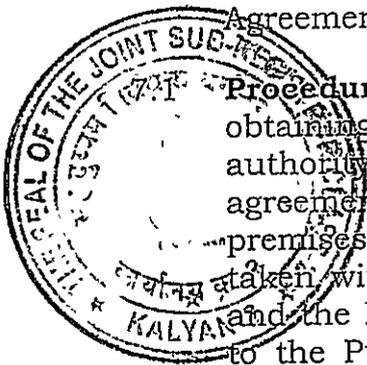
beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received 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 discharged from all its obligations and liabilities under this Agreement.

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 fulfillment 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 Purchasers, 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.

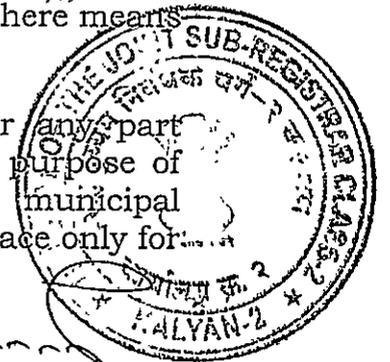


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- 7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said premises are ready for use and occupancy.
- 7.3 **Failure of Purchaser to take Possession 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 or any defects on account of workmanship, quality or provision of service, then, 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.
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.



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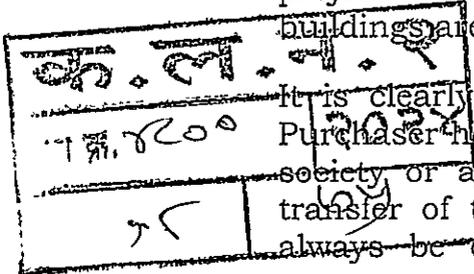
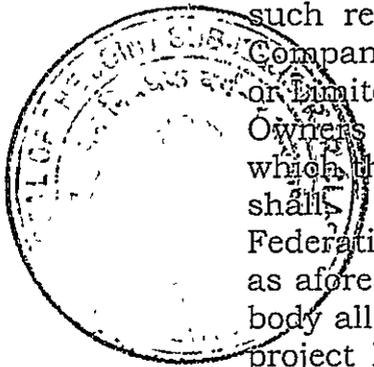
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9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose 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 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 cooperative 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,



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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 said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

- 9.2. 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.3,396/- per month towards the outgoings till formation of the society. 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

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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.

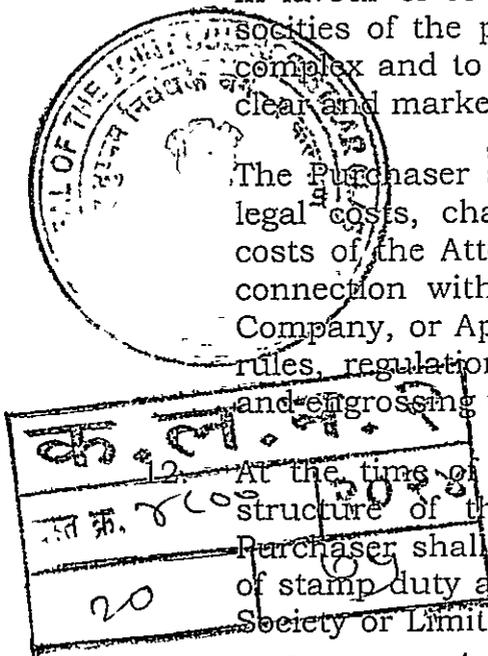
10. The Purchaser shall to the Promoters on demand-

- i) requisite amounts 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 as well as proportionate share for transformer installation and its equipments and accessories thereto.
- ii) requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
- iii) the provisional outgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges.

11. THE Promoters do hereby declare that the project land has been mortgaged to the the Kalyan Janata Sahakri Bank Ltd. for availing of certain credit facilities and that it shall be their exclusive responsibility to meet the said liability and clear the said encumbrance on the project-land and that the have obtained the necessary permission to sell the said flat/ shop/ unit to the purchasers without any encumbrances whatsoever. The Promoters do hereby agree that they shall make out a clear and marketable title to the project- land before handing over possession of the said flat/ shop to the Purchaser/s and in any event before the execution of the conveyance of the project-land on completion of the project in favour of co-operative housing society/Federation of the societies of the purchasers of all the flats and shops in the complex and to convey to the said federation such absolute clear and marketable title thereto.

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.

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



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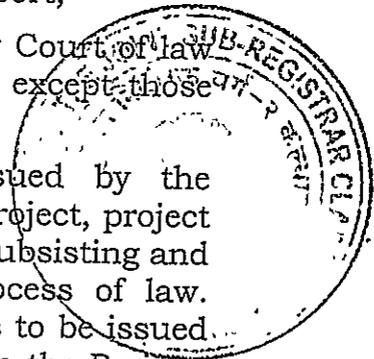
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any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of 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;
- 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;



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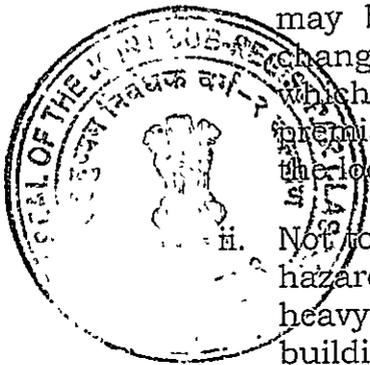
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- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure 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.

14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever 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 tenantable 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 exchange/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.

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



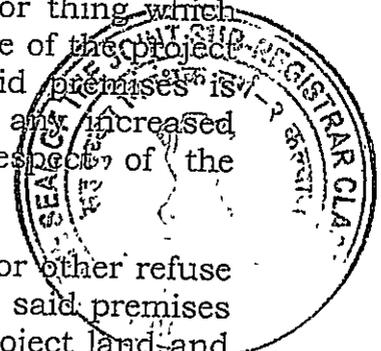
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the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- 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 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, Pardis 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



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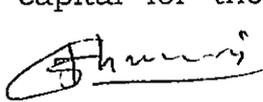
Government and/or other public authority, on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.

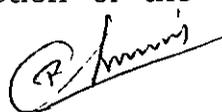
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided 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 said premises therein and for the observance and 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 stipulations and conditions laid down by the Society/ Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

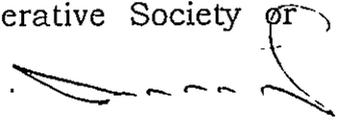
- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the 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



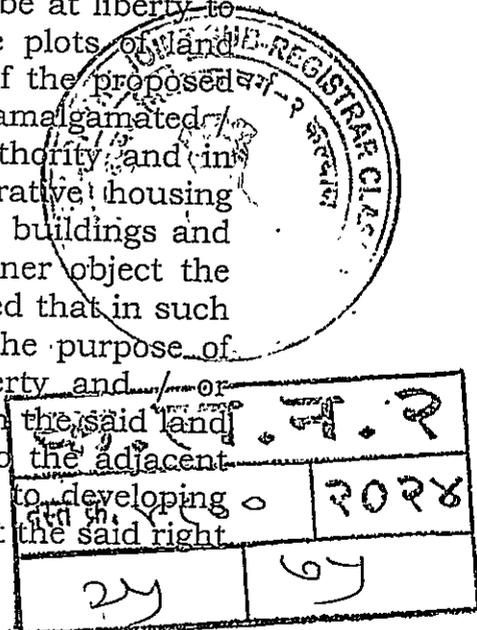




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Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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 organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
18. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave 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



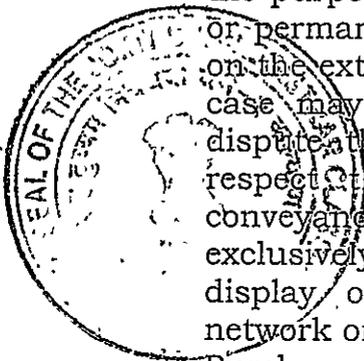
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government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional 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 intended to be acquired by the Purchaser under this present from such bank or financial institutions so 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

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



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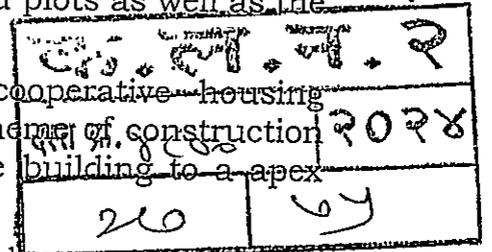
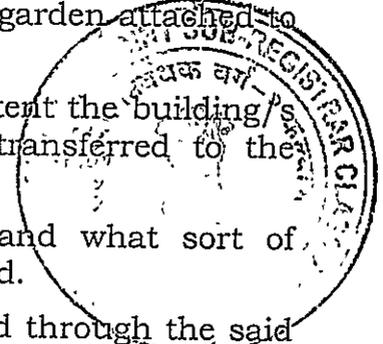
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deem fit and the purchaser shall not raise any objection thereto.

23. 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/ 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, amenity space, recreational spaces and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the



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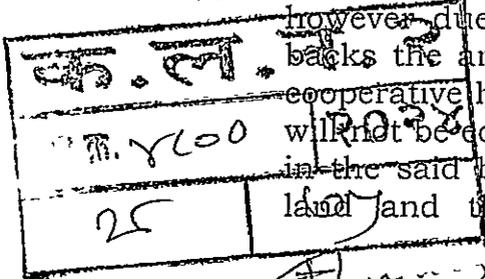
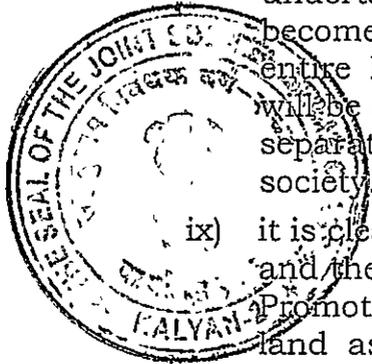
building situated on the said land conveyed in favour of the society/ies.

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 Promoter.
- 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



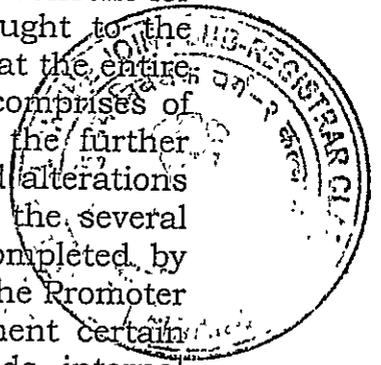
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objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common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

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.

26. It is agreed and understood between the parties that and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construction will acquire additional FSI / TDR as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and further shall also acquire additional adjacent land and carry out the development on such amalgamated property as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same. The Promoter has categorically brought to the knowledge and notice of the Purchaser herein that the entire scheme of construction on the entire property comprises of several buildings along with the provisions of the further expansion, modification as well as revisions and alterations therein from time and that the development of the several buildings therein are to be carried out and completed by several group of developers which also includes the Promoter herein and that during the course of development certain areas comprising under reservations, nallas, roads, internal



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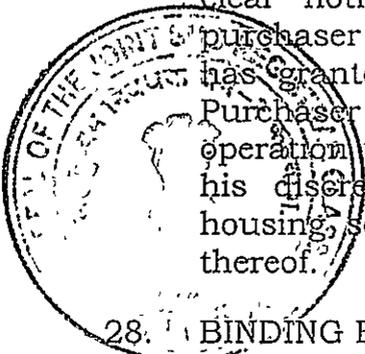
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roads and/or set backs are required to be surrendered or handed over to the requisite concerned authorities from time to time and that the Promoter along with the other Developer/Promoter in the entire scheme of construction will follow the due process of law for such compliance and for the sake of good order and record, the proposed expansion, modifications, revisions and alterations and the area to be handed over and surrendered are shown to the Purchaser as depicted on the sanctioned plan granted by Kalyan Dombivli Municipal Corporation and for such exercising of the due process of law and implementation of such expansion, modification and other incidental acts thereto, the Purchaser is fully made aware of the same and the Purchaser has granted his / her / their express and irrevocable consent and confirmation thereto and shall not raise any objection or hindrance on and account whatsoever on the Promoter and / or their assignees and nominees thereto.

27. It is agreed between the parties that the formation of the co-operative housing society and/or the transfer and conveyance thereof will be at the discretion of the Promoter herein as the said property and the buildings to be constructed thereon forms an integral part of the entire scheme of construction and that there are internal roads, recreational spaces, nallas, set backs and other portions to be surrendered and handed over to the concerned authorities and keeping in view the said scheme of construction as well as the policy of effective and effectual administration and management of the buildings and the land appurtenant thereto as well the facilities and amenities thereto, the feasible policy of formation of conveyance and the conveyance of the land thereto will be governed and that the land to be conveyed to such co-operative housing society as and when formed of the building/s will not be equivalent to the floor space index and other permissible benefits in floor space index and the said fact is clearly brought to the clear notice and knowledge of the purchaser and the purchaser is aware of the same and in confirmation thereof has granted his/her irrevocable consent thereto and the Purchaser agrees to extend his /her sincere and utmost co-operation to the Promoter herein in the Promoter exercising his discretion at the time of formation of co-operative housing society and its further transfer and conveyance thereof.



28. 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

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

29. 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.

30. RIGHT TO AMEND

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

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

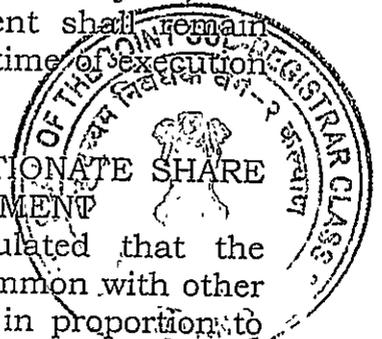
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer,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

32. 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.

33. 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



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the carpet area of the said premises to the total carpet area of all the said premises in the Project.

34. FURTHER ASSURANCES

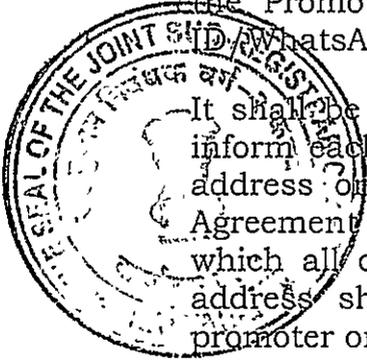
The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of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

35. 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.

36. 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.

37. 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/WhatsApp 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.

क.सं. 32	38. JOINT PURCHASERS
दस्ता क्र. ४८७	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.

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39. 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, service tax, goods and service tax, value added tax 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 of the said premises by him to any intending purchaser subject to the provisions of the said Act.

40. DISPUTE RESOLUTION :-

Any dispute between parties shall be settled amicably. In case of failure to settled 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.

41. 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.

42. The name of the Project and building shall be "**Millenium Heights**" 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.

43. 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 Colures 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.

44. 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.

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

All those development rights of Buildings to be constructed on the portions of land being Plot No. 3-A and 3-B admeasuring 7001 sq. meters comprised in following survey numbers as shown on the plan annexed hereto having the potentiality of 8681.94 sq. meters floor space index as well as further right of permitted increases, transferable development rights as may be sanctioned by the municipal authorities in future on the land bearing

Survey No.	Area under Bldg	Owners' Name
23/(pt)	297.66 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
23/(pt)	487.46 sq.mts	Dharmdas P. Budhwani Raju P. Budhwani
22/1(pt)	1280.71 sq.mts	Ashok P. Budhwani
22/1(pt)	1273.18 sq. mts	Mohan V. Budhwani
22/1(pt)	461.00 sq. mts	Dharmdas P. Budhwani
22/1(pt)	1266.49 sq. mts	Sima R. Budhwani
22/1(pt)	1499.25 sq. mts	Sunny D. Budhwani
22/1(pt)	1024.43 sq. mts	Rahul D. Budhwani
22/1(pt)	979.55 sq. mts	Deepak D. Budhwani
22/3	1490.00 sq. mts out of 4650 sq.mts	Sunita R. Budhwani & others
16/2(pt)	700.00 sq. mts out of 1400 sq.mts	Anju D. Budhwani & another

as sanctioned and permitted by Kalyan Dombivali Municipal Corporation under building permission bearing No. KDMP /NRV /BP /KV /2012-13/359 dated 30.03.2013 and same revised under No. KDMP /NRV /BP /KV /2012-13/359-46 dated 09.05.2017 and further revised under No. KDMP / NRV / BP / LV / 2012-13/359/155 dated 18.11.2017 and also further revised under No. KDMP / NRV / BP / KV / 2012-13/359/168 dated 02.03.2019 forming a part of the entire property and along with the benefits of the roads and other infrastructural facilities of the entire scheme of construction along with right of Recreation Garden being RG-1 and RG-2 in the said layout.

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

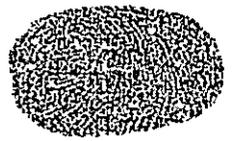
Recreational Facilities as per the sanctioned plan

Wing :- A2
Flat No:- 906
Carpet Area:- 53.26 sq.mts

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. K.P. Developers
through its partner
Mr. Dharmdas Pinjomal Budhwani
Through its Constituted Attorney
Mr. Naresh Chanderlal Talreja

(Signature)



SIGNED & DELIVERED
by the within named Purchaser/s
(1) MR. SANJAY BHIKA CHOUDHARI

(Signature)



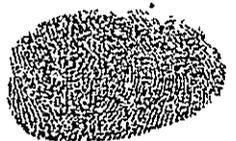
(2) MR. RAJESH SANJAY CHAUDHARI

(Signature)



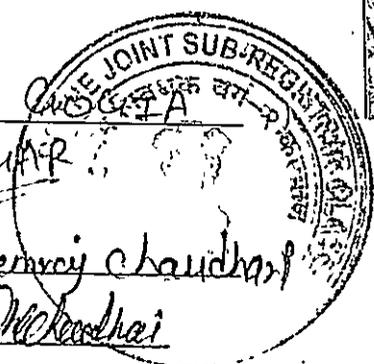
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(3) MRS. USHA SANJAY CHAUDHARY



WITNESS:

1. Name: SACIAR
2. Name: Rajeshni Hemraj Chaudhari



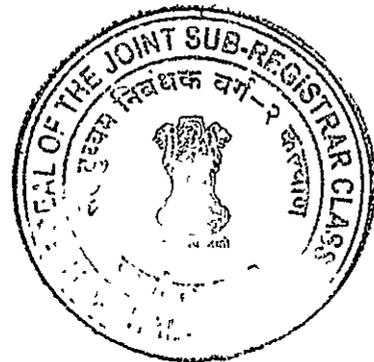
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Annexures

- ANNEXURE - A - Copy of Title Report
- ANNEXURE - B - Search Report
- ANNEXURE - C - Copy of Property Card or extract Village Forms VI or VII and XII
- ANNEXURE - D - Copies of Plans including floor plan 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 - 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.

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“Annexure E”

AMENITIES

1. Earthquake Resistance Structure.
2. Club House, Swimming Pool, Gym.
3. Elevators of reputed brand.
4. Decorative Entrance Lobby.
5. Intercom facility from lobby to each flat.
6. Generator backup for lifts, staircase lights, compound lights and water supply pumps.
7. Podium/stilt and open parking space.
8. Acrylic paint for external walls.
9. Rain water harvesting.
10. Firefighting system.
11. Solar System.
12. CCTV security system.
13. Vitrified flooring tiles.
14. Granite kitchen platform with Carsil sink.
15. Concealed pipes fitting.
16. Branded water closets.
17. Branded sanitary ware and fittings.
18. Gypsum finished walls.
19. Sliding French Windows with Mosquito Net.
20. Branded concealed wiring with MCBs and ELCBs.

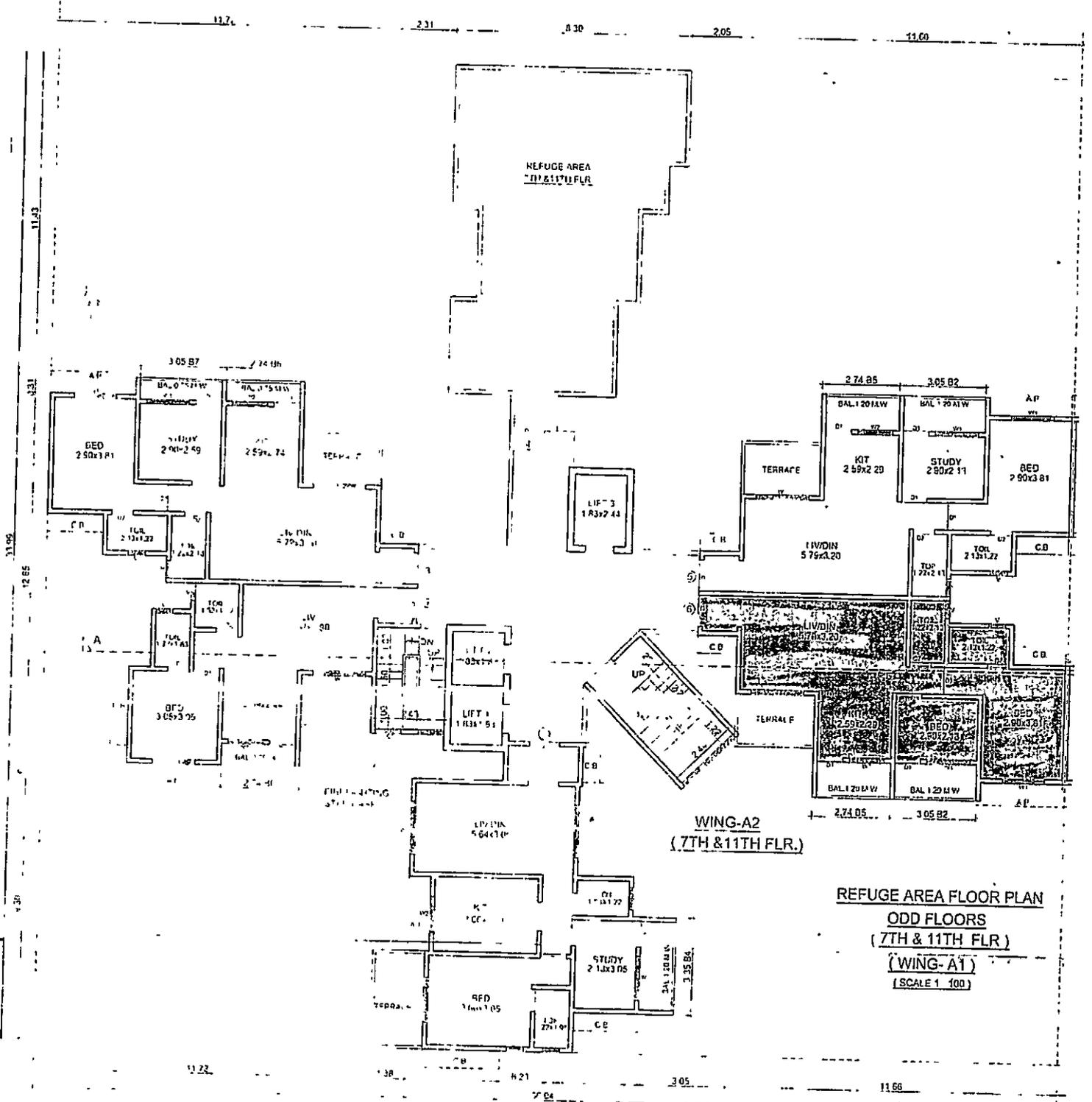
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Flat NO 906/A2



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सौ. उषा संजय चौधरी



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गणतन्त्र नेपाल
राष्ट्रिय निर्वाचन आयोग

सुदूरपश्चिम प्रदेश निर्वाचन क्षेत्र नं. १

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number . P51700008132

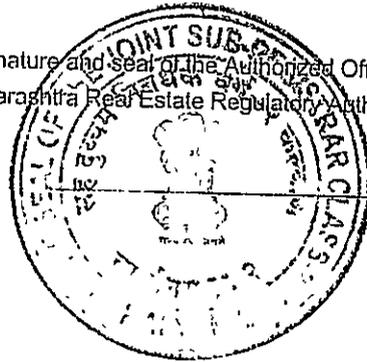
Project: MILLENIUM HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No : SURVEY NO 22/1 PT, 23/11A PT, 23/13A PT, 16/2 PT at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421103;

1. K P Developers having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421103.
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 18/08/2017 and ending with 30/12/2023 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
3. 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 16:00:06

Dated. 09/09/2021
Place: Mumbai

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



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LSB 07 Shubhad

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१७. जमीनीच्या विंगरशेतकी जागरा ग्राम क्षेत्राच्या दिनाकापासून एक महिन्याच्या कालावधीत अनुज्ञाप्राप्ती घ्यावीने महाराष्ट्र जमीन महसूल (जमीनीच्या जागरात बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची वाच मध्ये दिलेल्या नमुन्यात एक संनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बांधनकारक असेल

१८-अ) या आदेशात आणि मगदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राप्ती घ्यावीने उल्लंघन क्षेत्रास उच्च अधिनियमाच्या उपबंधानुषंगे असा अनुज्ञाप्राप्ती ज्या कोणत्याही शास्त्रीय पाठ ठरेल त्या शास्त्रीय बांधा न घेऊ देता ठाण्याच्या दिल्हाधिकार्यास तो निर्दिष्ट करेल असा टॅंड शर्तीत आकारणी मरल्यानंतर त्यात नवीन किंवा मूळ अजदाराच्या ताब्यात राहू देण्याचा अधिकार असा

१९. जमीन खर्च (अ) मध्ये नवीही अर्जातून अगल तरीही या परवानगीच्या तरतुदीप्रकथे जाऊन घ्यावीने इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तसेही विरुद्ध या इमारतीच्या बांधकामाचा वापर करणाना आला असेल तर विनिर्दिष्ट मूदतीच्या आंत असा शीतीने उतरलेली इमारत काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे किंवा ठाण्याच्या जिल्हाधिका-याने निर्देश देणे किंवा समत असेल तसेच ठाण्याच्या जिल्हाधिका-याना अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या शीतीत आलेला खर्च अनुज्ञाप्राप्ती घ्यावीने जमीन मगदलाची एकवटकी म्हणून घ्यावीने घ्यावीने अधिघार असेल

२०. दिलेली ही परवानगी मुबई बुकव्हिटाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र अधिनियम आणि नगरपालिका अधिनियम ६, सारख्या त्या वेळी अगलात आलेल्या इतर कोणत्याही कसबाचे कोणतेही उपबंध प्रकरणाच्या अन्य तरतुदीत बाबीत बाबीत लागू होतील त्या उपबंधांचे अधिन असेल

२१. अनुज्ञाप्राप्ती घ्यावीने विंगरशेतकी आकारणीच्या पाचवट म्हणजे ५५,६३२/- (अक्षरी रु. पचास हजार सातशे अठरा पैसे) लागवडीत ५०८ (पन्हास हजार आठशे आठ) तहसिलदार महामण चांचे फंडीत घ्यावीने रु. १२५२२५४ दिनांक १७.१२.२००७ अन्वये सदकार असा केला जाई.

२२. अनुज्ञाप्राप्ती घ्यावीने कल्याण-डोंगिबली महानगरपालिका तालुक्यातील मजूर नवशावरदुकान बांधकाम केले जाई

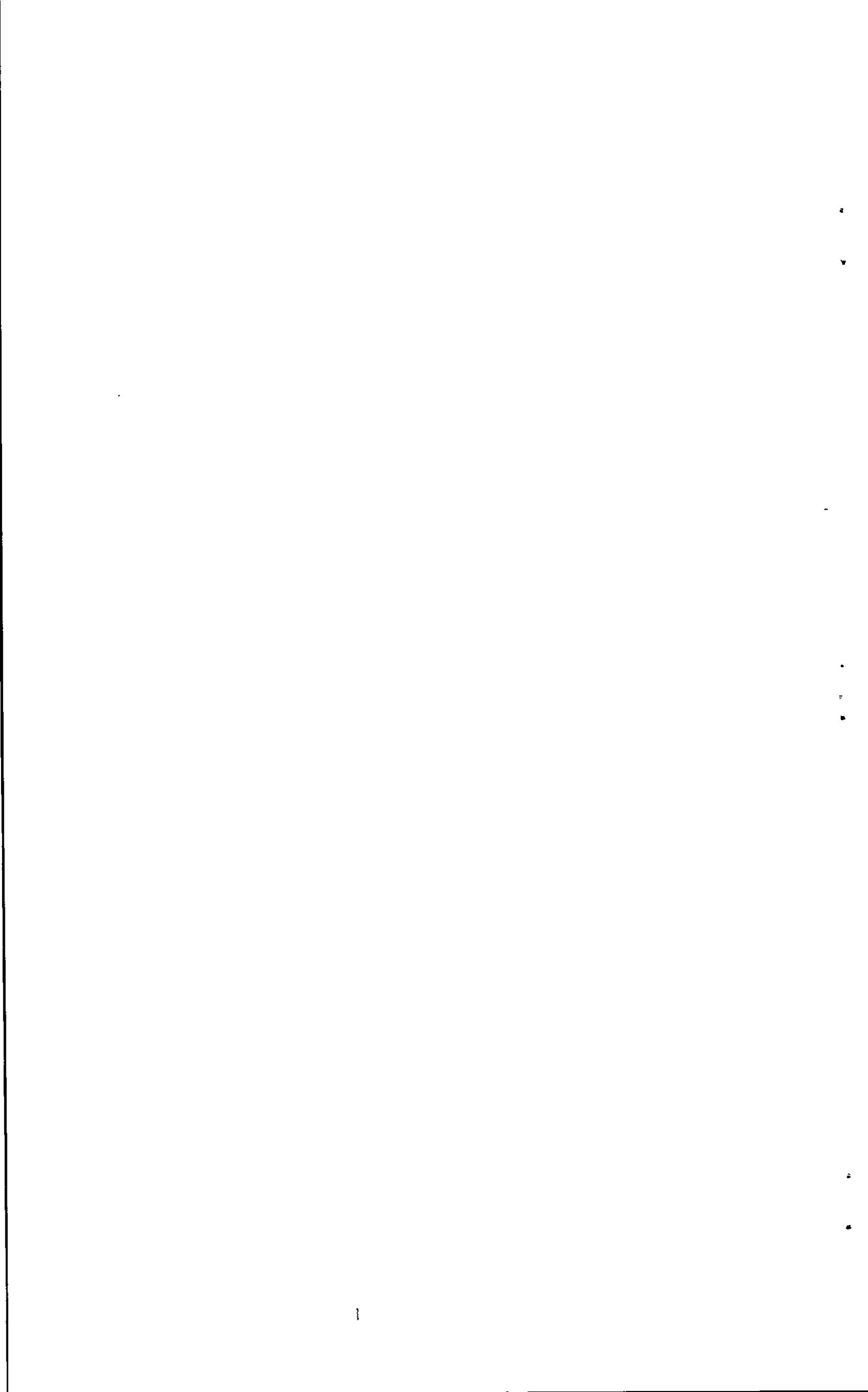
२३. अनुज्ञाप्राप्ती घ्यावीने कल्याण-डोंगिबली महानगरपालिका तालुक्यातील बांधकाम नगरीय जातिरिक्त जादा बांधकाम केल्यास अगल बांधकामाचे बदल करून जादा घट्टीने निर्देशांक बांधकाम अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे फलम ५२ अन्वये पोजेदारी स्वतःपाचा गुन्हा दाखल करण्यास पात्र राहिले व याचे तला जाचकाम दूर करण्यात याव राहिले.

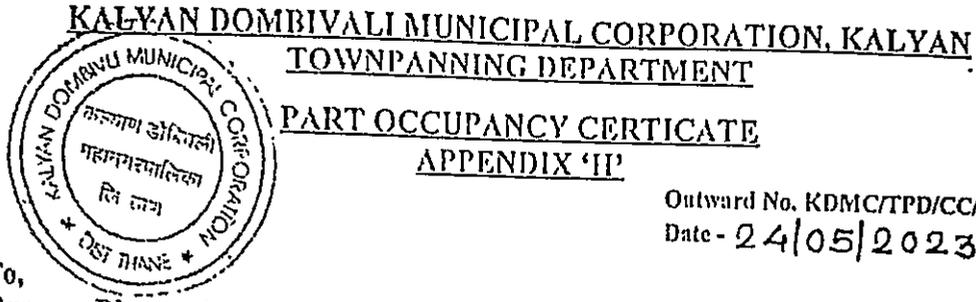
२४. कल्याण डोंगिबली महानगरपालिकेने जमिनीतील अ क १ या आवेशावृत्ती अंतर्गत घ्यावीने दिलेली असून तदनंतर अतीम मजुरी कामापात्र ठरल्यात आले तरुण, अंतरीम मजुरी कामापात्र नंतर प्राप्त होणा-या अतीम प्रकल्पामध्ये कोणत्याही तालुक्यात बदल झाल्यास त्यानुसार सुधारित अर्थिक परवानगी घेणे अजदारावर बांधनकारक राहिले

२५. प्रस्तावित जमिनी मर्यात उज्विल्लापिधन व सहाय प्राधिकारी उद्घासनगर मगरी-संयोजन व बांध मंचेकडील आदेश/दाखल प्राप्त केल्या-वेळी अनुज्ञाप्राप्ती घ्यावीने बांधनकारक राहिले

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Outward No. KDMC/TPD/CC/40/95.
Date - 24/05/2023

To,
Owner - Dharamdas P. Budhwani & Others
P.O.A. - Mr. Sunny D. Budhwani
Architect - Mr. Satish Kanade, Kalyan (W)
Structural Engineer - Mr. Atul Kudtadkar, Ambernath (E.)

Ref. No. :- 1) Outward No. KDMC/TPD/BP/KV/2012-13/359/347, Dt. 28/12/2022
2) Your Application dated. 24/03/2023.

The development work on Revenue Survey S.NO.22/1A, 22/E, 22/E, 22/1C, 22/J, 22/D, 22/F, 22/1B, 22/L, 22/II, 22/3, 22/1M, S.NO.23/16, S.NO.23/17, Mauje - Shahad, situated at Kalyan (W) completed under the supervision of Mr. Satish Kanade, Kalyan Architect License No - CA/82/6998 may be occupied on the following conditions.

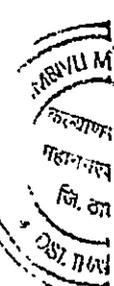
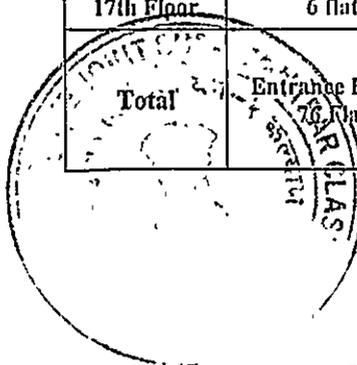
Wing A-1			Wing A-2		
Floor	Details	Area Sq.mt.	Floor	Details	Area Sq.mt.
Ground	Entrance Lobby + 1 Shop (Lower Part)	174.39	Ground	Entrance Lobby + Driver Room + Sanitary Block	146.25
1 st Floor	Shop (Upper Part)	103.55	1 st Floor	Society Office	55.09
4th Floor	6 Flats	391.80	4th Floor	6 Flats	374.14
5th Floor	6 Flats	378.41	5th Floor	6 Flats	351.72
6th Floor	6 Flats	378.41	6th Floor	6 Flats	351.72
7th Floor	5 flats + Refuge	316.20	7th Floor	5 flats + Refuge	274.34
8th Floor	6 Flats	378.41	8th Floor	6 Flats	351.72
9th Floor	6 Flats	378.41	9th Floor	6 Flats	351.72
10th Floor	6 Flats	378.41	10th Floor	6 Flats	351.72
11th Floor	5 flats + Refuge	316.20	11th Floor	5 flats + Refuge	274.34
12th Floor	6 Flats	378.41	12th Floor	6 Flats	351.72
13th Floor	6 Flats	378.41	13th Floor	6 Flats	351.72
14th Floor	6 Flats	378.41	14th Floor	6 Flats	351.72
15th Floor	6 Flats	378.41	15th Floor	6 Flats	351.72
16th Floor	5 flats + Refuge	316.20	16th Floor	5 flats + Refuge	274.34
17th Floor	6 Flats	378.41	17th Floor	6 Flats	351.72
18th Floor	6 Flats	554.77	18th Floor	6 Flats	527.15
19th Floor	6 Flats	545.83	19th Floor	6 Flats	524.68
20th Floor	6 Flats	554.77	20th Floor	6 Flats	527.15
21st Floor	5 flats + Refuge	471.16	21st Floor	5 flats + Refuge	421.73
22nd Floor	6 Flats	554.77	22nd Floor	6 Flats	527.15
23rd Floor	6 Flats	545.83	23rd Floor	6 Flats	524.68
Excess Balcony		6.00	--	--	
Total	Entrance Lobby + 116 Flats + 1 Shop (Lower + Upper Part)	8,635.57	Total	Entrance Lobby + Driver Room + Sanitary Block + Society Office + 116 Flats	

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Wing B-1		
Floor	Details	Area Sq.mt.
Ground	Entrance Lobby + Driver Room + Sanitary Block + Society Office	57.93
5th Floor	5 flats	277.09
6th Floor	5 flats	271.12
7th Floor	5 flats	271.12
8th Floor	4 flats + Refuge	222.75
9th Floor	5 flats	271.12
10th Floor	5 flats	271.12
11th Floor	5 flats	271.12
12th Floor	5 flats	387.77
13th Floor	4 flats + Refuge	333.43
14th Floor	5 flats	387.77
15th Floor	5 flats	387.77
16th Floor	5 flats	387.77
17th Floor	5 flats	387.77
Excess Balcony		9.56
Total	Entrance Lobby + Driver Room + Sanitary Block + Society Office + 63 Flats	4,195.21

Wing C - 1			Wing C - 2		
Floor	Details	Area Sq.mt.	Floor	Details	Area Sq.mt.
Ground	Entrance Lobby	--	Ground	Entrance Lobby + Society Office + Driver Room + Sanitary Block	78.39
5th Floor	6 flats	354.65	5th Floor	6 flats	354.65
6th Floor	6 flats	342.27	6th Floor	6 flats	342.27
7th Floor	6 flats	342.27	7th Floor	6 flats	342.27
8th Floor	5 flats + Refuge	321.83	8th Floor	5 flats + Refuge	321.83
9th Floor	6 flats	342.27	9th Floor	6 flats	342.27
10th Floor	6 flats	342.27	10th Floor	6 flats	342.27
11th Floor	6 flats	342.27	11th Floor	6 flats	342.27
12th Floor	6 flats	349.26	12th Floor	6 flats	356.19
13th Floor	5 flats + Refuge	426.77	13th Floor	5 flats + Refuge	426.77
14th Floor	6 flats	467.71	14th Floor	6 flats	467.71
15th Floor	6 flats	478.86	15th Floor	6 flats	478.86
16th Floor	6 flats	467.71	16th Floor	6 flats	467.71
17th Floor	6 flats	478.86	17th Floor	6 flats	478.86
Total	Entrance Lobby + 76 Flats	5,057.00	Total	Entrance Lobby + Driver Room + Sanitary Block + Society Office + 76 Flats	5,142.32



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1. In case of Road widening the Land within the marginal space have to surrendered to KDMC free of cost.
2. The additional work if any found without permission will be demolished without prior intimation.
3. The affidavit submitted are binding on you and your legal heirs. A set of certified completion plans is returned herewith.
4. The conditions mentioned in the previous Part Completion and Building Permission will be binding upon you.
5. Submission of measurement pan from Deputy SLR and final revenue record will be mandatory before application of final completion certificate.

Encl: As above.

Office Stamp

Date:

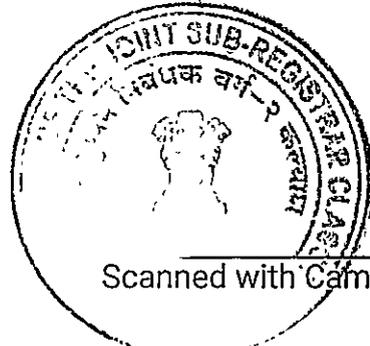
Yours faithfully,

Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.

CC to:-

1) Tax Assessor and Collector, K.D.M.C.

2) Ward Officer, 'A' Ward, K.D.M.C.



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KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
MR. DEARAMDAS P. BUDHAWANI & OTHER
P.O.A.- MR. SUNNY D. BUDHAWANI
ARCHITECT- MR. SATISH KANADE, KALYAN (W)
STRUCTURAL ENGINEER- MR. ATUL KUDATRKAR, BADALAPUR (E)

With reference to your application dated 11/05/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 16 H.No.2, S.NO.22 H.NO.1pt, 3pt, S.NO.23, H.No.16, 17, Village Shahad situated at Mohane road, Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions

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

Office No. KDMC (TPD) B. P/ KD/ 2012-13/359/206

Office Stamp

Date: 29/07/2021

Yours faithfully,

[Signature]
29-07-2021

Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.

o/c



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केंद्राच्या डी.डी.च्या मदतीने परवानगी का

वृत्त नमूद

अटी व शर्ती

सुधारित बांधकाम परवानगी क्र. K.D.M.S./T.R.O./P.S./S.G/2024-23/35912

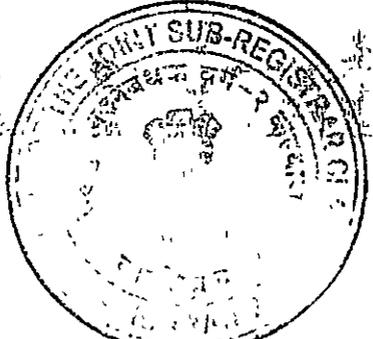
Date-23/07/24

महाराष्ट्र वास्तुशास्त्र विभागाने अधिनियम क्र. २३, १९६६ च्या तरतुदीनुसार मजला नंबर २३ अखिलात १९६६ चे कलम २५ नुसार मजला नंबर २३ मध्ये बांधकाम करणेबाबतची परवानगी देण्यात येते. या परवानगीचा अर्थ २२०४२.२६ चौ.मी. आकाराचा प्लॉट क्र. ०२/०१/०२१९ येथील बांधकाम परवानगी देण्यात येत आहे. या परवानगीत UDCPR मधील Basic FSI, Premium FSI व Ancillary FSI च्या अटी व शर्ती लागू करून एकूण ३६४५२.२८ चौ.मी. आकाराचा प्लॉट विकसित करणेबाबत सुधारित बांधकाम परवानगी देण्याबाबत केल्या जाणाऱ्या दिनांक ११/०१/२०२४ च्या मजला नंबर २३ मधील खालील अटी व शर्ती लागू राहिल्या, तसेच भक्ताशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे "सुधारित बांधकाम परवानगी" देण्यात येते आहे.

बांधकामाचा तपशील :-

- इमारत क्र. A-1 -- स्टिक्ट(पै.), तळ(पै.) + २ पोंडियम + २३ मजले (रहिवासी + वाणिज्य)
- इमारत क्र. A-2 -- स्टिक्ट + २ पोंडियम + २ मजले (रहिवासी)
- इमारत क्र. B-1 -- स्टिक्ट + २ पोंडियम + २ मजले (रहिवासी)
- इमारत क्र. C-1 -- स्टिक्ट + २ पोंडियम + २ मजले (रहिवासी)
- इमारत क्र. C-2 -- स्टिक्ट + २ पोंडियम + २ मजले (रहिवासी)
- इमारत क्र. C-5 -- तळ मजला (वाणिज्य)
- क्लब हाऊस -- स्टिक्ट(पै.), तळ(पै.) + २ मजले
- बहुउद्देशीय सभागृह -- तळ मजला + २ मजले

- १) एकत्रिकृत विकास-नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लागवणे आवश्यक राहिले.
- २) UDCPR मधील विनियम क्र. 1.5 Saving: मध्ये नमूद (a to b) वाचत घ्याव्यात.
- ३) बांधकामाचे चालू करण्यापूर्वी सात दिवस आधी नगरपालिका कार्यालयास लेखी कळविण्यात येणे आवश्यक राहिले.
- ४) UDCPR मधील Appendix-F नुसार उद्दिष्टित व जोलाचे बांधकाम याबाबत वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील कामे करण्यात यावे.
- ५) सदर अधिन्यायात कोणत्याही प्रकारचा फेरफार किंवा परवानगी देण्याशिवाय कामे तसेच आढळून आल्यास सदरची विकास परवानगी रद्द मजलात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.४ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेसाठी (स्ट्रक्चरल रोपटी) जबाबदारी, सर्वस्वी वास्तुशिल्पकार (Structural Engineer) परवानगीधारक याचेवर राहिले, याची नोंद घ्यावी.



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- ७) पूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची. जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ९) सदर जागेत विहीर असल्यास ती संगंधित विशागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लगणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भराची लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्तरखचनि वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व पूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करणे घ्यावी व त्याचेकडील प्रमाणित नकाशाप्रमाणे प्रत बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) पूखंडातील आरक्षित भाग समतल करणे व वाडभितीचे बांधकाम करणे तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेणेपूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-तरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे असणे विपुल विभागाकडाले ना करकत दाखला सादर करणे बंधनकारक राहिल.
- १९) UDPR मधील विविध क. १३.३ नुसार पूखंडावरील इमारतीत रेन वॉटर डार्व्हिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी मन्सूल विभागाकडून गौणखनिज स्वाभिव्यक्त रक्कम शासनास जमा केलेबाबतचा ना-तरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखला घेणेपूर्वी जिल्हाधिकारी यांचेकडील रानद सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDPR मधील विविध क. १३.३ नुसार सौर रिसायकलिंग इंग्रज कोरिडोर कडून तसेच सौर ऊर्जा बाबतचा ना-तरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.



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- २३) UDCPR मधील विधीका मधील (1) मधील नमूद नमुने नमत कार्यवाही करणे तसेच संबंधित विभागांना या बाबत आवश्यक बाबत कामे आपणावर बंधनकारक नाहीत
- २४) नकाशात दिल्या गेलेल्या क्षेत्रात सुधारणा करणे ही जबाबदारी होती
- २५) इगारतीचे माहितीपत्र या बाबत या पत्रे नमूद क्षेत्रात आपणांना आणि जमीनदारांना पाठवून दिलेल्या अटीप्रमाणे कामे आपणावर बंधनकारक नाहीत
- २६) सध्या पत्रे नमूद क्षेत्रात या बाबत या पत्रे नमूद क्षेत्रात आपणांना पाठवून दिलेल्या अटीप्रमाणे करणे आपणांवर बंधनकारक नाहीत
- २७) इगारतीचे नमूद क्षेत्रात या बाबत या पत्रे नमूद क्षेत्रात आपणांना पाठवून दिलेल्या अटीप्रमाणे करणे आपणांवर बंधनकारक नाहीत

टिप:- UDCPR नुसार वरील नमूद क्षेत्रात या बाबत या पत्रे नमूद क्षेत्रात आपणांना पाठवून दिलेल्या अटीप्रमाणे करणे आपणांवर बंधनकारक नाहीत, याची नोंद घ्यावी

हशास:- वजूर बाधकाम प्रस्तावाबाबत नमूद क्षेत्रात या बाबत या पत्रे नमूद क्षेत्रात आपणांना पाठवून दिलेल्या अटीप्रमाणे करणे आपणांवर बंधनकारक नाहीत, याची नोंद घ्यावी

दखलपत्र गुन्ह्यास भा. १३३

अ. क्र.	लेखाशिर्षक	मूल्य	मालकी क्र. / नमूद क्षेत्र	नमूद क्षेत्रात पत्रे नमूद क्षेत्रात	नमूद क्षेत्रात पत्रे नमूद क्षेत्रात
१	ARI 020101	43,90,316/-	F104/225/26/07/2022		
२	ARI 020102				
३	ARI 020103	72,043/-	F104/225/26/07/2022		
४	ARI 020104	82,24,720/-	F104/225/26/07/2022		
५	ARI 020109				
१०	ARI 020110				
११	ASI 010304	43,22,700/-	F104/225/26/07/2022		
१२	ASI 010513	38,35,676/-	F104/225/26/07/2022		
१३	ASI 010518	43,80,336/-	F104/225/26/07/2022		
१४	ASI 010519				
	Total	4,10,80,953/-			

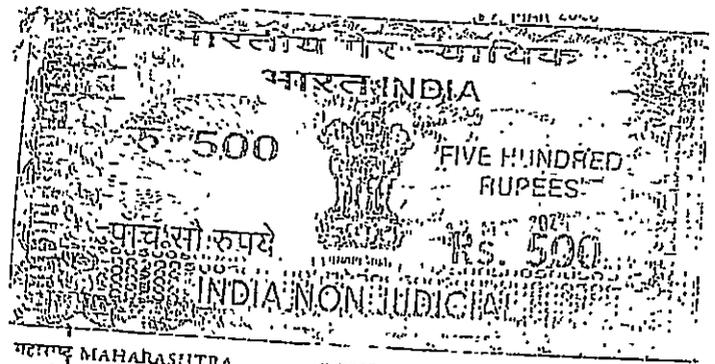
सहायक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका

- प्रत :-
१) करनिर्धारक व मकलक क.डा.ग.प.कल्याण
२) प्रमाण ध्वज अधिकारी 'अ' प्रमाण ध्वज.



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17 March 2021
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MAHARASHTRA
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 भारतीय न्यायिक प्रणाली

"SPECIAL POWER OF ATTORNEY"
 TO ALL TO WHOM THESE PRESENTS SHALL COME
 M/S ICP DEVELOPERS, a Partnership Firm through its Partner
 (1) Dharmu Pinjarnat Budhwan, adult, aged about 68 years, having
 his office at: Ground floor, Millennium Heights, Opp Patidar Bhawan,
 Mohane Road, situated at Survey No 16, Hissa No 2, Village Shalhad,
 Kalyan (W)-421301, Dist Thane, SEND GREETINGS

in hand

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Power of Attorney
 12 MAR 2021
 12 MAR 2021
 K P Dowlapay
 12 MAR 2021

WHEREAS we are Partners of M.S. K. P. DEVELOPERS
 and carrying on business of Developers, Builders and Contractors in
 the vicinity of Kalyan Dist Thane.

AND WHEREAS that we are developing the property by
 constructing multi storied building of flats/shops premises under an
 the Partnership Firm named as M/S K P DEVELOPERS, situated at
 Survey No 16, Hissa No 2(pt), Survey No 31 Hissa No 7(pt) and
 6A(pt), Survey No 1, Hissa No 1(pt) and 3, Survey No.22, Hissa
 No (pt) Village Shalhad Taluka Kalyan in the name and style of
 "MILLENNIUM HEIGHTS" of 2 wings firm in A-1 (Orchid)
 and A-2 (Daffodil) then registered agreements and other documents
 are required to be executed and registered in favour of the
 purchasers

AND WHEREAS that we are able to execute the
 Sale in favour of prospective Purchasers in the
 occupation we are unable to attend the concerned Sub-Registrar of
 assurances and attend the execution and registration of the

AND WHEREAS in order to facilitate the execution of the
 proposed to appoint Mr. Nareesh Chanderlal Talreja, Age 37 years,
 Occ. Service, having address at Flat No 9, Diamond Apartment,
 floor, Near UMC Office, Ulhasnagar-421 003, Tal. Ulhasnagar,
 Dist. Thane as our express and authorised attorney on our behalf and on our
 firm behalf and to do the following acts as mentioned herein and
 which they have agreed to do

NOW KNOW YOU ALL AND THESE PRESENTS
 WITNESSES that We, M/S K. P. DEVELOPERS, a Partnership
 Firm through its partner Dharmu Pinjarnat Budhwan hereby
 appoint and constitute Mr. Nareesh Chanderlal Talreja, Age 37
 years, having address at Flat No. 9, Diamond

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कलन-१
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Apartment, 4th Floor, Near HNR, Office Ulhasnagar - 410114
 Ulhasnagar, Dist. Thane to be our true and lawful attorneys with full
 authority or power to do and execute the following acts deeds and
 things in our name and on our behalf and for us and our heirs and assigns

of **पार्लमन्ट - १**
 २३०४/०१/२०
 Apportionment
 २०२४

- 1) To lodge the Agreement for Sale, Deed of Apportionment, Correction Deed and Cancellation Deed, Confirmation and other documents if any executed by us and requiring registration in the office of the Registrar of Assurances concerned and to apply therefor on our behalf any one of them
- 2) To receive original document from the Sub Registrar
- 3) And generally, to do all acts and things incident thereto and powers herebefore and other acts and things necessary and proper to be done and executed by the said attorney pursuant to the power.



IN WITNESS WHEREOF we have signed and executed the said Special Power of Attorney on this 12th day of March 2021 at Kolhapur

M/S. K.P. DEVELOPERS
 a Partnership Firm through its partners
 1) SHRI. DHARMU PINJOMAL BUDHWANI



Accept the powers
 MR. NARESH CHANDER AL TALREJA



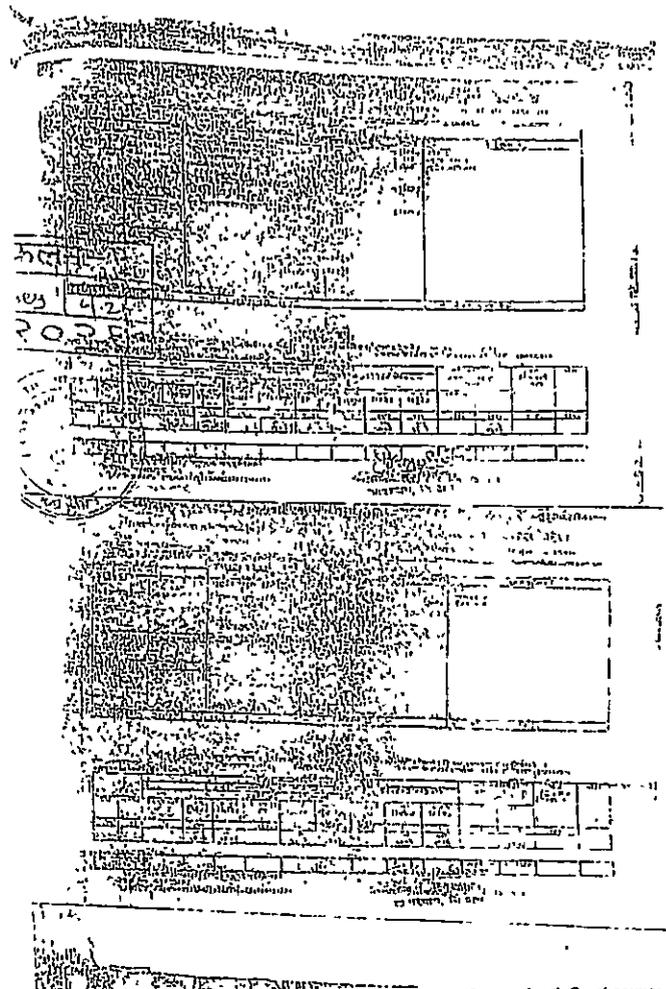
Attome, Kolhapur

WITNESS

1. *[Signature]*
 2. *[Signature]*
 Gurnay R. B. [Signature]

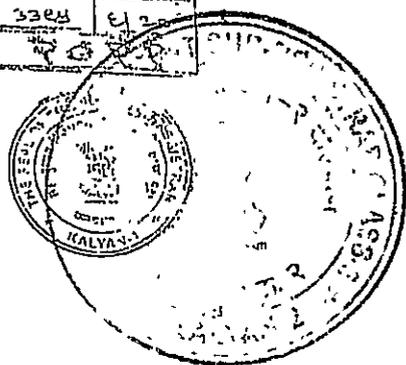
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पार्लमन्ट - १
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भारत सरकार
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आयकर विभाग
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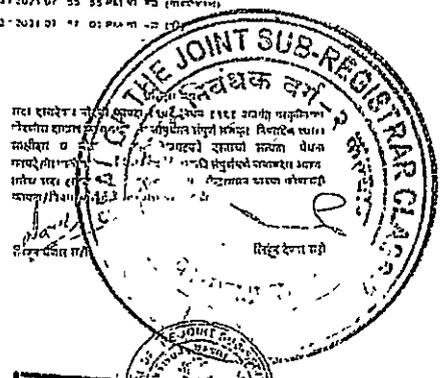
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Sub Registrar
आयकर विभाग - सामान्य मागमाचा अधिकार

Sub Registrar
आयकर विभाग - सामान्य मागमाचा अधिकार

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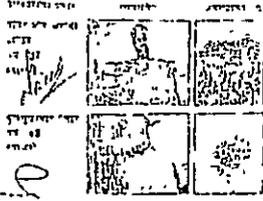
पत्र क्रमांक १५१/३३६२/२०२१

वसुधैव कुटुम्बकम्

शुभं नमो भगवते वासुदेवाय

१. मा. ल. नं. १५१/३३६२/२०२१
 २. मा. ल. नं. १५१/३३६२/२०२१
 ३. मा. ल. नं. १५१/३३६२/२०२१

२. मा. ल. नं. १५१/३३६२/२०२१
 ३. मा. ल. नं. १५१/३३६२/२०२१
 ४. मा. ल. नं. १५१/३३६२/२०२१



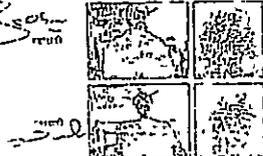
पत्र क्रमांक १५१/३३६२/२०२१

वसुधैव कुटुम्बकम्

शुभं नमो भगवते वासुदेवाय

१. मा. ल. नं. १५१/३३६२/२०२१
 २. मा. ल. नं. १५१/३३६२/२०२१

२. मा. ल. नं. १५१/३३६२/२०२१
 ३. मा. ल. नं. १५१/३३६२/२०२१



पत्र क्रमांक १५१/३३६२/२०२१

वसुधैव कुटुम्बकम्

पत्र क्रमांक १५१/३३६२/२०२१

वसुधैव कुटुम्बकम्

Sl. No.	Description	Type	Verification No.	Wholesale	Amount	Unit	Remarks
1	By Cash	By Cash	12/2021	100	100	RS	
2	By Cash	By Cash	12/2021	100	100	RS	



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भारत सरकार
Government of India



Issue Date: 02/04/2014



सागर शंकर गोगिया
Sagar Shankar Gogla
जन्म तारीख / DOB 23/06/2000
पुल / Male

6872 6365 1558

SAGAR
माझे आधार, माझी ओळख

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADTPC5032C

नाम /NAME

SANJAY BHIKA CHOUDHARI

पिता का नाम /FATHER'S NAME

BHIKA SONU CHOUDHARI

जन्म तिथि /DATE OF BIRTH

28-02-1969

हस्ताक्षर /SIGNATURE

PR Sharma

आयकर आयुक्त (कंप्यूटर केंद्र)

Commissioner of Income-tax(Computer Operations)

PR Sharma

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AZYPC4943M

नाम /Name
USHA SANJAY CHAUDHARY

पिता का नाम / Father's Name
KASHINATH CHAUDHARI

जन्म तिथि /Date of Birth
25/10/1976

हस्ताक्षर /Signature

Usha Sanjay Chaudhary

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH SANJAY CHAUDHARI

SANJAY BHIKA CHAUDHARI

17/09/1996

Permanent Account Number

BDIPC6898L

हस्ताक्षर /Signature

Signature

PR Sharma

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJEP3478J

नाम / Name
NARESH CHANDLERLAL TALREJA

पिता का नाम / Father's Name
CHANDLERLAL BALUMAL TALREJA

जन्म तिथि / Date of Birth
4/07/1980

हस्ताक्षर /Signature

Naresh



भारत सरकार
Government of India



Issue Date 07/06/2011



राजश्री हेमराज चौधरी
Rajshri Hemraj Chaudhary
जन्म तारीख / DOB 13/09/1999
पुल / male

7416 3514 0622

माझे आधार, माझी ओळख

Rajshri Chaudhary

आयकर विभाग
INCOME TAX DEPARTMENT
ITP-DEVELOPERS

भारत सरकार
GOVT. OF INDIA

07/09/2014

Permanent Account Number

AAMEK3590H3



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क. ल. न. २	
दस्त क्र. ५००	२०२४
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दस्त गोपबारा भाग-2

कलन2

दस्त क्रमांक:4800/2024

दस्त क्रमांक :कलन2/4800/2024

दस्तावा प्रकार -करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव-सजय भिका चौधरी पत्ता-प्लॉट नं. रूम न 4 , माळा न: 1 ला मजला , इमारतीचे नाव: अपना घर को ऑप हौ सोसायटी , ब्लॉक न: विल्दा कॉलेज रोड, गुरुकृपा हॉस्पिटल समोर, चिकनघर , रोड न: कल्याण प 421301, महाराष्ट्र, ठाणे. पॅन नंबर:ADTPC5032C	लिहून घेणार वय :-55 स्वाक्षरी-		
2	नाव मे. के. पी. डेव्हलपर्स तर्फे भागीदार धरमदास पिंजोमल बुधवानी याच्या तर्फे मुखत्यार कु. सु. धा. नरेश चदरलाल तलरेजा पत्ता प्लॉट न: सदनिका क्र 09, माळा न - , इमारतीचे नाव: डायमंड विल्डींग, ब्लॉक नं: यु.एम.सी. ऑफिस जवळ, रोड न: उल्हासनगर 421003, महाराष्ट्र, . पॅन नंबर:AAMFK3598H	लिहून घेणार वय :-43 स्वाक्षरी-		
3	नाव राजेश सजय चौधरी पत्ता प्लॉट न. रूम न 4 , माळा न: 1 ला मजला, इमारतीचे नाव: अपना घर को ऑप हौ सोसायटी, ब्लॉक न: विल्दा कॉलेज रोड, गुरुकृपा हॉस्पिटल समोर, चिकनघर, रोड नं: कल्याण प 421301, महाराष्ट्र, ठाणे. पॅन नंबर:BDIPC6898L	लिहून घेणार वय :-27 स्वाक्षरी-		
4	नाव. उपा सजय चौधरी पत्ता प्लॉट न: रूम न 4 , माळा न: 1 ला मजला, इमारतीचे नाव अपना घर को ऑप हौ सोसायटी, ब्लॉक न: विल्दा कॉलेज रोड, गुरुकृपा हॉस्पिटल समोर, चिकनघर , रोड नं: कल्याण प 421301, महाराष्ट्र, ठाणे. पॅन नंबर-AZYPC4943M	लिहून घेणार वय :-47 स्वाक्षरी-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कमुल करतात.
शिक्षा क्र.3 ची वेळ:07 / 03 / 2024 02 : 29 : 27 PM

ओळख:-

खालील डसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीश: ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव.सागर शंकर गोयिया वय:24 पत्ता उल्हासनगर 2 पिन कोड.421002		
2	नाव राजश्री हेमराज चौधरी वय.24 पत्ता:कल्याण प 421301 पिन कोड:421301		

शिवका क्र.4 ची वेळ:07 / 03 / 2024 02 : 31 : 18 PM

शिक्षा क्र.5 ची वेळ:07 / 03 / 2024 02 : 31 : 27 PM नोदणी पुस्तक 1 मध्ये

Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २



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0 1 1 0 2

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(1)Mayank Lodaya --	39	
(2)Ashvin Gajara --	42	

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY BHIKA CHOUDHARI AND OTHERS	eChallan	69103332024030710400	MH016872687202324E	424100.00	SD	0008934957202324	07/03/2024
2		DHC		0324060925475	1480	RF	0324060925475D	07/03/2024
3	SANJAY BHIKA CHOUDHARI AND OTHERS	eChallan		MH016872687202324E	30000	RF	0008934957202324	07/03/2024

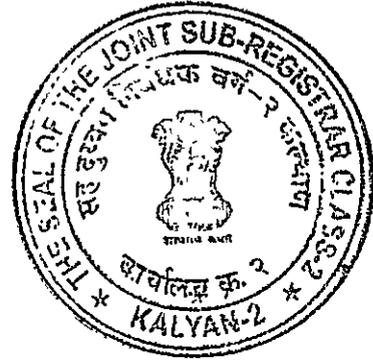
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4800 /2024

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क. ल. न. २	
दस्ता क्र. ४-६००	२०२४
६५	६५

प्रमाणित करण्यात येते की,
 द.न. ६००/२०२४ मध्ये
६५.....पामे आहेत.
 पुराणक.....९.....द.क्र. ६००
 ००१३/२०२४ वर नोंदला.

(Signature)
 सुबुधन विनायक वर्ग २
 कार्यालय क्र. २
 दिनांक ०१३/२०२४

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