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DHC

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POA

Dr: 02/04/24

Time: 11@ ✓

M-9821123133

**SCANNED**

24



**DOSTI PINE  
E-1503**

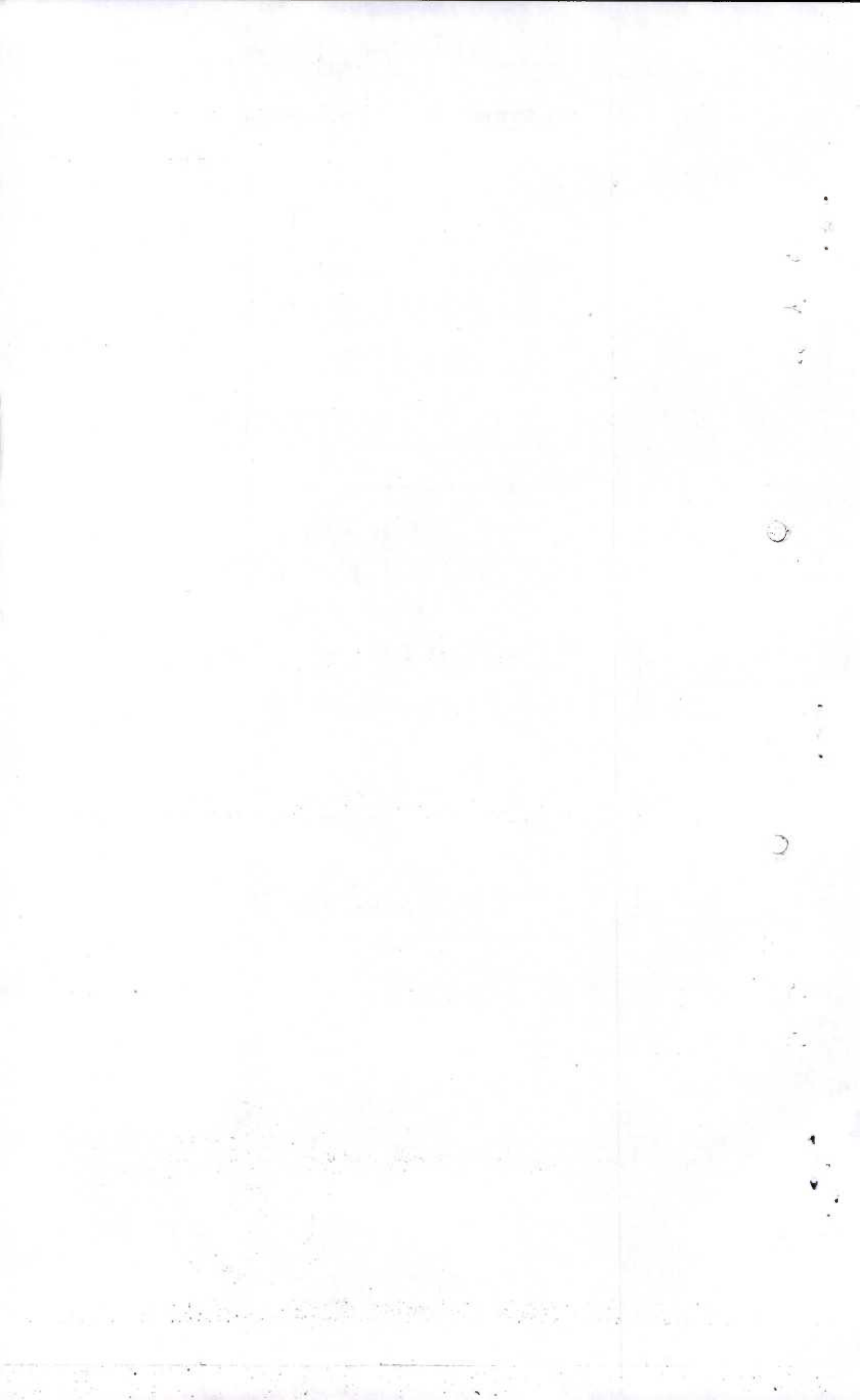
**AGREEMENT**

**'BUILDING'  
DOSTI PINE E WING  
'PROJECT'  
DOSTI WEST COUNTY-  
DOSTI PINE**

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

**DOSTI ENTERPRISES**

LAWRENCE & MAYO HOUSE, 1<sup>ST</sup> FLOOR, 276, DR. D. N. ROAD, FORT, MUMBAI 400 001.  
Tel: 2219 8500 \* Visit us at [www.dostirealty.com](http://www.dostirealty.com)



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74/9798  
Tuesday, April 02, 2024  
2:44 PM

पावती

Original/Duplicate  
नोंदणी क्र. :39म  
Regn.:39M

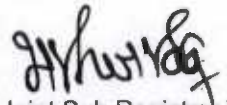
पावती क्र.: 11041 दिनांक: 02/04/2024

गावाचे नाव: बाळकूम  
दस्तऐवजाचा अनुक्रमांक: टनन2-9798-2024  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: अनुज बापुसाहेब कदम तर्फे कु.मु.म्हणुन जयश्री बापुसाहेब कदम - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1880.00  
पृष्ठांची संख्या: 94

एकूण: रु. 31880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:04 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 2  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

बाजार मूल्य: रु.9034359.53 /-  
मोबदला रु.11259000/-  
भरलेले मुद्रांक शुल्क : रु. 788200/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1880/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424011414381 दिनांक: 02/04/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016336444202324E दिनांक: 02/04/2024  
बँकेचे नाव व पत्ता:





02/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 9798/2024

नोंदणी :

Regn:63m

गावाचे नाव : बाळकुम

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11259000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9034359.53
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे स.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्रमांक ई 1503,15 वा मजला,ई विंग,दोस्ती पार्सन बिल्डींग,दोस्ती वेस्ट काऊंटी फेज 4,दोस्ती पार्सन,1 पन्नल कार पार्किंग स्पेस बेसमेंट लेवल नं बी 539 सहित,बाळकुम,ठाणे. मौजे बाळकुम स.नं. 16/1 ते 6,8ए,9ए,10ए/1,11ए,12/1ए,12/2ए,17/1 ते 6,7(ए+बी),8,9,10,11(ए+बी+सी),12,13,14,18/1,2,3,4,5,6बी,7,8,9,10ए,11ए,19/23,29 ते 32,37,42,43/ए,45,22/ए,23/ए,24,25/1,2,3,4,5ए,7ए,9/सी,12पार्ट,13ए,26/8/1/बी,9/ए/2,10(ए+बी),11सी,12,27/10ए,11ए,15,16ए,17,40/15ए,17ए,22/ए,48/4ए/1,49/1/ए,2,3,4,5,6,7ए,8ए,50/3/ए/1,51/3/ए,5/ए,77/13सी,14ए, ब्लॉक नं 9/38/डी-3ई-1).( ( Survey Number : - ; ) )
(5) क्षेत्रफळ	1) 74.06 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. दोस्ती एंटरप्रायझेस तर्फे अधिकृत सही करणार विलास काळभोर तर्फे कु.मु.म्हणुन राजेश मोरे - वय:-32; पत्ता:-प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉरेन्स आणि मेयो हाऊस , ब्लॉक नं: -, रोड नं: फोर्ट,मुंबई ., महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFFD4236J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुज बापुसाहेब कदम तर्फे कु.मु.म्हणुन जयश्री बापुसाहेब कदम - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-1010,जीके सिल्वरलॅंड रेसिडेन्सी , ब्लॉक नं: -, रोड नं: पुणे , महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BWBPK9265M 2): नाव:-जयश्री बापुसाहेब कदम - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-1010,जीके सिल्वरलॅंड रेसिडेन्सी , ब्लॉक नं: -, रोड नं: पुणे , महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BWBPK9265M 3): नाव:-बापुसाहेब जानोबा कदम - - वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-1010,जीके सिल्वरलॅंड रेसिडेन्सी , ब्लॉक नं: -, रोड नं: पुणे , महाराष्ट्र, PUNE. पिन कोड:-412101 पॅन नं:-AKHPK8318E
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	02/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9798/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	788200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

*[Signature]*  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



74/9798

इतर पावती

Original/Duplicate

Wednesday, 03 April 2024 4:07 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 11205 दिनांक: 03/04/2024

गावाचे नाव: -बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन2-9798-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनुज बापुसाहेब कदम तर्फे कु.मु.म्हणुन जयश्री बापुसाहेब कदम --  
वर्णन

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 260.00

Joint Sub Registrar Thane 2

1); देयकाचा प्रकार: DHC रक्कम: रु.260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424034602495 दिनांक: 03/04/2024

बँकेचे नाव व पत्ता:



CHALLAN  
MTR Form Number-6



GRN	MH016336444202324E	BARCODE		Date	27/02/2024-17:32:05	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)	दस्ता क्रमांक 9/1900		
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA			PAN No.(If Applicable)	DVMPK4179Q		
Location	THANE			Full Name	ANUJ BAPUSAHEB KADAM		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO E-1503,15th FLOOR,DOSTI PINE		
				Premises/Building	BUILDING		

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	788200.00	Road/Street	DOSTI WEST COUNTY,BALKUM,THANE
0030063301 Registration Fee	30000.00	Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 0 8
		Remarks (if Any)	PAN2=AAFFD4236J~SecondPartyName=DOSTI ENTERPRISES~CA=11259000
		Amount In	Eight Lakh Eighteen Thousand Two Hundred Rupees On
Total	8,18,200.00	Words	ly
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	69103332024022721576
		Ref. No.	2855740592
Cheque/DD No.		Bank Date	27/02/2024-17:32:12
		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

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

Mobile No. : 9820000000

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



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दस्ता क्रमांक २०२४/२०२४

**AGREEMENT FOR SALE**

२ / १००

THIS **AGREEMENT FOR SALE** made and entered into at Thane on this 02<sup>nd</sup> day of April, 2024. K

**BETWEEN**

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

**AND**

**ANUJ BAPUSAHEB KADAM**  
**JAYASHRI BAPUSAHEB KADAM**  
**BAPUSAHEB DNYANOBA KADAM**

Having his/her/their/it's address at

**FLAT NO- F1010, GK SILVERLAND RESIDENCY, PHASE-1, RAVET, PUNE ,  
PUNE-412101.**

hereinafter referred to as "**the Allottee**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of HUF and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, it's successors in title) of the **OTHER PART**:

The Promoters and the Allottee are hereinafter collectively be referred to as "**the Parties**" and individually as "**the Party**", as the context may require

*J. Kadam*



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दस्ता क्रमांक १०९८/२०२४
WHEREAS: ३ / १०४०

The Promoters, by virtue of diverse registered sale deeds and development agreements, are seized and possessed of and are legally empowered and fully entitled to develop the land admeasuring 73,000 sq.mtrs., more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**said Property**"). In order to develop the said Property by exploiting the optimum development potential of the said Property, the Promoters have made an application to Mumbai Metropolitan Regional Development Authority ("**MMRDA**") seeking its approval for development of the said Property under MMRDA's Rental Housing Scheme and pursuant to the said application of the Promoters, MMRDA granted location clearance and layout approval bearing No. MMRDA/RHD/RHS-50/17/64 dated 3<sup>rd</sup> April, 2017 in respect of the said Property to the Promoters for development of the said Property under MMRDA Rental Housing Scheme. Copy of said location clearance and layout approval is marked and annexed as **ANNEXURE "A"** hereto;

- B. In terms of the above recited location clearance and layout approval granted by MMRDA for development of the said Property, the Promoters, under Rental Housing Scheme of MMRDA, are required to convey a minimum of 25% land (i.e.18,250 sq.mtrs.) of the said Property in favour of MMRDA as freehold land without any encumbrances along with rental houses with FSI One of net plot area in conformity with the applicable Development Control Regulations and Government approvals;
- C. The Promoters have got the plans, sections and other details of the said Project viz; Dosti Pine Building, duly approved sanctioned from Thane Municipal Corporation (TMC), vide Sanction/Amended Permission bearing V.P.N No. S05/0006/08 and Certificate no. TMC/TDD/3442/20 on 31<sup>st</sup> July, 2020 amended by Certificate no. TMC/TDD/3872/22 on 17<sup>th</sup> January 2022. The Promoters have also obtained the Commencement Certificate bearing V.P. No. S05/0006/08 and Certificate no. TMC/ TDD/ 3443/20 on 31<sup>st</sup> July, 2020 which was amended on 17<sup>th</sup> January 2022 vide Certificate no. TMC/TDD/3872/22 and further amended on 26<sup>th</sup> September 2023 vide Certificate no. TMC/TDD/4472/23 (hereinafter referred to as "**the CC**"), on the terms and conditions set out therein, and the Promoters shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate in respect of the said Building. Copy of Sanction of Development/Amended Permission, Approved Layout Plan and Commencement Certificate, are marked and annexed as **ANNEXURE "B"**, **ANNEXURE "C"** and **ANNEXURE "D"** respectively, hereto;



\* J.K. Jadhav

*[Handwritten signature]*



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स्त क्रमांक ९००/२०२४

D. In view of the aforesaid sanctioned plans and commencement certificate granted by Thane Municipal Corporation ("TMC"), the Promoters are entitled to develop and construct:

- (i) Rental Housing Component on Rental Component Plot admeasuring 18,250 sq.mtrs. being a portion of the said Property by consuming FSI Four (the "said Rental Component Plot") and more particularly described in the **SECOND SCHEDULE** hereunder written. The permissible Built-up area for Rental Housing Component is 73,000 sq. mtrs. Copy of Plan delineating the said Rental Housing Plot in **RED** colour boundary line is marked and annexed as **ANNEXURE "E"** hereto;
- (ii) Sale Component on Sale Component Plot admeasuring 54,750 sq. mtrs. (approx.) being a portion of the said Property by consuming FSI Four (the "said Sale Component Plot") more particularly described in the **THIRD SCHEDULE** hereunder written. The permissible Built-up area for Sale Component is 219000 sq. mtrs. Copy of Plan delineating the said Sale Component Plot in **BLUE** colour boundary line is marked and annexed as **ANNEXURE "E"** hereto; The composite development of the said Sale Component Plot and / or other adjoining lands/ amalgamated lands by utilising maximum permissible F.S.I that may be available from time to time for constructing multi-storeyed buildings in a phase-wise manner in separate phases to be registered with MahaRERA, with each phase comprising certain number of buildings and each building comprising self-contained independent residential flats, shops and other commercial premises as per the sanctioned plans as may be amended from time to time together with amenities and facilities specified therein is hereinafter referred to as the "Whole Project".

E. As per the present amended sanctioned plans and commencement certificate granted by TMC, the Promoters are constructing Rental Housing Component on said Rental Component Plot comprising 2 Buildings being (i) Building No.1 having built up area of 34,476.86 sq. mtrs. and consisting of Ground/stilt and 1<sup>st</sup> to 22<sup>nd</sup> and part 23<sup>rd</sup> upper floors containing in aggregate 999 tenements, (ii) Building No.2 having built-up area of 38,518.22 sq.mtrs. consisting of Ground/Stilt and 1<sup>st</sup> to 23<sup>rd</sup> upper floors containing in aggregate 1,110 tenements, (iii) 12 Balwadis, (iv) 12 Welfare centres/halls and (v) 6 Manager office tenements and R.G. Area of 3251.17 sq.mtrs.:

F. As per the approvals granted by MMRDA and conditions stipulated therein, the Promoters are required to cause sub-division of lands forming

*Bhaskar*

*B. J.*



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दस्त क्रमांक १०६८/२०२४
५/१०६

part of said Rental Component Plot so as to make it feasible for conveyance of the same in favour of MMRDA;

G. As per the present amended sanctioned plans and commencement certificate granted by TMC, the Promoters, inter alia, intend to develop the said Sale Component Plot of the said Property in phase-wise manner and accordingly in Phase-4, by constructing 1 (one) Building comprising of 5 wings viz. Wing "A", Wing "B", Wing "C", Wing "D" and Wing "E" corresponding to Building No. 19, 18, 17, 7 & 8 respectively of the amended plans and commencement certificate granted by TMC, on all that undivided portion of the said Sale Component Plot of the said Property bearing New Survey No. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45(pt) admeasuring 2940 square meters or thereabouts (herein after referred to as "Project Land") more particularly described in **FOURTH SCHEDULE** hereunder written, and the Promoters have registered the same as "Real Estate Project" to be known as "Dosti West County - Phase 4 - Dosti Pine"(the "said Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 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 ("RERA Rules").The registration number of the Project is P51700025834 and the certification of registration granted by MahaRERA is marked and annexed as **ANNEXURE "F"** hereto;

H. The principal and material aspects of the development of the said Project, are briefly stated below:

(i) At present TMC has granted sanction permission in respect of 19 Buildings out of which Building nos.19, 18, 17, 7 & 8 (corresponding to Wing "A" "B" "C" "D" and "E" of Dosti Pine Building) have been registered as Real Estate Project viz. "said Project" as defined herein

(ii) The Promoters are constructing One (1) Building comprising five wings being Wing "A", Wing "B", Wing "C", Wing "D" and Wing "E" corresponding to Building No. 19, 18, 17, 7 & 8 respectively of amended plans and commencement certificate granted by TMC, to be known as "Dosti Pine" on the Project Land ("the said Building");

(iii) Wing "A", Wing "B", Wing "C", Wing "D" and Wing "E" (i.e. Building Nos. 19, 18, 17, 7 & 8 respectively as per TMC approvals) each consists of one Basement, Lower ground, Upper Ground (Pt) and



₹  
Jasrao

*[Handwritten Signature]*

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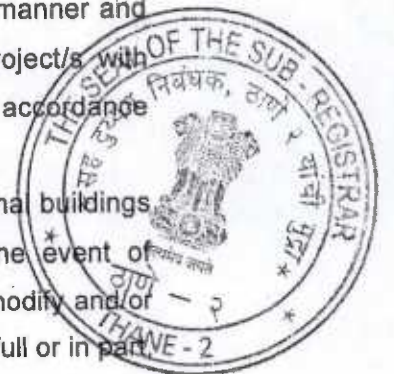
दस्तावेज क्रमांक 900/2028

Residential (Pt), Podium (Pt) & Residential (Pt), Stilt (at podium level) and 1<sup>st</sup> to 35<sup>th</sup> upper floors (out of which 30 upper floors are presently sanctioned).

- (iv) The facilities and amenities in the Flat, the said Building and the said Project for use of the allottees of the said Project, subject to terms herein contained, are listed in **FIFTH SCHEDULE** hereunder written;
- (v) The Promoters shall be entitled to put hoardings / boards of its brand name viz. DOSTI and its LOGO, in the form of neon signs, MS letters, vinyl and sun boards on the said Project and on the façade, terrace, compound wall or other parts of the said Project. The Promoters shall also be entitled to place, select and decide the hoarding / board sites;
- (vi) The details of the formation of the Society and conferment of title upon the Society with respect to the said Project are more particularly specified herein.

I. The principal and material aspects of the development of the said Whole Project as disclosed by the Promoters are briefly stated below:

- (i) The development of the said Whole Project shall be undertaken by the Promoters in a phased manner;
- (ii) At present the minimum built-up area sanctioned by MMRDA under its Rental Housing Scheme for Sale Component on said Sale Component Plot of the said Property is 2,54,607.88 sq.mtrs. In near future, the built-up area, may increase, on account of change in policy/regulations governing rental housing scheme or otherwise and in such event the Promoters shall be entitled to consume and utilize such increased FSI anywhere in the Whole Project and for such purpose shall also be entitled to amend the plans of Whole Project;
- (iii) The Promoters have, at present, proposed to construct 19 Buildings in the Whole Project as more particularly described in the sanctioned layout plans Annexed hereto and marked as **Annexure C**, which shall be amended from time to time. The Promoters propose to construct the aforesaid buildings in phased manner and get the same registered as one or more separate project/s with MAHARERA, as and when desired by the Promoters, in accordance with RERA Act and Rules made thereunder;
- (iv) The Promoters shall also be entitled to construct additional buildings and/or upper floors than at present sanctioned, in the event of increase in FSI. The Promoters are entitled to amend, modify and/or substitute the development of the said Whole Project, in full or in part, at the sole discretion of the Promoters and/or as may be required by the applicable laws and regulations from time to time;



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(v) The Promoters at their absolute discretion shall be entitled to further amend the plans in respect of the Whole Project including the said Buildings which are proposed to be constructed in the Whole Project and consume and utilize the FSI (by whatever name called) that may become available to the Promoters for construction of the Buildings in the Whole Project;

(vi) The Promoters have proposed two Club Houses namely i) Dosti Club Oak and ii) Dosti Club County and several other Outdoor amenities in Whole Project, which are proposed to be completed in different phases, and are listed in **FIFTH SCHEDULE** hereunder written. With regard to the said two Club Houses, the right of admission to the Club Houses shall always be reserved with the Promoters and the Promoters may at their sole discretion but subject to payment of membership fees and other charges and compliance of terms and conditions as may be imposed by the Promoters from time to time, including timely payment of monthly outgoings and maintenance charges allow the use and enjoyment of one or both the Club Houses to the purchasers/allotees/occupants of the premises in all or any of phases in the said Whole Project including outsiders who are not the purchasers/allotees/occupants of any premises in the Whole Project and the Allottee, Society and the Apex Body shall not, nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever;

(vii) The Allottee has perused a copy of the amended layout plan dated 26<sup>th</sup> September 2023. The Promoters reserve to themselves and/or their nominee/s and/or their assigns the unfettered right to the full, free and complete right of way and means of access over, along and under the access roads, passages, open spaces, driveways in the Layout at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and with or without horses and other animals, and to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use, enjoyment and development of the said Property and/or any other lands acquired or as may be acquired in future and/or to shift/vary/re-align/modify the same to any another portion(s) of the said Property, as may be required by the Promoter and/or their nominees or assigns.;

(viii) The scheme and scale of the development proposed to be carried out by the Promoters in the Whole Project will be in accordance with sanctioned Layout Plan as may be amended from time to time/Proposed Layout Plan, as the case may be and in terms of the



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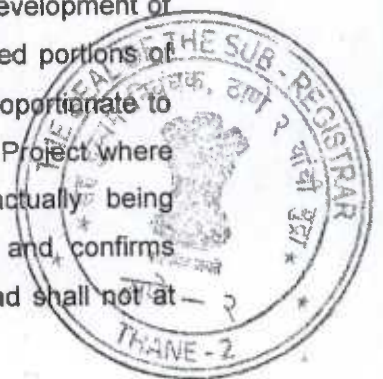
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applicable laws for the time being in force and as may be amended from time to time;

- (ix) The Promoters shall be entitled to put hoardings / boards of its brand name viz. "DOSTI" and its LOGO, in the form of neon signs, MS letters, vinyl and sun boards on the said Property and on the façade, terrace, compound wall or other parts of the buildings / towers / wings as may be developed from time to time. The Promoters shall also be entitled to place, select, decide the hoarding / board sites;
- (x) The Promoters shall be entitled to confer title of the other buildings to be constructed in the Whole Project to such other respective Societies, will be in the manner mentioned herein;
- (xi) The details of the formation of the Apex Body, and conferment of title upon the Apex Body with respect in the Whole Project (including Project Land) and all common areas, facilities and amenities and other spaces and areas in the Whole Project, in the manner mentioned herein;
- (xii) The nature of development of the Whole Project will be phase-wise and would constitute a mixture of users including but not limited to, residential, commercial, shops, hotels, nursing homes or any other users as may be permissible under applicable laws and regulations from time to time;
- (xiii) The Promoters shall be entitled to shift/relocate reservations within said Property or outside, at the discretion of the Promoters and utilize the FSI/TDR FSI becoming available for construction in the Whole Project and/or said Property and/or Project Land.

J. The Promoters have informed the Allottee, and the Allottee is aware and has understood that the Whole Project, shall be developed in a manner that the total Floor Space Index (FSI) available at present and that may become available in future for the development of the Whole Project over the said Sale Component Plot and/or the other adjoining lands and/or amalgamated lands shall be utilized globally for development of the Whole Project and therefore, the extent of FSI utilized for development of each phase (including the said Project) on various undivided portions of the said Sale Component Plot would not be equal to or proportionate to the FSI available on such undivided portions in the Whole Project where the respective phases (including said Project) are actually being constructed. The Allottee hereby agrees, acknowledges and confirms such disproportionate utilization/global utilization of FSI and shall not at any time dispute or object the same in any manner;



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As part of the phase-wise development of the Whole Project, presently the Promoters intend to develop a portion thereof i.e. Project Land, more particularly described in the **FOURTH SCHEDULE** hereunder written by constructing 1 (one) building having 5 (five) wings in the manner set out herein by utilisation of built up area of 96,842.57 square meters (out of which FSI of 83,505.84 square meters is sanctioned and 13,336.73 square meters is proposed but not yet sanctioned) in accordance with the Plans thereof sanctioned/amended from time to time, subject to further amendment thereto by TMC with increased built up area, from time to time in pursuance to the Rental Housing Scheme of MMRDA and/or any other scheme or applicable law. On sanction of the proposed FSI of 13,336.73 square meters, the Promoters shall construct further 5 (five) additional floors i.e. 31<sup>st</sup> to 35<sup>th</sup> Floors on all 5 wings of the said Building (including the said Wing) and the Allottee shall not, nor shall he be entitled to obstruct or oppose the same for any reason and any manner whatsoever. The Promoters have explained to the Allottee and the Allottee has understood and thereafter unconditionally and irrevocably accepted and agreed that the Promoters shall at their sole discretion be entitled to develop the said Whole Project and utilize the FSI and development potential of the said Property and/or said sale component plot and/or Project Land unto further phases to be developed by the Promoters from time to time, as per their business plans. The Allottee has agreed and consented to the development of the Whole Project;

- L. The rights retained by the Promoters under this Agreement in terms of exploitation of the present and future development potential with respect to the said Property and/or said Sale Component Plot and/or Project Land shall continue to vest with the Promoters until the Deed of Conveyance of the whole Project land, including common areas, facilities, amenities in favour of Apex Body as defined herein, and the same shall be reserved therein in terms of a deed of covenant and undertaking of the Society(ies) and Apex Body to Promoters, at the time of execution of title documents in favour of the Society(ies) and Apex Body;

- M. The Promoters have the right to sell the flats/premises in the said Project to be constructed by the Promoters, and to enter into this Agreement with the Allottee of the flats/premises to receive the Sale Consideration (defined herein below) in respect thereof;



While sanctioning the plans, approvals and permissions as referred hereinabove, the MMRDA and TMC have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the Whole Project including the said Project and upon completion of the Whole Project and/ or said

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Project in all respect the Occupation Certificate/part occupation certificate as the case may be shall be granted by TMC in compliance of the conditions laid down by MMRDA to that effect;

- O. The Promoters have accordingly commenced the construction of the said Project in accordance with the sanctioned plans and approvals and permissions, as referred hereinabove;
- P. At the request of the Allottee, the Promoters have agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoters, the said Flat along with the Parking Space (if any) as more particularly described in the **Eight Schedule** hereunder in the said Project at or for the consideration and on terms and conditions hereinafter appearing;
- Q. Prior to executing this Agreement, the Promoters have obtained Certificate of Title dated 2<sup>nd</sup> November 2023 from Advocate Kiran Badgujar, certifying the Promoters' title to the Project Land (hereinafter referred to as "**Certificate of Title**"). A copy of the Certificate of Title is marked and annexed as **ANNEXURE "H"** hereto;
- R. The Promoters have procured loans (financial assistance) from Kotak Mahindra Bank Limited (hereinafter collectively referred to as "**the Lenders**"). The loan (financial assistance) is procured by executing following Indentures of Mortgage viz;
- a) Registered Mortgage Deed dated 12/10/2020, registered before Joint Sub-Registrar Thane 2 at Sr.No.TNN-2/13050/2020 on 12/10/2020 executed with mortgagee Kotak Mahindra Bank Limited read with Registered Rectification Deed dated 06/11/2020, registered at Office of Joint Sub-Registrar Thane 5 at Sr.No.TNN-5/11285/2020 on 06/11/2020 executed with mortgagee Kotak Mahindra Bank Limited.
- The Promoters, as security for the repayment of the said financial assistance along with interest and other monies that may become due and payable to the Lenders, have mortgaged, the said Sale Component Plot including the Project land and the said building to be constructed thereon. The Lenders at the request of the Promoters have granted No Objection Certificate ("**NOC**") inter-alia consenting to sell and transfer the said Flat to the Allottee. Copy of Lenders' NOC is marked and annexed hereto as **ANNEXURE "I"**;
- S. The Promoters have engaged the services of Architects 10 Architects & Consultants (hereinafter referred to as the "**Architects**") and have appointed JW Consultants LLP as Structural Engineers for the preparation of the structural design and drawings of the Project ("**Structural Engineers**"). Further the Promoters have a right to



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terminate their services and also to appoint another professional in place of them. The Promoters will continue to take the professional supervision of the architect and the structural engineers till the completion of the said Project and the Allottee accept/s the professional supervision of the architect and structural engineer till completion of the said Project;

T. The Allottee has demanded from the Promoters and the Promoters have given inspection to the Allottee of all title documents and the Allottee has obtained independent legal advice with respect to this Agreement, entitlement of Promoters to develop the said Project and the transaction contemplated herein with respect to the said Flat, made enquiries thereon and is satisfied with respect to all the documents of title relating to the said Project to be constructed on the Project Land, Location clearance and layout approval by MMRDA, commencement certificate and approval of plans by TMC, Orders, Resolutions, Permissions, Commencement Certificate and all the plans, designs and specifications prepared by the Promoters' Architects and such other documents as are specified under the Real Estate Regulation and Development Act 2016 and Rules and Regulations thereunder . The Allottee has perused the copies of all above recited documents as mentioned in the Real Estate and Regulation and Development Act and the Maharashtra RERA Rules;

U. The Allottee has, on or before the execution of this Agreement, independent to the said Title certificate, has visited and inspected the site of construction on the Project Land, satisfied herself/himself/themselves as to the Marketability and Title of the said Property and Authority of the Promoters herein to develop the said Property and the Allottee has agreed, not to make any requisition/s and/or to call for any further documents, pertaining to title of the Project Land and/or an authority of the Promoters, to develop the said Property including Project Land;

V. The Allottee has with full knowledge of all the terms conditions and covenants contained in the documents, agreements, papers, plans, approvals, layout scheme/said Project including the rights and entitlements available to and reserved by the Promoters referred to in this Agreement, has applied to the Promoters for allotment to the Allottee, a residential Flat and at the request of the Allottee, the Promoters have agreed to sell to the Allottee under the provisions of the RERA Act and Maharashtra RERA Rules, the said Flat and car parking space and subject to the terms of this Agreement, at or for the Sale Consideration mentioned herein subject to the Allottee executing this Agreement and on the terms conditions and covenants specified in this Agreement. The Promoters shall endeavour to provide the amenities and facilities of the same specifications as herein stated. However, in the event amenities of



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the said specifications are not available in the market wherefrom other materials are procured, the Promoters shall provide amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes and the Allottee has consented to the same.;

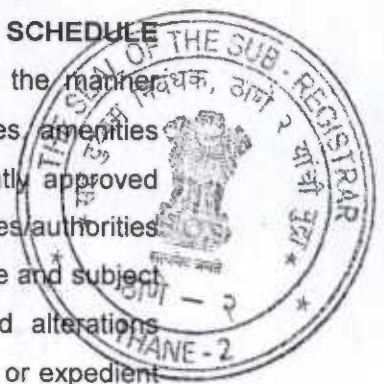
- W. Under section 13(i) of the Real Estate (Regulation & Development) Act 2016, (hereinafter referred to as "RERA") the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908;
- X. Relying upon the application, declaration and agreement herein contained, the Promoters have agreed to sell to the Allottee the said Flat and car parking space at the consideration and on the terms and conditions hereinafter appearing.

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

1. The Recitals, Annexures and Schedules in and to this Agreement form an integral part of the operative portion of this Agreement as if the same are set out herein verbatim and in the interpretation of this Agreement and in all matters relating to the development of the said Project on Project Land being portion of the said Property and development of the Whole Project, this Agreement shall be read and construed in its entirety.
2. The Promoters are well and sufficiently entitled to develop the said Property more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**said Property**") for construction of Rental Housing Component and Sale Component consisting sets of multi-storeyed buildings in various phases. The Promoters as a part of the Whole Project, is developing a portion of the said Sale Component Plot being **Project Land** more particularly described in **FOURTH SCHEDULE** hereunder written and is constructing the said Project in the manner herein above recited and having other infrastructure services, amenities and facilities in accordance with the building plans presently approved and sanctioned by TMC and other concerned public bodies/authorities and which have been inspected and confirmed by the Allottee and subject to the applicable laws, with such variations, modifications and alterations as the Promoters or the Architects may consider necessary or expedient and/or as may be required by the concerned local authorities or the

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Government to be made in them or any of them from time to time, in accordance with the RERA Act and the Maharashtra RERA Rules.

The Promoters shall construct the said Project on the Project Land, as may be permitted by the concerned authorities, using such present and future built-up area, inherent FSI, additional FSI and/or TDR that may be available to the Promoter, and/or such other global Floor Space Index (FSI) that may be available to the Promoters as granted/permited by the concerned authority from time to time, it being clearly agreed and understood by the Allottee, that any benefit available by way of increase in FSI, which may be available by way of global FSI on the Project Land or otherwise, shall be only for the use and utilization of the Promoters, and the Allottee shall have no right and/or claim in respect of the same, whether during the time of commencement of construction or during construction or after construction having been completed until conveyance of the whole project land and the amenities in favor of the Apex Body as per the terms of this Agreement. The construction shall be carried out in accordance with the rules and regulations as may be applicable and in accordance with the plans sanctioned and amended from time to time by the concerned authorities. The Promoters have informed the Allottee, and the Allottee is aware and has understood that the Whole Project shall be developed phase-wise in a manner that the total global Floor Space Index (FSI) available for the development of Whole Project shall be utilized globally for construction of buildings on the said Sale Component Plot and therefore FSI utilised on the said Sale Component Plot will be disproportionate to its total area. The Allottee hereby agrees, acknowledges and confirms such disproportionate utilization/global utilization of FSI in the said Project and shall not at any time dispute or object the same in any manner. The Allottee hereby agrees, confirms and acknowledges that save and except the said Project that is being developed on the Project Land, the Promoters shall be entitled to, at their sole and absolute discretion, carry out development of other proposed buildings on the remaining portion of the said Whole Project by constructing of the said multi-storeyed buildings as may be sanctioned in the amended layout. The Promoters shall be entitled to amend the Layout and the Allottee(s) hereby agree/s and confirm/s that he/she/they shall not dispute or object to such development of the remaining portion of the Whole Project in any manner whatsoever. Additionally, the Promoters shall be entitled to make variations, alterations and modifications in the plans, designs and specifications pertaining to the said Project from time to time and construct such additional floors and/or buildings as per such revised plans, as it considers necessary on the Project Land and/ or other wings of the said Project or as may be required by the concerned authorities, as per the



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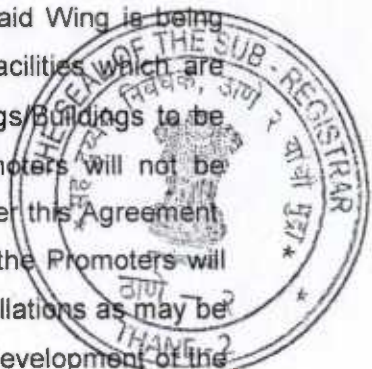
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applicable laws. **PROVIDED** that in carrying out any amendment/variation/modification required to be carried out to Project Land plans, designs, amenities, facilities, and specifications pertaining to the said Project (including said Wing) from time to time by any order/direction issued by a governmental authority or due to any change in the applicable law or any change as contemplated by any of the disclosures already made to the Allottee, the Promoters shall not be required to obtain the prior consent of the Allottee(s), written or otherwise.

**PROVIDED** further that the Promoters agree to obtain separate consent of the Allottee in respect of such variation, alteration or modification, if the same may adversely affect the said Flat.

**PROVIDED FURTHER THAT** the Promoters shall be entitled to make modifications, variations, additions or alterations to floor/said wing (internal/external part thereof) as may be required by the Promoters from time to time, by obtaining requisite consent of concerned affected person/s in the said wing/floor as the case may be. It is clarified that the consent of those allottee/s, who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoters as aforesaid, shall not be required.

3. The Promoters have informed the Allottee and the Allottee is aware that in addition to the premises to be constructed in the said Wing, the Promoters will be entitled, if required by law or in terms of this Agreement, to construct further structures ancillary to the said Wing such as pump rooms, meter rooms, underground tanks, sewerage treatment plant, storm water line, drainage line, electrical line, watchman room, substation for power supply company etc. on the Project Land or the said Sale Component Plot. In addition to the said ancillary structures, the service lines, utility lines/cable/pipes common to the said Wing and other Wings/Buildings being constructed on the said Sale Component Plots a part of the Whole Project (as part of the phased development programme determined by the Promoters in their sole and absolute discretion) shall pass through the said Project Land upon which the said Wing is being constructed, and other infrastructure, amenities and facilities which are common for the use of the said Wing and other Wings/Buildings to be constructed on the Project Land for which the Promoters will not be required to take any further consent of the Allottee under this Agreement. Further, the Allottee hereby agrees and confirms that the Promoters will be entitled to make such structures/carry out such installations as may be required from time to time for the purpose of causing development of the Whole Project.



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(a) The Allottee hereby agrees to purchase and the Promoters hereby agree to sell to the Allottee, Flat No. **E1503** on the **15** floor admeasuring **64.29** square meters (i.e. **692** square feet) carpet area in Wing "E" (hereinafter referred to as "said Wing") of Dosti Pine Building i.e. the said Project (hereinafter referred to as "said Flat") and more particularly described in **SIXTH SCHEDULE** hereunder written and delineated in Red colour boundary on the floor plan annexed as **ANNEXURE " G"** here to and **One** number of **Puzzle** Parking Space for parking of **One** Car/s ("Parking Space") as more particularly described in **SIXTH SCHEDULE** hereunder, at or for the lump sum consideration/purchase price, more particularly specified in the **SIXTH SCHEDULE** hereunder written, including the proportionate price of the common areas and facilities appurtenant to the said Flat and Parking Space (herein after referred to as "Sale Consideration").

In addition to the above the Allottee shall be entitled to use and enjoy on an exclusive basis **3.04** square metres (i.e **33** square feet) of appurtenant and utility area (which is appurtenant and attached to the said Flat and accessible only from the said Flat) and approved in the said presently approved plans as Open Balcony and is shown hatched with Yellow colour on the typical floor plan annexed hereto and marked as **ANNEXURE "G"** hereto.

(b) It is clarified that the carpet area as defined hereinabove is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls and columns of the Flat).

(c) The Allottee has paid, before execution of this Agreement, a sum of **Rs.1013310/- (Rupees Ten Lakh Thirteen Thousand Three Hundred Ten Only)** as application fee/earnest money deposit/advance payment and hereby agrees to pay to the Promoters the balance amount of Sale Consideration of **Rs.10245690/- (Rupees One Crore Two Lakh Forty Five Thousand Six Hundred Ninety Only)** as more particularly described in the **Eight Schedule** hereunder



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(d) Further, the Allottee or the Financial Institution making payment of Sale Consideration is responsible to deduct 1% (being the present prevailing rate) of the amount paid towards Sale Consideration as Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in favour of the Promoters in the prescribed Form 16B for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Allottee/financial institution within a period of 30 (thirty) days from the said error being brought to the Allottee's notice. The Credit for the TDS amount deposited by the Allottee/financial institution will be given to the Allottee only upon receipt of the Original TDS Certificate and the amount mentioned therein matches with the amount appearing in the Income Tax Department website. In the event of Allottee failing to produce the Original TDS Certificates for all the payments made by the Allottee, at the time of handing over possession of the said Flat, the Allottee will be required to deposit with the Promoters such equivalent TDS amount as interest free deposit, which deposit shall be refunded by Promoters to the Allottee upon handing over of the relevant TDS Certificate within one month of the handover of the said Flat to the Allottee. In case the Allottee fails to handover the relevant TDS Certificate within the stipulated period of one month, the Promoters shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Allottee;

(e) It is clarified that the Sale Consideration and Other Charges shall be payable by the Allottee to the Promoters as more particularly set out in the Eight Schedule hereunder written;

(f) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Good and Service Tax and all levies, duties and cesses, stamp duty and registration charges and/or any other indirect taxes which may be levied, in connection with the construction of and carrying out the said Wing and/or Project and/or with respect to the said Flat and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including Goods and Service Tax and all other applicable indirect and direct taxes, duties and impositions levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Flat, shall be borne and paid by the Allottee alone and the Promoters shall not be liable to bear or pay the same or any part thereof;

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(g) The Sale Consideration is escalation-free, save and except escalations/increases, due to the 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 and/or the Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authorities, etc., the Promoters shall enclose the said notification/order/rule/regulation/ demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments;

(h) The Promoters shall send to the Allottee, intimations/ Demand Notes, demanding payments of the relevant amounts under these presents or instalments of the Sale Consideration from the Allottee as and when the same falls due as more particularly set out in the Eight Schedule hereunder written. Such instalments shall be payable by the Allottee strictly within the period mentioned in such intimations/Demand Notes. The Allottee hereby covenants with the Promoters that the Allottee shall duly and punctually pay the amounts due and payable along with Goods and Service Tax within the time and in the manner stipulated in the intimation/Demand Notes without committing any breach and/or defaults thereof. The time for making the payment of each of the aforesaid instalments and all other amounts due and payable shall be the essence of the contract;

(i) If the Allottee in order to augment the resources in his/her/their hands and for the purpose of payment of Sale Consideration amount to the Promoters under this Agreement for Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said Flat then in such a case the Allottee shall be required to obtain on the letterhead of the respective financial institutions/bank's, etc. the loan /pre-sanction loan letter and only against which the Promoters shall issue the NOC to mortgage the said Flat to the Allottee/s in favour of the Lender. Further when such financial institution/bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft, of the Loan amount or instalment/s as more particularly set out in Sixth Schedule hereunder written and in the event such financial institution/ bank, etc. issues Cheque/Pay Order /Demand Draft in any other name or account, then such financial institution/ bank, etc. shall do so at their own risk and the Promoters shall not be liable for any cost and consequences arising therefrom and in such event the Allottee shall not be absolved of payment of Sale Consideration and consequences for non-payment/default in payment shall be followed. It is clarified that



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irrespective of the fact whether the Allottee has obtained sanction of housing loan/finance from his/her/their financial institution in respect of the said Flat, in the event of any delay in disbursement or failure in payment/disbursement of the balance sale consideration/installment and/or interest payable by the Allottee to the Promoters under these presents for any reason or cause whatsoever, the Allottee alone shall personally be liable or responsible to pay the amount of installment/s with interest (if so delayed in payment of the installment amount) so due and payable under these presents and shall not claim any equity or extension or otherwise on the ground of having not obtained sanction of such finance and/or disbursement or delay in disbursement of such amount by bankers/financial institution. The Allottee shall pay such amount/s so due and payable to the Promoters from his/her/their own resources. In the event of delay or default in payment of any one or more installments on being payable under these presents, by the Allottee and/or his/her/their Banker/Financial Institution the Allottee personally shall be liable to pay such amount of interest as otherwise the Promoters are entitled and empowered to cancellation of the allotment and termination of this agreement as contemplated under these presents. The Banker/Financial Institution shall not claim any equity or otherwise against the Promoters. It is further clarified that on the Promoters cancelling the allotment of the said Flat and parking space and termination of this Agreement, the Promoters after deducting liquidated damages as stated herein, shall first offer the return of the balance of the refund amount to the bankers/financial institutions who have disbursed the amount from the sanctioned limit and refund the same to such bankers/financial institutions against return of the Original of this Agreement duly cancelled and against execution and registration of deed of cancellation/ necessary writings/documents by the Allottee and the balance, if any, of such refund shall be refunded to the Allottee/s;

(j) If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee is/are not honoured for any reason whatsoever, then the same shall be treated as default and the Promoters may at its option be entitled to exercise the recourse available hereunder.;

(k) The Promoters shall confirm the carpet area that has been allotted to the Allottee after the construction of the said Wing is complete and Occupation Certificate for the same is granted by TMC by furnishing details of the changes, if any, in the carpet area. The Sale Consideration of the said Flat payable on the basis of the carpet area of the said Flat shall be recalculated upon confirmation by the Promoters. In the event if there is any variation in carpet area, then only recourse

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available will be a pro-rata adjustment in the instalment/s of the sale consideration of the said Flat payable/paid, as agreed herein or refund, as the case may be. All these monetary adjustments shall be made at the same rate per square meter as agreed herein;

(l) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her/them/it under any head(s) of dues against lawful outstanding, if any, in his/her/their/its name as the Promoters may, in its sole discretion, deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his/her/their/its payments in any manner;

(m) It is further clarified that in the event the Promoters obtain Occupation Certificate in respect of the said Flat and offers the Allottee to take possession of the said Flat prior to the Possession Date (as defined hereinbelow), then in such case the Allottee agrees that the Promoters shall be entitled to demand the outstanding installments of the Sale Consideration and the Allottee agrees and undertakes to pay the same, without any delay and/or demur.

5. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by MMRDA and TMC at the time of sanctioning the plans or thereafter and shall, before handing over possession of the said Flat to the Allottee, obtain from the TMC, the Occupation Certificate in respect of the said Flat.
6. Time is of the essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the construction of the said Wing and handing over the said Flat to the Allottee after receiving the Occupation Certificate in respect thereof. Similarly, the Allottee shall make timely payments of all installments of the Sale Consideration and all other dues payable by him/her/them/it and meeting, complying with and fulfilling all his/her/their/its other obligations under this Agreement.

Without prejudice to the right of the Promoters to take action for breach arising out of delay in payment of the installments on the due dates, the Allottee shall be bound and liable to pay interest as per State Bank of India's Highest Marginal Cost of Lending Rate plus 2% per annum with monthly rests (provided that in case the State Bank of India's Marginal Cost of Lending Rate is not in use it would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public), on all the amounts which become due and payable by the Allottee to the Promoters till the date of



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actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Promoters under this Agreement, nor shall it be construed as condonation of delay by the Promoters. The amount of interest may be informed to the Allottee from time to time or on completion of the said Wing/said Flat, and the Allottee has agreed to pay the same as and when demanded before taking the possession of the said Flat.

**7. FSI, TDR AND DEVELOPMENT POTENTIALITY WITH RESPECT TO THE PROPOSED DEVELOPMENT ON THE SAID SALE COMPONENT LAND AND THE WHOLE PROJECT:**

- i) The Allottee hereby agrees, accepts and confirms that the Promoters propose to develop the Whole Project (including the Project on Project Land), by utilization of the full development potential, in the manner more particularly detailed herein and as depicted in the layout plans, at ANNEXURE "C" hereto consisting the proposed layout with such amendments as may be desired by the Promoters thereto;
- ii) The Promoters shall also be entitled to entire increased, additional, future and extra F.S.I. which may be available in respect of the said Property or part thereof on any account or due to any reason whatsoever, including but not limited to, on account of handing over to the Government or the Municipality or altering, shifting, relocating, any buildable/non-buildable reservations on the said Property or otherwise, the same shall absolutely and exclusively belong to and be available to the Promoters for utilisation and consumption on the said Sale Component Plot which shall be developed in the manner as Promoters deem fit and appropriate and the same shall not affect the existing development that is proposed on the Project Land and neither the Allottee nor the society shall have any claim or any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity, etc.;
- iii) The Promoters shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the Whole Project whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, change in DCR, the purchase of transferable development rights ("TDR"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a layout and the development thereof and/or FSI which is not



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computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various scheme as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations and Development Plan which are applicable to the development of the said Property including the said Sale Component Land or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoters for utilization and consumption on the said Sale Component Plot and neither the Allottee nor the society(ies) shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity, etc.;

- iv) Notwithstanding anything to the contrary contained herein, the Promoters shall also have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign the residual FSI, if any (by whatever name called) after completion of the Whole Project and as permitted by the concerned authorities under the applicable laws and regulations, to or in favour of any person/s and or party/s whatsoever, for such consideration and on such terms, conditions and provisions as may deem fit by the Promoters in their sole and unfettered discretion and as may be permitted by law.

**8. COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

- (i) The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s), modifications(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoters with such permission, approvals which would enable the Promoters to fulfil their obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her/their/its part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they/it shall



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be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- (ii) The Promoters accepts no responsibility in this regard. The Allottee shall keep the Promoters fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said premises applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Allottee only.

**9. POSSESSION DATE, DELAYS AND TERMINATION:**

- (i) The Promoters shall give possession of the said Flat to the Allottee on or before the **30<sup>th</sup> June 2027** ("Possession Date"). Provided however, that the Promoters shall be entitled to an extension of time for giving delivery of the said Flat on the Possession Date, if the completion of the said Project and/or the said Wing is delayed on account of any or all of the following factors /events (force majeure events):
  - (a) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earth Quake, epidemic, pandemic, Act of God or any calamity by nature affecting the regular development of the said Project including said Wing;
  - (b) Any notice, order, rule, notification, guidelines of the Government and/or other Public or Competent Authority / Court;
  - (c) Any stay order / injunction order issued by any Court of Law, Tribunal, Competent Authority, TMC, MMRDA, Statutory Authority etc;
  - (d) Any other circumstances beyond the control of the Promoters that may be deemed reasonable by the Authority;
  - (e) Any delay in grant of any permissions/ approvals by any of the authorities, any orders passed by courts affecting the development of said Project including said Wing.
- (ii) If the Promoters fail to abide by the time schedule for completing the said Project and for handing over the said Flat to the Allottee on the Possession Date (save and except for the reasons as stated in Clause 9(i) above, then the Allottee shall be entitled to either:



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(a) Terminate this Agreement by giving written notice to the Promoters by registered post A.D. at the address provided by the Promoters ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoters, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoters, the Promoters shall refund to the Allottee the amounts already received by the Promoters under this Agreement with interest at the prevailing rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon (provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use it would be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public) ("**Interest Rate**") to be computed from the date the Promoters receive such amount/part thereof till the date such amounts with the interest at the Interest Rate thereon are duly repaid provided a valid Deed of Cancellation of the said Flat is duly executed and registered by parties hereto to give effect to the above termination before making any refund. On such repayment of the amounts by the Promoters (as stated in this Clause), the Allottee shall have no claim of any nature whatsoever against the Promoters and/or the said Flat and parking space and that the Promoters shall be released and discharged from all its obligations and liabilities under this Agreement and the Promoters shall be entitled to deal with and/or dispose of the said Flat and parking space in the manner it deems fit and proper; **OR**

(b) If the Allottee does not intend to withdraw from the said Project, then the Promoters shall pay interest at the Interest Rate for every month of delay from the Possession Date, on the Sale Consideration of the said Flat paid by the Allottee. The interest shall be paid by the Promoters to the Allottee till the date of offering to hand over the possession of the said Flat by the Promoters to the Allottee;

(iii) In case the Allottee elects his/her/their remedy under Sub-Clause 9(ii)(b) above then in such a case the Allottee shall not subsequently be entitled to the remedy under Sub-Clause 9(ii)(a) above.

If the Allottee fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then the Allottee shall pay to the Promoters interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are



\* J. S. Kadam

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due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(v) Without prejudice to the right of the Promoters to charge interest at the Interest Rate mentioned at Clause 9(iv) above, and any other rights and remedies available to the Promoters on the Allottee committing any defaults of payment on the due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned local authority and other outgoings) the Promoters shall be entitled to, at their own option and discretion, to terminate this Agreement. Provided that, the Promoters shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by registered post A.D. at the address provided by the Allottee, of their intention to terminate this Agreement with detail/s of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of the Default Notice, including making full and final payment of any outstanding dues together with the interest thereon, then at the end of the Default Notice this Agreement shall stand terminated/cancelled, without any further notice or intimation to the Allottee. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoters shall be entitled to deal with and/or dispose of or alienate the said Flat and car parking space in the manner as the Promoters may deem fit without any reference or recourse to the Allottee and the Promoters shall be entitled to adjust and recover from the Allottee;

(vi) (a) pre-determined and agreed liquidated damages equivalent to 25% of the Total Sale Consideration towards liquidated damages along with any losses that may accrue to the Promoters, by reason of such termination including any diminution in sale price or market value of the said Flat and parking space prevailing at the time of termination;

(b) brokerage fees;

(c) all other taxes and outgoings, if any due and payable in respect of the said Flat and parking space upto the date of termination;

(d) the amount of interest payable by the Allottee in terms of this Agreement from the date of default in payment till the date of termination, as aforesaid;

(e) In case the Allottee has opted for subvention scheme, the total amount of PRE-EMI interest paid and/or payable by the Promoters to



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the lending Bank/Financial Institution;

The balance amount of the Total Sale Consideration, if any, after deductions as set out in this sub-clause in (i)(a) to (e) as applicable, upon being dispatched by the Promoters by cheque through registered post acknowledgement due at the address given by the Allottee in these presents, irrespective of whether the Allottee accept/s or encash/s the cheque or not, will tantamount to the Promoters having paid balance amount due to the Allottee and the Allottee shall be deemed to have accepted the same in full satisfaction of all his/her/it's/their claim under this Agreement and/or in or to the said Flat and parking space and the Allottee shall therefore have no claim of any nature whatsoever upon the Promoters and/or the said Flat and parking space. Further, upon termination of this agreement, the Promoters shall not be liable to pay to the Allottee any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee any Government/statutory charges such as GST, Stamp Duty, Registration Fees etc. Further, the Allottee hereby undertakes to execute and register the Deed of Cancellation of this Agreement whenever called upon by the Promoters and the stamp duty, registration fees and other costs and expenses whereof shall be borne and paid by the Allottee entirely.

(vii) In case the Allottee has availed any loans (including subvention scheme), then the balance of the loan amounts disbursed by the lending Bank/Financial Institution to the Promoters after deductions as set out herein in sub-clause (i)(a) to (e) as applicable viz. net amount, shall be refunded by the Promoters to such lending Bank/Financial Institution directly for and behalf of the Allottee and the Allottee hereby irrevocably authorises the Promoters to collect the original Agreement for Sale from such Bank/Financial Institution and such lending Bank/Financial institution is hereby authorised by the Allottee to forthwith handover the original Agreement for Sale to the Promoters without any demur or delay and the Promoters shall not be required to take any consent / confirmation from the Allottee at anytime for refunding the net amount as aforestated and collect the original Agreement for Sale from such lending Bank/Financial Institution. Upon the termination of this Agreement, the Allottee and lending Bank/Financial Institution shall have no claim of any nature whatsoever upon the Promoters and/or the said Flat and parking space and the said Flat and parking space shall automatically and unconditionally stand discharged and released from the charge of such lending Bank/Financial Institutions. Further, the Allottee shall



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clear the deficient amount of mortgage debt if any outstanding at the time of termination of this Agreement on its own account without recourse to the Promoters and shall obtain the necessary letter from the lending Bank/Financial Institutions stating that the Allottee has cleared the mortgage debt. The Allottee shall thereafter submit with the Promoters the said letter received from the lending Bank/Financial Institutions and shall execute and register the Deed of Cancellation of this Agreement and the Promoter shall only thereafter refund the balance amount, if any, after deductions and refund to the lending Bank/Financial Institution as set out herein, towards payment from the Promoters to the Allottee by dispatching of cheque through registered post acknowledgement due at the address given by the Allottee in these presents and irrespective of whether the Allottee accept/s or encash/s the cheque or not, will tantamount to the Promoters having paid balance amount due to the Allottee and the Allottee shall be deemed to have accepted the same. Further, upon termination of this agreement, the Promoters shall not be liable to pay to the Allottee any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee any Government Charges such as GST, Stamp Duty, Registration Fees etc. Further, the Allottee undertakes to bear and pay the stamp duty, registration fee and other costs and expenses towards the execution and registration of the Deed of Cancellation of this Agreement. Notwithstanding anything contained herein, the Allottee, without prejudice to or affecting the rights of the Promoters to collect the original Agreement for Sale from the lending Bank/Financial Institution in the manner set out herein, hereby undertakes to indemnify and keep indemnified the Promoters from and against the payment of all deficient amounts, any other payments of whatsoever nature and by whatsoever name to the lending Bank/Financial Institutions and against all losses, damages, litigations, claims, demand and costs that may be made and/or raised by the lending Bank/Financial Institution or incurred or suffered by the Promoters as result of any claim or demand being made against the Promoters or into or upon the said Flat and parking space by the lending Bank/Financial Institution or by any person or persons claiming through under or in trust for the lending Bank/Financial Institution as a result of non-payment of deficient amounts and related charges, if any, by the Allottee.

**10. PROCEDURE FOR TAKING POSSESSION:**

- (i) Upon obtainment of the Occupation Certificate from TMC and upon payment by the Allottee of the requisite installments of the Sale



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Consideration and all other amounts due and payable in terms of this Agreement, the Promoters shall offer possession of the said Flat to the Allottee in writing ("**Possession Notice**"). The Allottee agrees to pay the maintenance charges as determined by the Promoters or the Society, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee in writing within 15 (fifteen) days of receiving the Occupation Certificate of said Wing;

- (ii) The Allottee shall take possession of the said Flat within 15 (fifteen) days of the Possession Notice;
- (iii) Upon receiving the Possession Notice from the Promoters, the Allottee shall take possession of the said Flat from the Promoters by executing the necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoters, and the Promoters shall give possession of the said Flat to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the said Flat within the time provided, the Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the said Flat, as applicable and as shall be decided by the Promoters as more particularly defined in **Sixth Schedule** hereunder;
- (iv) Within 15 (fifteen) days of the receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/their/its proportionate share, i.e., in proportion to the carpet area of the said Flat, of outgoings in respect of the said Project and the Project Land including *inter-alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by TMC/MMRDA or other 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 said Project and the Whole Project. Until the Society is formed and the Society Transfer is duly executed and registered, the Allottee shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters at their sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoters, at their sole discretion, the Allottee shall pay to the Promoters a provisional monthly contribution for 12 months towards the advance outgoings in respect of the said Flat and for 60 months towards the outgoings/maintenance charges for common areas, amenities and facilities of the Whole Project, as more particularly described in the Sixth Schedule hereunder written. The amounts so paid by the Allottee to the Promoters shall



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not carry any interest and shall remain with the Promoters until the Society/apex body Transfer is duly executed and registered. On the execution of the Society/Apex body Transfer, the aforesaid deposits, less any deductions as provided for in this Agreement, shall be paid by the Promoters to the Society/Apex body:

- (v) Notwithstanding anything contained hereinabove, the liability to pay the aforesaid taxes, outgoing, other charges etc. will be always on Allottee of the said Flat and if for whatsoever reasons respective Recovering Authority got recovered the same from the Promoters in such circumstances the Promoters herein shall be entitled to recover the same from the Allottee along with interests and Allottee herein shall pay the same to the Promoters within stipulated period as may be informed by the Promoters to the Allottee in writing. It is further specifically agreed that, aforesaid encumbrance shall be on the said Flat being first encumbrance of the Promoters. The Allottee herein with due diligence has accepted aforesaid condition;

#### 11. FIT OUT

The Allottee on or before Date of Possession, undertakes to deposit with the Promoters an interest free refundable amount, by way of deposit as a security ("Fit out Deposit") against any damages that may be caused to the said Wing/Building or common amenities and facilities while entering into the said Flat whether with/without his furniture, fixtures, equipment and materials etc. and/or during the implementation of the fit-out/interior works in the Flat. This Fit-out Deposit shall be refunded by the Promoters to the Allottee, on expiry of 90 days from the date of completion of the fit-out/interior works in the Flat by the Allottee or on completion of 1 (one) year from the date of receipt of Occupation Certificate by the Promoters with respect to the said Wing/Building, whichever is later, subject to no damage being caused to any part of the said Flat, the said Wing/Building and common amenities and facilities and subject to no Building materials, debris etc. lying on the site. The Promoters shall not be responsible for any kind of loss and/or damage and/or theft in respect of the materials of the Allottee lying in the said Flat. The Allottee also agrees to the following further conditions, in connection with carrying out fit-out / interior works in the said Flat:-

- The Allottee shall be permitted/allowed to commence fit-out/interior works in the said Flat after making all payments in pursuance of this transaction/as per this Agreement and after complying with the terms and conditions of this Agreement;
- The work of Fit-out shall be carried out within reasonable and



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permissible hours, preferably between 9.00 am to 1.00 pm and 3.00 pm to 7.00 pm or as may be permitted by the Promoters, so

that it does not cause disturbance to the other occupants of the premises in the said Wing/Building;

- iii. Prior to carrying out the Fit-out works in the Flat, the Allottee shall give to the Promoters in writing, the plans and the details of the nature of fit-out / interior works to be carried out for which the Promoters shall issue written permission;
- iv. The Promoters shall be entitled to inspect all fit-out/interior works carried out by the Allottee. In the event the Promoters finds that the nature of fit-out/interior work being executed by the Allottee is harmful to the said Flat, or the other flats in the said Wing/Building, or to the structure, façade and/or elevation of the said Wing/Building, then the Promoters shall be entitled to stop such fit-out/interior works forthwith and the Allottee shall not be entitled to dispute or claim any reimbursement from the Promoters for any loss suffered by the Allottee for such stoppage of fit-out/interior works;
- v. The Allottee will ensure that the debris from the fit-out/interior works are to be dumped in an area earmarked for the same and will be cleared by the Allottee, on a daily basis at no cost to the Promoters and no nuisance or annoyance to the other purchasers. All cost and consequences in this regard will be to the account of the Allottee. If the Allottee fails or neglects to comply with this term then the Promoters may clear the debris and recover the cost thereof from the Allottee by deducting/adjusting it from the Fit-out Deposit and balance, if any, as amount payable under this Agreement by the Allottee to the Promoters;
- vi. The Allottee will further ensure that his contractors and workers during execution of the fit-out / interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet waste, water line or soil line or in any other place other than those earmarked for the same, which may block the flow of waste water, thus resulting in perennial choking and leakage in the Flat or the said Wing/Building;
- vii. The Allottee shall ensure that the contractors and workers do not use or spoil the toilets in the said Flat or the said Wing/Building and shall use only the toilets earmarked by the Promoters for this purpose;
- viii. All materials brought into the said Flat or in the compound of the said Wing/Building for carrying out fit-out/interior works will be at the sole cost, safety, security and consequence of the Allottee and the Promoters will not be held responsible for any



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- loss/theft/damage to the same;
- ix. During the course of carrying out fit-out / interior works, if any workmen sustains injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Allottee at his own cost and that the Promoters will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Allottee alone;
  - x. During the execution of fit-out / interior works, if any of the Allottee's contractor/workmen/agent/representatives misbehave or if any of them is found to be in a drunken state and/or found spitting tobacco/pan, the said contractor/workmen/agents/representatives will be removed forthwith and will not be allowed to re-enter the said Flat or the said Wing/Building again and the Allottee shall be responsible to clean the stains in said Wing/Building at his/her/it's/their cost and expenses or reimburse the cost and expenses thereof to the Promoter/Society;
  - xi. The Allottee shall extend full cooperation to the Promoters, their agents, contractors to ensure good governance of such works;
  - xii. The Allottee shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any fit-out / interior works or thereafter;
  - xiii. If, any damage, of whatsoever nature is caused to the exterior of the said Flat and/or other units/areas in the said Wing/Building or any part thereof by the Allottee and/or his contractor / workmen/agents/representatives, neither the Promoters nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that the Allottee alone will be responsible for the same and the Allottee shall indemnify and keep duly indemnified the Promoters in this regard. It being clarified that the Allottee shall always be solely responsible for any damage within the said Flat;
  - xiv. The Allottee is aware that the Allottee shall be required to immediately repair the damages caused by him/his workmen during the implementation of the fit-out/interior work and remove the debris at his cost and expenses. In the event the Allottee fails to rectify the damages and/or remove the debris, then in that event, the Allottee confirms that the Promoters may carry out the rectification works and/or remove the debris as stated hereinabove in clause v above, at the Allottee's costs and expenses and that the Allottee shall have no objection if the same is deducted/ adjusted from the Fit-out Deposit. In the event of any recovery /adjustment / appropriation from the Fit-out Deposit as stated above by the Promoters, the Allottee shall immediately



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reimburse the deficit / shortfall in the Fit-out Deposit so as to maintain the amount of the Fit-out Deposit until it is refunded by the Promoters subject to terms hereof. The Allottee further agrees and confirms that unpaid amounts in respect thereto shall be deemed to be unpaid amounts by the Allottee to the Promoters under this Agreement.

**12. DEFECT LIABILITY:**

- (i) If within a period of five years from the date of handing over the said Flat to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the said Flat or the said Wing in which the said Flat is situated or any defects on account of workmanship, quality or provision of service then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Allottee to receive from the Promoter, compensation for such defect in the manner as provided under the RER Act;
- (ii) Provided however that, the Allottee shall not carry out any alterations of whatsoever nature in the said Flat of the said Wing and in specific the structure of the said Flat of the said Wing which shall include but not be limited to columns, beams etc., or in the fittings therein, in particular and it is hereby agreed that the Allottee shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of water. If any of such works are carried out without the written consent of the Promoters the defect liability shall automatically become void and the Allottee shall indemnify and reimburse the Promoters in full, against all loss, cost, expenses, damages, claim or demand of any nature whatsoever, suffered or sustained by them in respect thereof. The word defect here means only the manufacturing and workmanship defect/s caused on account of wilful neglect on the part of the Promoters, and shall not mean defect/s caused by normal wear and tear and by negligent use of the said Flat by the Allottee, vagaries of nature etc.;
- (iii) It shall be the responsibility of the Allottee to maintain the said Flat in a proper manner and take all due care needed including but not limited to take all due care of the joints in the tiles/other flooring dado material in the said Flat are regularly filled with white cement/epoxy to prevent water seepage;

(iv) Further where the manufacturer warranty as shown by the Promoters to the Allottee ends before the defect liability period and



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such warranties are covered under the maintenance of the said Flat/Wing/building/phase, and if the annual maintenance contracts are not done/renewed by the Allottee/s, the Promoters shall not be responsible for any defects occurring due to the same;

- (v) That the said Project as a whole has been conceived, designed and being constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flat and the project amenities wherever applicable;
- (vi) That the Allottee has been made aware and that the Allottee expressly agrees that the regular wear and tear of the flat/wing/building/phase includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect;
- (vii) It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and access the same and shall then submit a report to state the defects in materials used, in the structure built of the flat/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

13. The Allottee shall use the said Flat or permit the same to be used only for purpose of Residence only. The Allottee shall use the parking space only for the purpose of parking vehicle.

14. **FORMATION OF SOCIETY:**

- (i) The Promoters hereby declare and Allottee hereby agrees that, Promoters shall form multiple societies/organizations/bodies for each wing or building in a Phase in the Whole Project (including a separate society/organization/body for the allottees of the said Wing) **(Society(ies))** by forming and registering co-operative societies under the provisions of the Maharashtra Co-operative Societies Act, 1960 and Maharashtra Co-operative Societies Rules, 1961 made thereunder;
- (ii) The Promoters shall submit an application to the Competent Authorities to form a co-operative housing society to comprise

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solely of the Allottee and other allottees of flats in the said Project, as per the provisions of the Maharashtra Co-operative Societies Act, 1960 and Rules thereunder, read with RERA and the MahaRERA Rules;

- (iii) The Allottee shall, along with other allottees of flats in the said Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in which the allottees of the flats in the said Project alone shall be joined as members;
- (iv) For this purpose, the Allottee shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoters within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoters to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority;
- (v) The name of the Society shall be solely decided by the Promoters;
- (vi) The Society shall admit all allottees of flats in the said Project as members, in accordance with its bye-laws;
- (vii) The Promoters shall, even after formation of the Society(ies) be entitled to develop, complete, deal with and dispose of unsold flats/tenements/commercial premises/parking spaces as per their choice and on such terms and conditions and consideration as the Promoters may deem fit and proper;
- (viii) The Promoters shall be entitled, but not obliged to, join as a member of the Society in respect of the unsold flats/units in the said Project, if any;
- (ix) Post the execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Project, and the Allottee shall extend the necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard;

The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees



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charged by the Advocates and Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the Society(ies) and their respective members/intended members including the Allottee, as the case may be, and the Promoters shall not be liable towards the same;

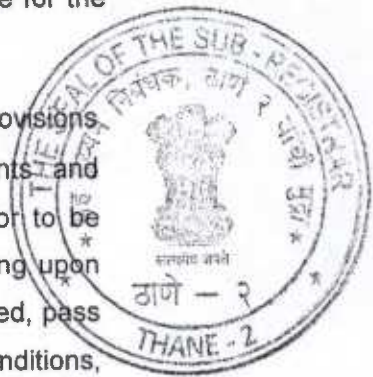
- (xi) Till the entire development of the Whole Project to its full development potential has been completed in all respects, the Allottee/the Society(ies) and members thereof shall not interfere in any manner in any work of development or construction and the Promoters alone shall have full control, absolute authority and say over the un-allotted areas, roads, driveways, internal passages, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities provided or to be provided and the Allottee shall have no right or interest in the enjoyment and control of the Promoters in this regard and the Allottee shall not hinder or obstruct the Promoters in this regard or in the exercise by the Promoters of its aforesaid rights.

**15. TRANSFER TO THE SOCIETY:**

- (i) The Promoters shall subject to the provisions of the applicable law, convey the building structures comprised in the said Project including the said Wing along with the FSI consumed therein (subject to the rights of the Promoters to deal and dispose of the unsold flats/units), in favour of the respective Society by executing necessary Deed of Conveyance in favour of the respective Society (**Society Transfer**) within a period of 3 (three) months from the date of issuance of the occupation certificate of the said Project;
- (ii) The costs, expenses, charges, levies and taxes on the Society Transfer and the transaction contemplated thereby, including the stamp duty and registration charges, shall be borne and paid by the Society alone. Post the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the said Project, and the Promoters shall not be responsible for the same;
- (iii) Further, the terms, conditions, covenants, stipulations and provisions of this Agreement and all deeds, documents, instruments and writings related or incidental to this Agreement, executed or to be executed by and between the Parties hereto, shall be binding upon the Society. The Society shall upon being registered or formed, pass the necessary resolutions confirming the terms, conditions, covenants, stipulations and provisions of this Agreement and all

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deeds, documents, instruments and writings related or incidental to this Agreement (executed or to be executed by and between the Parties hereto) or such of them as the Promoters may require and agreeing and undertaking to be bound by the same and the Allottee shall vote in favour of such resolutions.

**16. TRANSFER TO THE APEX BODY:**

- (i) The Promoters shall form an Apex Body in respect of all the Societies formed in respect of the Whole Project as per the terms of the applicable law, within a period of 3 (three) months from the date of receipt of occupation certificate in relation to the last building to be constructed as a part of the Whole Project;
- (ii) The Promoters shall convey the Sale Component Plot along with the common infrastructure, sewerage treatment plant, water treatment plant, internal roads, plinth area of building structure, amenities and facilities to the Apex Body so formed by executing and registering necessary Deed of Conveyance in favour of the Apex Body, within a period of 3 (three) months from the date of issuance of occupation certificate in relation of the last building to be constructed as a part of the Whole Project;
- (iii) The Apex Body shall upon being registered or formed, pass the necessary resolutions confirming the terms, conditions, covenants, stipulations and provisions of this Agreement and all deeds, documents, instruments and writings related or incidental to this Agreement (executed or to be executed by and between the Parties hereto) or such of them as the Promoters may require and agreeing and undertaking to be bound by the same and the Allottee shall vote in favour of such resolutions. Also, the Whole Project shall be deemed to be completed only on the completion of construction and development of the said Sale Component Plot and/or other adjoining lands and/or amalgamated lands by consuming entire permissible construction potential on the said Sale Component Plot and/or other adjoining lands and/or amalgamated lands in all respects and Occupation Certificate/s and/or Building Completion Certificate are obtained and all the conditions in the finally approved layout or amended layouts imposed by the local, public or statutory bodies or authorities in respect of the Whole Project are complied with by the Promoters (but not otherwise);
- (iv) Further, such Deed of Conveyance to be executed in favour of the Society/ Apex Body shall contain suitable provisions in respect of the use and maintenance of the common infrastructure/services/facilities/amenities etc. as per the terms of this Agreement. The Deed of Conveyance shall further contain such



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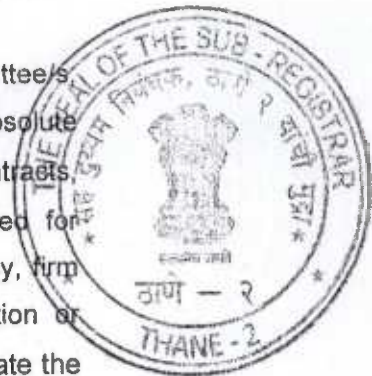
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terms, conditions, covenants, stipulations and provisions including those contained in this Agreement as may be decided and determined by the Promoters in their sole, absolute and unfettered discretion, including the following:

- a) Covenants which shall run with the land and which shall be binding upon, the allottees and his/her/their/its heirs, executors, legal representatives, successors, transferees and assigns, as the case may be, and on the Society;
- b) Covenant/s for right of way/access, if any, reserved, given and granted or to be reserved given and granted to and in favour of the Promoters of any contiguous or adjacent or adjoining lands and properties and/or any other person/s, over or through the said Property or any part thereof;
- c) Declaration/s and confirmation/s of and from the allottees, the Society, and the Apex Body; that they shall not to be entitled to or claim any easement of right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said Property by the Promoters, for the purpose of development thereof and/or any other lawful purpose;
- d) Declaration/s and confirmation/s of and from the allottees, the Society, and the Apex Body in respect to the use of the common infrastructure/ facilities and amenities with the allottees of the flats/units developed on the said Sale Component Plot in connection to the Whole Project;
- e) Declaration/s and confirmation/s of and from the allottees, the Society and the Apex Body in respect of the sole and absolute authority of the Promoters regarding sale, transfer, assignment and/or disposal of unsold flats, premises and parking spaces, including additional construction, carried out on the said Sale Component Plot and/or in the Whole Project by utilizing and consuming the full potential, FSI, FAR and TDR or sale, transfer, assignment and/or disposal thereof and the Promoters shall have sole right to enjoy and appropriate the revenue, income and benefits thereof;
- f) Declaration/s and confirmation/s of and from the Allottee/s, Society and the Apex Body in respect of the sole and absolute authority of the Promoters regarding any contracts, arrangements, memorandums and/or writings executed for the Whole Project including appointment of any agency, firm or corporate body or person or any other organization or association to maintain and manage, control and regulate the said Wing and/or said Project and/or the Whole Project



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(including power and authority to collect the entire outgoings, provisional charges and other amounts) for such consideration and on such terms and conditions as the Promoters may deem fit;

- g) Declaration/s and confirmations of and from the allottees, the Society and the Apex Body in respect of maintenance of the specific common amenities pertaining to respective Phases and Proposed Building Amenities more particularly described in FIFTH SCHEDULE hereunder by the Society and/or Apex Body as the case may be;
- (v) The Conveyance Deed and all other documents to be executed in pursuance of this Agreement as also the bye-laws, rules and regulations in connection with the formation and/or registration of each of the Society and the Apex Body shall be prepared and approved by the Advocates appointed by the Promoters and the same will contain such covenants and conditions as the said Advocates shall think reasonable and necessary having regard to the development of the Project Land/said Sale Component Plot/Whole Project and construction of buildings thereon. Any stamp duty, premium, registration charges or other miscellaneous charges incidental to execution of such conveyance deeds and other documents and writings shall be proportionately borne by the allottees of flats/units in the Whole Project (including the Allottee) and the Promoters shall not be liable for the same;
- (vi) It is clarified that the Apex Body and/or the Society shall not deal with any matters relating to the development of the said Sale Component Plot or any part thereof or the transfer or the sale or utilisation of any permissible FSI/TDR in accordance with the scheme of development. The Apex Body and/or Society shall strictly function within the frame work of its constitution as framed by the Promoters. All the development potential including in the form of the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever shall always stand vested in the Promoters and the Promoters shall always be entitled to utilize and exploit the same on the said Sale Component Plot or any part thereof and/or upon the building/s constructed thereupon in such manner as it deems fit and in accordance with the applicable laws.



The Allottee shall pay to the Promoters, before the delivery of possession of the said Flat, Other Charges as are more particularly defined in SIXTH SCHEDULE hereunder. The said amounts are not

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refundable and interest free deposits and no statements will be required to be given by the Promoters to the Allottee.

18. The Promoters have informed the Allottee that there may be common access roads, street lights, common recreation spaces, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plants and other common amenities and conveniences in the layout of the said Property. The Promoters have further informed the Allottee that all the taxes, expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee along with the other allottees of flats/units in the said Project and/or on the said Sale Component Plot shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the allottees of the flats/units of the Whole Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoters and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the allottees of the flats/premises in the said Project shall object to the Promoters laying through or under or over the Project Land or any part thereof, pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the said Sale Component Plot and/or any other Plot adjacent thereto.

19. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:**

The Promoters hereby represent and warrant to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules and Annexes and subject to what is stated in the Title Certificate and disclosed on MAHARERA website:

- (i) The Promoters have a clear and marketable title and has the requisite rights to carry out the development upon the Project Land and also has actual, physical and legal possession of the said Project Land for the implementation of the said Project;
- (ii) The Promoters have the lawful rights and the requisite approvals from the Competent Authorities to carry out the development of the said Project and shall obtain the requisite approvals from time to time to complete the development of the said Project;
- (iii) save and except the encumbrances mentioned in the Title Report/disclosed on MahaRERA Website from time to time, there



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are no other encumbrances upon the said Project and/or Project Land;

- (iv) There are no litigations pending before any Court of law with respect to the said Project and/or Project Land, save and except those that are disclosed on MAHARERA website;
- (v) All the approvals, licenses and permits issued by the Competent Authorities with respect to the said Project, are valid and subsisting and have been obtained by following the due process of law. Further, all approvals, licenses and permits to be issued by the Competent Authorities with respect to the said Project shall be obtained by following the due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project;
- (vi) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoters have not entered into any agreement for sale and/or any other agreement / arrangement with any person or party with respect to the said Project Land and the said Flat, which will, in any manner, affect the rights of the Allottee under this Agreement;
- (viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;
- (ix) The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the Competent Authorities till the Society Transfer and thereupon the same shall be borne by the Society;
- (x) 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 Promoters in respect of the said Property and/or the said Project;

## 20. COVENANTS OF THE ALLOTTEE

The Allottee, with the intention to bring all the persons into whosever's hands the said Flat and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoters as follows:

The Allottee has gone through the terms and conditions as set out



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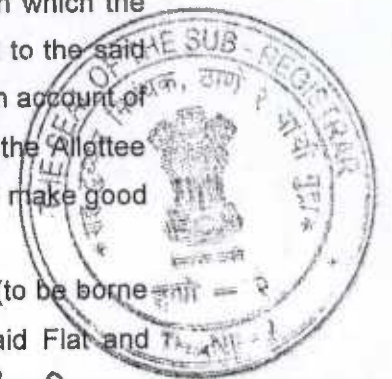
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in the Agreement for Sale/Development Agreements (wherever applicable) of the Project Land and hereby undertakes to abide by the same. The rights and entitlements of the Allottee hereunder are subject to the terms and conditions of the Development Agreements (wherever applicable) of the Project Land;

- (ii) To maintain the said Flat at the Allottee's own cost (to be borne and paid by the Allottee) in good and tenable repair and condition from the date on which the possession of the said Flat is taken and shall not do or suffer to be done anything in or to the said Wing of the said Project which may be against the applicable rules, regulations or bye-laws or change/alter or make any addition in or to the said Wing in which the said Flat is situated and the said Flat itself or any part thereof, without the consent of the Local Authorities and the Promoters;
- (iii) The Allottee shall not carry out any changes or modifications in the Flat, especially grinding, cutting, chiseling, impaling, smashing, breaking or removing of any wall or member, as the said Wing/Building is being constructed by using Aluminum Formwork technology under which all members, walls and floor slabs are cast in RCC in one continuous pour resulting in monolithic structure. Any change or modification to the same is strictly not permissible as it may result in weakening of joints, heavy leakage, endangering the structural stability of the said Wing/Building. The Allottee shall indemnify and keep harmless at all the times the Promoter and all other occupants of the said Building, of from and against any loss, cost, expenses or damages suffered or sustained by them on account of the breach committed by the Allottee of this covenant.
- (iv) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Wing of the said Project in which the said Flat is situated or storing of which goods is objected to by the concerned local or other authority and the Allottee shall take due care and precaution while carrying heavy packages which may damage or are likely to damage the lifts, staircases, common passages or any other structure of the said Wing in which the said Flat is situated, including entrances of the said Wing in which the said Flat is situated and in case any damage is caused to the said Wing in which the said Flat is situated or the said Flat on account of the negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of such breach and make good the loss/damages caused on account thereof;
- (v) To carry out at his/her/their/its own cost and expenses (to be borne and paid by the Allottee) all internal repairs to the said Flat and

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maintain the said Flat in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the said Wing in which the said Flat is situated or the said Flat 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

- (vi) Not to demolish or cause to be demolished the said Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Wing in which the said Flat is situated and the Allottee shall keep the portion, sewers, drains and pipes in the said Flat and the appurtenances thereto in good tenable repair and condition, and in particular so as to support, shelter and protect the other parts of the said Wing in which the said Flat is situated and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural members in the said Flat, without the prior written permission of the Promoters and/or the Society and/or of TMC or other concerned authorities;
- (vii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and/or the said Project and/or the said Wing in which the said Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (viii) Not to enclose the passages, if any, forming part of the said Flat without the previous written permission of the Promoters and/or Society and of TMC and other concerned authorities;
- (ix) Not to affix air conditioner/s at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Wing in any manner whatsoever;
- (x) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Flat/Wing in any manner whatsoever;
- (xi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the Project and/or Project Land and/or the said Wing in which the said Flat is situated;



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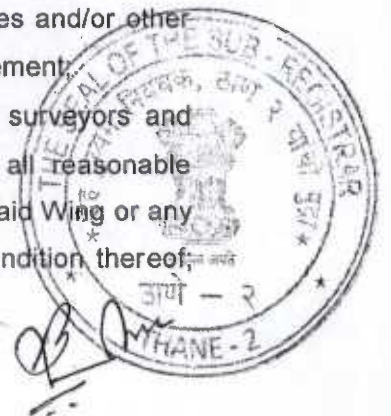
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- (xii) Pay to the Promoters within 15 (fifteen) days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned local authority or Government authority or body giving water, electricity or any other service connection to the said Project including said Wing in which the said Flat is situated;
- (xiii) Bear and pay in a timely manner and forthwith, all the amounts, dues, taxes, instalments of the Sale Consideration, Other Charges, etc. as required to be paid under this Agreement;
- (xiv) Not to change the user of the said Flat without the prior written permission of the Promoters and the Society and TMC and other concerned government authority;
- (xv) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license or part with the interest or benefit factor of this Agreement or part with the possession of the said Flat or any part thereof or dispose of or alienate otherwise howsoever, the said Flat or any part thereof and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, the Sale Consideration, Other Charges and all other amounts payable by the Allottee to the Promoters under this Agreement, are fully and finally paid together with the applicable interest thereon (if any) at the Interest Rate. In the event the Allottee is desirous of transferring the said Flat or any part thereof and/or its rights under this Agreement prior to making such full and final payment, then the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoters;
- (xvi) The Allottee shall observe and perform all the rules and regulations which the Society/Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said Wing and the said Flat 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 the Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body regarding the occupancy and use of the said Flat in the said Wing of the Project and shall pay and contribute regularly and punctually towards the taxes, expenses and/or other outgoings in accordance with the terms of this Agreement.
- (xvii) The Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Flat and the said Wing or any part thereof to view and examine the state and condition thereof,

and

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(xviii) Till the Apex Body Transfer is executed in favour of the Apex Body, the Allottee shall permit the Promoters and its surveyors and

agents, with or without workmen and others, at all reasonable times, to enter into and upon the Whole Project including the Project Land, the buildings/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

- (xix) The Allottee shall not at any time do any work in the said Flat, which would jeopardize the soundness or safety of the said Wing or prejudicially affect the same;
- (xx) To use the passenger lifts in the said Wing for the period and in accordance with the rules and regulations framed by the Promoters or the Society, from time to time. The Allottee shall not cause any damage to the lifts, staircases, common passages or any common facilities or any other parts of the said Wing including the said Flat;
- (xxi) To pay all amounts agreed or liable to be paid by the Allottee pursuant to this Agreement and to observe and perform the terms, conditions, provisions, stipulations and covenants contained in this Agreement (and on the part of the Allottee to be paid observed and performed) as far as the same are required to be paid observed and performed by the Allottee and shall keep the Promoters indemnified against all actions suits and proceedings and all costs, charges, expenses, fines, penalties, levies and damages incurred or suffered by or caused to or levied or imposed on the Promoters by reason of non-payment non-observance and/or non-performance thereof;
- (xxii) The Promoters shall not be liable to pay non-occupancy charges (by whatever name called) in relation to the un-disposed flats/premises in the said Wing but the Allottee will pay all such charges without any dispute. The Promoters shall pay and continue to pay only the property taxes, in respect of un-disposed flats/premises till their disposal;
- (xxiii) The open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the said Wing shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Allottee shall not use or permit the use of common passages, ducts, refuge areas, open spaces, lobbies, and staircases in the said Wing for storage or for use by servants at any time;
- (xxiv) The Allottee shall not display at any place in the said Flat/Wing, any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee shall not stick or affix pamphlets, posters or any paper on the walls of the said Wing or common areas therein or in any other place or on the window,



*J. K. Kulkarni*

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doors and corridors of the said Wing;

(xxv) Neither the Allottee nor the Society/Apex Body, as and when it is formed shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the Promoters under this Agreement, the Agreement for Sale/Development Agreement of the Project Land, the Tender, Contracts or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoters as mentioned herein, and the Allottee and the Society/Apex Body, as and when it is formed, shall be bound and liable to render to the Promoters, all necessary assistance and co-operation, to enable it to exercise and avail of the same;

(xxvi) In the event Allottee carries out any unauthorized construction / modification or has caused any damage to the said Flat or any portion of the said Wing or any structure, facility or amenity on the Sale Component Plot, then the Allottee shall rectify and make good all such defects, repairs and unauthorized changes within 7 (seven) days from the date of receipt of a written notice from the Promoters, the Society and/or the concerned government, local or public bodies or authorities in that regard at his/her/it's/their own cost, expenses and consequences, failing which the Promoters may rectify the same on account of the Allottee and recover the expenses for the same from the Allottee as amount payable under this agreement ;

(xxvii) The Allottee shall indemnify and keep indemnifying the Promoters towards/against any actions, proceedings, costs, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the Allottee.

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or parking space or the said Project or the Project Land or the said Sale Component Plot and/or the said Wing as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Flat and car parking hereby agreed to be sold to him/her/it/them and all the open spaces, other parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoters as hereinbefore mentioned until the Apex body Transfer.

*J. K. Kadam.*

*B. K. Kadam.*



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**PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:**

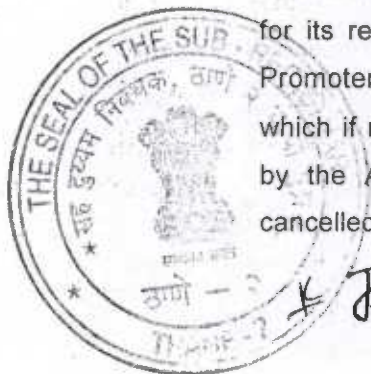
After the Promoters executes this Agreement, they shall not mortgage or create a charge on the said Flat and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and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

**23. MORTGAGE / FINANCIAL ASSISTANCE:**

- i. Subject to terms and conditions of these presents, the Allottee has permitted the Promoters to raise construction loan, project finance loan, loan against the Project Land and/or Sale Component Plot and / or other constructed Flats/ Units in the said Wing (save and except the said Flat), underwriting by mortgaging, hypothecating Receivables and/or Project Land and/or Sale Component Plot (including but not limited to mortgage by way of deposit of title deeds) from Bank/financial institution/No-Banking Financial Corporation ("Lenders") and without having to seek further consent from Allottee in any manner whatsoever, written or otherwise, but without the Allottee being responsible / liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise);
- ii. The sole liability to repay the loan amount together with interest/penalty occurred under such mortgage/facility shall be of the Promoters alone.

**24. BINDING EFFECT:**

Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due, as stipulated in the Payment Plan in Sixth Schedule hereunder written, within 30 (thirty) days from the date of its receipt by the Allottee and secondly, appears for registration of the same before the concerned office of the Sub-Registrar of Assurances as and when intimated by the Promoters. If the Allottee fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the concerned office of the Sub-Registrar of Assurances for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all amounts paid by the Allottee shall stand forfeited.



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**25. 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, booking form, letter of acceptance, allotment letter, correspondences, arrangements, whether written or oral, if any, between the Parties in regard to the said Flat.

**26. PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE ALLOTTEE/SUBSEQUENT ALLOTTEES:**

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 said Project/Whole Project shall equally be applicable to and enforceable against any subsequent allottees of the said Flat, in case of a transfer, as the said obligations go along with the said Flat, for all intents and purposes.

**27. SEVERABILITY:**

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

**28. METHOD OF CALCULATION OF PROPORTIONATE SHARE:**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other allottees in Project, the same shall be in proportion to the carpet area of the said Flat to the total carpet area of all the other flats/units/areas/spaces in the said Project.

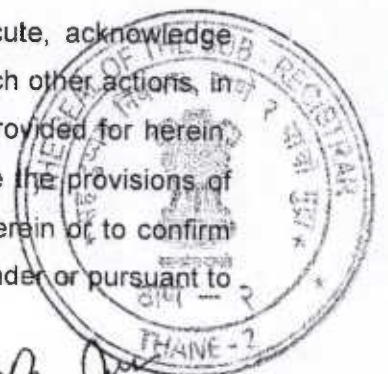
**29. FURTHER ASSURANCES:**

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

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**PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoters through their authorized signatory at the Promoters office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution thereof, the said Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances. Hence, this Agreement shall be deemed to have been executed at Thane.

**31. REGISTRATION OF AGREEMENT FOR SALE**

The Allottee shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoters, with sufficient prior notice, will attend such office and admit the execution thereof.

**32. NOTICES**

All notices to be served upon the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Courier or Registered Post A.D /Under Certificate of Posting at their respective addresses specified below:

Name of the Allottee

**ANUJ BAPUSAHEB KADAM**

**JAYASHRI BAPUSAHEB KADAM**

**BAPUSAHEB DNYANOBA KADAM**

Address:

**FLAT NO- F1010, GK SILVERLAND RESIDENCY, PHASE-1, RAVET,  
PUNE , PUNE-412101.**

Notified Email ID:

**anujkadam162@gmail.com**

**DOSTI ENTERPRISES**

Lawrence and Mayo House,

1<sup>st</sup> Floor, 276, Dr. D.N.Road,

Fort, Mumbai 400 001

Notified Email ID:- **dostipine@dostirealty.com**



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

**33. JOINT ALLOTTEES:**

In case there are Joint Allottees, all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her/it/them, which shall for all intents and purposes be considered as properly served on all the Allottees.

**34. STAMP DUTY AND REGISTRATION CHARGES:**

The charges towards stamp duty fees and registration charges of this Agreement shall be borne and paid by the Allottee alone.

**35. DISPUTE RESOLUTION:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

**36. GOVERNING LAW:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Thane City, and the Courts of law in Thane/Mumbai will have exclusive jurisdiction with respect to all the matters pertaining to this Agreement.

**37. The Permanent Account Numbers of the parties hereto are as under:**

Name	Permanent A/c. No.
DOSTI ENTERPRISES	AAFFD4236J
ANUJ BAPUSAHEB KADAM	DVMPK4179Q
JAYASHRI BAPUSAHEB KADAM	BWBPK9265M
BAPUSAHEB DNYANOBA KADAM	AKHPPK318E



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

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**THE FIRST SCHEDULE ABOVE REFERRED TO**

**("said Property")**

All that Plot of land bearing Survey Number 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7A, 17/7B, 17/8, 17/9, 17/10, 17/11A, 17/11B, 17/11C, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6(New Survey No. 18/6B), 18/7, 18/8, 18/9, 18/10(New Survey No. 18/10A), 18/11(New Survey No. 18/11A), 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/42, 19/43(p), 19/45, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/8(New Survey No. 16/8A), 16/9(New Survey No. 16/9A), 16/10+11A(New Survey No. 16/10+11A1) , 16/11(New Survey No. 16/11A), 16/12B (New Survey No. 16/12/2A), 25/13A(p), 48/4A(p), 49/1(p), 49/2, 49/3, 49/4, 49/5, 49/6, 49/7(New Survey No. 49/7A), 49/8A, 50/3A(New Survey No. 50/3A1), 51/3A, 51/5(New Survey NO. 51/5A), 22(p), 23(p), 24, 25/1, 25/2, 25/3, 25/4, 25/5(p), 25/7(p), 25/9(p), 26/8A(p), 26/9(p), 26/10A, 26/10B, 26/11A(p), 26/11B(p), 26/12, 27/10(p), 27/11(p), 27/15. 27/16A(p), 27/16B(p), 27/17, 40/8(p), 40/15(p), 40/17(p), 40/22(p), 77/13B(p), 77/13C(p), 77/14A(p), 77/14B(p), admeasuring 73,000 sq. mtrs. situate at VILLAGE - BALKUM, TAL.- DIST.- THANE.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**("Rental Component Plot")**

All that Plot of land bearing Survey Numbers 22(p), 23(p), 24, 25/1, 25/2, 25/3, 25/4, 25/5(p), 25/7(p), 25/9(p), 26/8A(p), 26/9(p), 26/10A, 26/10B, 26/11A(p), 26/11B(p), 26/12, 27/10(p), 27/11(p), 27/15. 27/16A(p), 27/16B(p), 27/17, 40/8(p), 40/15(p), 40/17(p), 40/22(p), 77/13B(p), 77/13C(p), 77/14A(p), 77/14B(p), admeasuring 18,250 sq.mtrs. situate at VILLAGE - BALKUM, TAL.- DIST.- THANE.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**("Sale Component Plot")**

All that Plot of land bearing Survey Numbers 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7A, 17/7B, 17/8, 17/9, 17/10, 17/11A, 17/11B, 17/11C, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6(New Survey No. 18/6B), 18/7, 18/8, 18/9, 18/10(New Survey No. 18/10A), 18/11(New Survey No. 18/11A), 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/42, 19/43(p), 19/45, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/8(New Survey No. 16/8A), 16/9(New Survey No. 16/9A), 16/10+11A(New Survey No. 16/10+11A1) , 16/11(New Survey No. 16/11A), 16/12B (New Survey No. 16/12/2A), 25/13A(p), 48/4A(p), 49/1(p), 49/2, 49/3, 49/4, 49/5, 49/6, 49/7(New Survey No. 49/7A), 49/8A, 50/3A(New Survey No.



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50/3A1), 51/3A, 51/5(New Survey NO. 51/5A), admeasuring 54,750 sq.mtr. २०२४  
(approx.) situate at VILLAGE - BALKUM, TAL.- DIST. - THANE.

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**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**("Project Land")**

All that portion of the said Sale Component Plot of the said Property bearing New Survey No. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45(pt) admeasuring 2940 square meters situate at Village, Balkum, Taluka & District Thane.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**Description of Amenities, Common Areas and Facilities**

**AMENITIES OF THE PREMISES**

**FLOORING**

- Large sized vitrified flooring in living/dining bedroom, kitchen and passage

**KITCHEN**

- Premium solid surface kitchen platform with marble support
- Stainless steel sink of reputed make
- Tiles dado of reputed make

**ELECTRICAL**

- Air Conditioned Homes (all rooms)
- Home Automation enabled homes with keyless locks
- Switches with USB connectivity in all rooms
- Electrical wiring & fitting of concealed type P.V.C conduit
- All switches of ISI Mark
- One ELCB per flat and MCB for each room
- TV, AC point, ceiling fan point and regulator point in living and all bedrooms
- Telephone and WIFI point provision in Living & Master Bedroom.

**DOOR**

- Flushed doors with Laminate Finish in Living & Bedrooms

**WINDOWS**

- Sliding windows with engineered frames with clear glass
- Mosquito net for bedroom and living room
- Glass Railing for Living Room Balcony & Master Bedroom Balcony



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#### PAINTING

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

#### SANITARY

- Matt Finish Anti-skid good quality tiles for all toilets flooring
- All toilets with dado tiles
- Concealed plumbing with standard fittings.
- Sanitary fittings of standard make
- 3L Hot water instant geyser
- Well ventilated bathroom with exhaust fan
- Shower partition in all bathrooms

#### SECURITY

- Intercom & Video Door Phone system in each flat

#### LUXURIOUS HIGH END AMENITIES

- Luxurious Lift Interiors finishing
- Designer tiles in the main lobby
- Wi-Fi Connectivity in the main reception

#### BUILDING AMENITIES

- Firefighting & fire alarm system for the building
- Society office
- Common toilets at ground floor level
- Security Access control with CCTV provision at main entrance lobby
- Electrical and power backup for common areas

#### GREEN FEATURES

- Rain water harvesting
- Sewage treatment plant
- Provision of organic waste composter
- Energy efficient lights in common areas
- Efficient use of natural ventilation
- Low VOC paints
- Water efficient fixtures
- Use of recycled water for flushing and gardening
- Native plant species for landscaping
- Outdoor sports activities for health conscious environment
- Disable friendly access system via ramps for entry.



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**COMMON AMENITIES OF THE PROJECT**

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

1. Swimming Pool
2. Outdoor Gym
3. Club House
4. Gymnasium
5. Indoor Games
6. Crèche
7. Society Office
8. Multipurpose Court

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

**Description of the Flat**

Flat No. **E1503** on **15** floor, in **E Wing** in **Dosti Pine Building**, having an area of **692** sq. feet (Rera carpet) equivalent to **64.29** sq. meter (Rera carpet) (as per the definition of carpet area hereinabove mentioned) in the Project known as "**DOSTI WEST COUNTY- PHASE 4- DOSTI PINE**", being constructed on Project Land more particularly described in **FOURTH SCHEDULE** above

In addition to the above the Allottee shall be entitled to use and enjoy on an exclusive basis **3.04** square metres (i.e. **33** square feet) of appurtenant and utility area (which is appurtenant and attached to the said Flat and accessible only from the said Flat) and approved in the said presently approved plans as Open Balcony.

**(Description of Car Parking Space)**

All that **One** number of **Puzzle** Car Parking Space for parking of **One** Car at **Basement** level bearing Parking No.**B-539** in the said project.

**(Description of the consideration)**

The total Consideration/Purchase Price payable by the Allottee to the Promoter, in respect of the Flat shall be **Rs.11259000/- (Rupees One Crore Twelve Lakh Fifty Nine Thousand Only)** and the same shall be paid by the Allottee to the Promoters in the following manner, time for such payment being of the essence of contract:

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Percentage of  
Total  
Consideration

1.	On, before or after execution of Agreement for Sale	9%
2.	Within 15 days of execution of Agreement for Sale	21%
3.	On completion of Plinth of the Wing	5%
4.	On or before Commencement of 2 <sup>nd</sup> Slab of Superstructure of the Wing	5%
5.	On or before Commencement of 6 <sup>th</sup> Slab of Superstructure of the Wing	5%
6.	On or before Commencement of 10 <sup>th</sup> Slab of Superstructure of the Wing	5%
7.	On or before Commencement of 15 <sup>th</sup> Slab of Superstructure of the Wing	5%
8.	On or before Commencement of 20 <sup>th</sup> Slab of Superstructure of the Wing	5%
9.	On or before Commencement of 25 <sup>th</sup> Slab of Superstructure of the Wing	5%
10.	On completion of Slabs including Podium and Stilt of the Wing	5%
11.	On completion of internal walls, internal putty/gypsum, floorings, etc. of the said Flat	5%
12.	On completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat	5%
13.	On completion of external plumbing and external plaster/paint, elevation, terraces with waterproofing of the Wing	5%
14.	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in the Agreement for Sale	10%
15.	At the time of possession of the said Flat	5%
	<b>Total</b>	<b>100%</b>



\* B. K. Sharma

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(Other Charges)

The total Other Charges payable by Allottee to Promoters, in respect of the said Flat shall be **Rs.323100/- (Rupees Three Lakh Twenty Three Thousand One Hundred Only)** The above referred Other Charges shall be paid by the Allottee to the Promoters on handing over possession of the said Flat, time for such payment being of the essence of contract the details whereof are as hereunder:

Sr.No.	Description	Category	Amount (Rs)
1.	Corpus Fund for infrastructure & common facilities.	Deposit	30000/-
2.	Provisional monthly outgoings/ charges for 12 Months in respect of the said Flat	Deposit	69600/-
3.	Provisional monthly outgoings/charges for maintenance of common areas, amenities and facilities of the whole project for 60 months	Deposit	43500/-
4.	Share of Security Deposit for 12 months	Deposit	69600/-
5.	Dosti Club County Outgoings for 24 months	Deposit	34800/-
6.	Share money, application and entrance fee of the Society or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600/-
7.	Fit Out Deposit	Deposit	75000/-
	<b>Total</b>		<b>323100/-</b>

In addition to above mentioned Other Charges, the Allottee shall also be liable to pay following Statutory Dues, as may be applicable, viz;

- i. Stamp Duty
- ii. Registration Charges
- iii. Goods and Service Tax (GST) on Purchase Price
- iii. Goods and Service Tax (GST) on Other Charges
- iv. Property Tax at Actuals

- All payments to be made by the Allottee under this Agreement towards purchase consideration/price and other charges including taxes, GST Stamp Duty and Registration Charges shall be by cheque/demand draft/pay order/any other instrument drawn in favour of "DOSTI ENTERPRISES PINE COLLECTION A/C NO. 5213089163"

*B. Kadam*

₹ *B. Kadam*



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दस्त क्रमांक १०६८/२०२४

५५/१००

SIGNED AND DELIVERED by the  
within named "Promoters"

DOSTI ENTERPRISES

through its Authorized Signatory  
VILAS K. KALBHOR

in the presence of ...

1. Edilun Joseph *Edilun*
2. PRADEEP AMBEKAR *Pradeep*

SIGNED AND DELIVERED

by the within named "Allottee"

ANUJ BAPUSAHEB KADAM *B. Kadam*

JAYASHRI BAPUSAHEB KADAM *B. Kadam*

BAPUSAHEB DNYANOBA KADAM *B. Kadam*

in the presence of ...

1. *Shankar Kadam*
2. *Aditya*



*Kalbh*



*B. Kadam*

*B. Kadam*

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दस्ता क्रमांक २०२४/२०२४  
५६ / १००

RECEIPT

RECEIVED the day and year first hereinabove written of and from the within named Allottee a sum of **Rs.1013310/- (Rupees Ten Lakh Thirteen Thousand Three Hundred Ten Only)** as and by way of earnest money as within mentioned to be paid by him/her/it/them to us the details of which are as under:

Drawn on	Cheque No.	Amount (Rs.)
SBI BANK	UPI PAYMENT	47619
AXIS BANK	399231	142857
AXIS BANK	399232	822834
	<b>Total</b>	<b>1013310</b>

WE SAY RECEIVED  
For DOSTI ENTERPRISES

  
( \_\_\_\_\_ )  
Authorized Signatory  
THE PROMOTERS

Witnesses:

1. Shale Shinde
2. Abhishek

J. K. Kerkar





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दस्त क्रमांक ९७९९/२०२४

५७ / १०७



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स्त क्रमांक १०६६/२०२४  
५८/१००



मुंबई महानगर प्रदेश विकास प्राधिकरण  
MUMBAI METROPOLITAN REGION  
DEVELOPMENT AUTHORITY

No. MMRDA/RHD/RHS-50/17/64

Date: 13 APR 2017

To,  
M/s Dosti Enterprises,  
Lawrence and Mayo House,  
1st Floor, 276, Dr. D. N. Road,  
Fort, Mumbai 400 001.

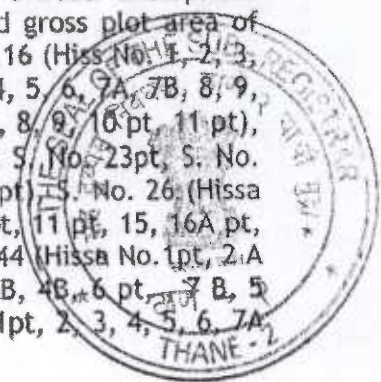
Kind Attn.: Shri Rajul Vora.

Sub: Proposed Rental Housing Scheme at Village Balkum, Taluka and District Thane falling within the jurisdiction of TMC by M/s Dosti Enterprises - Revised Location Clearance and Layout approval.

- Ref: 1. MMRDA's revised Location Clearance and layout approval No. MMRDA/RHD/ RHS-50/15/270 dated 30.10.2015.  
2. MMRDA's revalidation of Location clearance No. MMRDA/RHD/RHS-50/16/89 dated 29.04.2016.  
3. Letter submitted by M/s Dosti Enterprises dated 22.02.2017

MMRDA vide its letter referred at (1) above dated 30.10.2015 has granted revised Location Clearance and layout approval to the Rental Housing Scheme proposed on the land bearing S. No. 16 (H. No. 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12B), S. No. 17 (H. No. 1, 2, 3, 4, 5, 6, 7A, 7B, 8, 9, 10, 11A, 11B, 11C, 12, 13, 14), S. No. 18 (H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11), S. No. 19 (H. No. 23, 29, 30, 31, 32, 37, 42, 43, 45), S. No. 21, S. No. 22, S. No. 23, S. No. 24, S. No. 25 (H. No. 1, 2, 3, 4, 5, 6, 7, 8, 9 part, 10A, 10B, 13A, 13B), S. No. 26 (H. No. 1, 2, 3A, 3B, 4, 5A+B, 6, 7, 8A, 8B, 9, 10A, 10B, 11A, 11B, 12), S. No. 27 (H. No. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16A, 16B, 17), S. No. 34 (H. No. 6, 7, 8), S. No. 35 (H. No. 13, 14), S. No. 39 (H. No. 3, 9B+C), S. No. 40 (H. No. 1, 2, 3, 4, 5, 6, 7, 8(pt), 8A, 9A, 9B part, 10A, 10B, 11, 12, 13, 14, 15, 16A, 16B, 17, 19, 20A, 20B, 21A, 21B, 22), S. No. 41 (H. No. 1A, 6A, 8, 9, 10, 11), S. No. 42 (H. No. 1, 2, 3), S. No. 43 (H. No. 2), S. No. 44 (H. No. 1, 2A, 2B, 3), S. No. 45 (H. No. 2), S. No. 47 (H. No. 1, 2A, 2B, 3, 5, 6, 7, 8A, 8C, 8D), S. No. 48 (H. No. 1, 2, 3A, 4A), S. No. 49 (H. No. 1, 2, 3, 4, 5, 6, 7, 8A), S. No. 50 (H. No. 2A, 3A, 4A), S. No. 51 (H. No. 1, 2, 3A, 5), S. No. 53, S. No. 54 (H. No. 1, 2, 3), S. No. 77 (H. No. 7A, 7B, 7C, 8Ept, 9pt, 10, 11, 12, 13B, 13C, 14A, 14B) at Village Balkum, Taluka and District Thane admeasuring total plot area 2,04,640.00 Sq. m (net plot area 1,33,470.84 Sq. m.) falling within the jurisdiction of TMC. Further, MMRDA vide letter dated 29.04.2016 referred at (2) above has revalidated said revised Location Clearance up to 29.04.2017.

Now, in response to the request referred at (3) above made by M/s Dosti Enterprises MMRDA is pleased to grant revised Location Clearance for the revised gross plot area of 84,134 Sq. M. and net plot area of 73,000 Sq. M. on land bearing S. No.16 (Hissa No. 1, 2, 3, 4, 5, 6, 8 pt, 9 pt, 10 pt, 11 pt, 12B pt), S. No. 17 (Hissa No. 1, 2, 3, 4, 5, 6, 7A, 7B, 8, 9, 10, 11A, 11B, 11C, 12, 13, 14), S. No. 18 (Hissa No. 1, 2, 3, 4, 5, 6pt, 7, 8, 9, 10pt, 11 pt), S. No.19 (Hissa No. 23, 29, 30, 31, 32, 37, 42, 43pt, 45), S. No. 22pt, S. No. 23pt, S. No. 24, S. No. 25 (Hissa No. 1, 2, 3, 4, 5pt, 7pt, 9pt, 10A pt, 10B pt, 13A pt), S. No. 26 (Hissa No. 8Apt, 9 pt, 10A, 10B, 11A pt, 11B pt, 12), S. No. 27 (Hissa No. 10 pt, 11 pt, 15, 16A pt, 16B pt, 17), S. No. 40 (Hissa No. 15pt, 8A, 8B pt, 17 pt, 22 pt), S. No. 44 (Hissa No. 1pt, 2A pt, 2B pt), S. No. 47 Hissa No. (1pt, 2A pt, 3pt, 2/2+3/2Apt, 2/2+3/2B, 4B, 6 pt, 7 B, 5 pt, 8A2, 8B2, 8C1), S. No. 48 (Hissa No. 4A, 4B), S. No. 49 (Hissa No. 1pt, 2, 3, 4, 5, 6, 7A, 7B, 7C, 8Ept, 9pt, 10, 11, 12, 13B, 13C, 14A, 14B)



वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई - ४०० ०५९. कार्यालय : २६५९ ९२३४ • इपीएबीएक्स : २६५९ ०००९/४०००.  
फॅक्स : २६५९ ९९९२ / २६५९ ९२६४ • वेब साईट : <http://www.mmrda.maharashtra.gov.in>

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pt, 7B, 8Apt, 8B), S. No. 50 (Hissa No. 3A pt, 3B), S. No. 51 (Hissa No 3A, 3B, 5A, 5B), S. No. 77 Hissa No. 13 B pt, 13C pt, 14A pt, 14 B pt) subject to following conditions:

**A. Applicable to the developer:**

1. This Location Clearance and layout approval supersedes the Location Clearance (LC) granted by MMRDA in the name of M/s Dosti Enterprises dated 30.10.2015.
2. All the approvals granted by various Authorities on the basis of the Location clearance dated 31.10.2015 shall stands cancelled immediately.
3. Based on the information furnished by the developer, the gross area of the plot is 84,134.00 Sq. M. The net area of the plot calculated as 73,000.00 Sq. M after deducting the area under reservations. The developer shall convey a minimum of 25% land (i.e. 18,250.00 Sq. M.) in the name of MMRDA as freehold and without any encumbrances along with rental houses with FSI One of net plot area in conformity with the DCR and Govt. Orders applicable.
4. The developer shall obtain Commencement Certificate from TMC as per the enclosed plan with the tenement size of 320 sq ft.
5. All the conditions of all the letters issued by MMRDA, GoM and any other competent authority shall be binding on the developer.
6. While obtaining Building Permission for Rental Housing component, the applicant shall exclude items such as all the passages, lifts, staircases etc. from FSI computation that is specified for exemption in GR dated 04.11.2008 regarding Rental Housing.
7. This Location Clearance shall be valid for six months from date of its issue and the developer shall enter into an agreement with MMRDA thereafter as per the draft attached with this letter. Any further revalidation of the Location Clearance shall be applied for at least one month before expiry of the current validity.
8. The developer shall not carry out any development on land not belonging to him or not having Power of Attorney in his favor to develop or the land either affected by ownership disputes/claim/encumbrances etc. which shall be validated by the Competent Authority.
9. The construction of Rental Housing and Free Sale Components should advance as per FSI released by RHD, MMRDA.
10. The developer/owner shall develop the project and pay Infrastructure charges in accordance with the Govt. Orders No. TPS No. 1208/MMR/CR-393/08/ UD-12 dated 04.11.2008 and any other Govt. Order applicable to the site under reference; and shall abide by the Govt. Orders/ MMRDA directives issued from time to time.
11. The developer shall not load any FSI on the plot submitted for Rental Housing Scheme from any other plot. The development potential of the plot submitted for rental housing cannot be transferred to any other plot outside the Rental Housing Scheme. MMRDA shall not be responsible for any conflict between the applicant and others regarding development potential. If any conflict is noticed, this Location Clearance shall be withdrawn at applicants cost.
12. The developer shall develop all on-site infrastructure including roads, water supply, power, solid waste disposal, storm water disposal, sewage disposal and any other infrastructure as may be prescribed by the Planning Authority at his own cost.



Bhadram

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13. The developer shall provide access to land-locked, adjoining and abutting plots not belonging to the developer while preparing layout, at the developers cost, if any.
14. The developer shall obtain permission for access from the Competent Authority, if applicable.
15. The developer shall carry out work as per the layout approved by MMRDA and the modified specifications prescribed by MMRDA for Rental Housing Component. The developer shall extend full co-operation to MMRDA for monitoring the construction work of Rental Housing Component.
16. No. of Balwadis and Welfare centers shall be provided as per the plan enclosed herewith.
17. The developer shall get the S. Nos. subdivided from the Collector for the portion included in Rental Housing Component in due course of time. The Planning Authority shall ensure that such Survey Nos. portion does not receive benefit from any other scheme other than Rental Housing Scheme. If found to do so, MMRDA shall cancel the Location Clearance and initiate action against developer/Architect.
18. The developer/Owner shall indemnify MMRDA from any litigation that may arise due to existing structures, their demolition, land matters, title issues etc. for which the developer shall obtain necessary approval and permission from Competent Authority by paying necessary charges if any. An Indemnity Bond in the format prescribed by MMRDA shall be submitted in this regard along with the Agreement.
19. The developer shall not create any third party rights in the Rental Housing Scheme and shall indemnify MMRDA from any claims/disputes raised by any third party whose rights might have been created in the Rental Housing Scheme.
20. No mortgage, lien or charges with any bank, financial institution and/or any person or persons or transfer, lease or sub-lease of the property shall be allowed of the 25% land to be conveyed to MMRDA. However, the developer/ Owner shall be allowed to mortgage, create any lien or charges with any bank, financial institution and/or any person or persons or transfer, lease or sub-lease the land and property proposed for the free sale component of the Rental Housing Scheme after taking prior permission of MMRDA.
21. The developer/owner, where applicable, shall submit ULC NOC obtained from UDD in accordance with UDD Circular No. ULC-2209/PK.35/ULCD-2 dated 18.03.2009 and ULC Order No. ULC 2209/PK.35/ULCD-2 dated 25.08.2011, if required.
22. This Location Clearance is based on the documents submitted by the developer. This letter shall be deemed as cancelled immediately if the documents submitted by the developer/architect/applicant are found to be false or if violation of any condition in this letter is noticed.
23. The developer/Architect/applicant shall submit a certified copy of all the letters/NOCs/ approvals/disapprovals/permissions/notices etc. to the Chief, Rental Housing Division, MMRDA within 15 days from receipt of the same.
24. The developer shall obtain NOCs for CC above plinth and OC from MMRDA before applying for CC above plinth and OC from concerned Planning Authority.
25. The developer shall carry out work as per the revised specifications enclosed herewith.

*Bhaskar*

*₹* *[Signature]*



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26. Where applicable, the developer shall abide by the provisions of Bombay Tenancy and Agricultural Land Act and all other relevant Acts before commencing any development on site.
27. No development shall be carried out on ULC affected land, forest land, Coastal Regulation Zone/High Tide Line affected land, SEZ (Special Economic Zone), land within MIDC jurisdiction, etc unless permission from Competent Authority is obtained.
28. The offsite infrastructure will be provided by MMRDA to the extent possible and subject to availability of funds.
29. MMRDA reserves its right to withdraw this revised Location Clearance to modify draft agreement, amend detailed technical specifications, amend schedule of implementation, amend FSI release statement, amend or add any other condition in this letter etc. in larger public interest, if found necessary in larger public interest.
30. If any complaints are received by MMRDA against the developers, MMRDA will be at liberty to cancel the Location Clearance if it is found that the complaints are genuine or in case Hon'ble Courts order to do so. The entire liability of third party rights in such case shall vest with the developer and he will be solely responsible for the same.
31. NOC for OC for Free Sale Component shall be granted only after NOC for OC for the Rental Housing component is obtained by the developer from MMRDA.
32. The construction of the Rental Housing Component shall be in advance of the Free Sale Component.

**B. Applicable to Thane Municipal Corporation (TMC):**

1. This Location Clearance is issued based on the GR dated 04.11.2008 in respect of development of Rental Housing Scheme applicable. The TMC shall be at liberty to reject the proposal if it is not in conformity with the applicable DCR provisions and inform MMRDA accordingly.
2. Building Permission / Commencement Certificate shall be issued by TMC only after the revised layout approval granted by MMRDA.
3. While issuing Commencement Certificate for Rental Housing Component, the items mentioned in GR dated 04.11.2008 shall be excluded from FSI computation.
4. Since a public asset is going to be generated in the proposed Rental Housing Scheme, title certificates shall be verified stringently.
5. Plot area calculations and FSI computations shall be based on actual measurements after site inspection / physical survey and taking into consideration the reservations.
6. Manager's cabins, Balwadis and Welfare centers shall be provided as the layout enclosed.
7. TMC shall ensure that the FSI of Free sale and Rental Housing Components as per CC has not exceeded the permissible limits. Any violations shall be immediately brought to the notice of MMRDA. No attempt by the developer to regularize unauthorized structures shall be entertained by TMC.

8. While issuing Building Permission / Commencement Certificate / stay / cancellation etc. to the developer, a copy of the same shall be sent to MMRDA.



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9. The CC shall be released by TMC after NOC for the same is issued by the Rental Housing Division, MMRDA in stages and in accordance with the following schedule:

Sr. No.	Stages of Release of FSI	Rental Component	Free Sale Component
1	On Grant of BP/CC upto plinth by ULB/planning Authority for entire project	1.00	1.00
2	On completion of 50% plinth of Rental component	-	0.50
3	On Completion of 50% BUA of Rental Component		0.50
4	On Completion of 100% BUA of Rental Component	-	0.75
5	On handing over of "25% land & completed Rental component buildings" with occupancy certificate & completion certificate	-	0.25

*Pravin*

(Pravin Darade I.A.S.)

Addl. Metropolitan Commissioner and  
Project Director

- Encl: 1. Layout approval.  
2. Revised detailed specifications.

1. The Municipal Commissioner,  
Thane Municipal Corporation,  
Mahanagpalika Bhavan,  
Dr. Almeda road, Chandanwadi,  
Panchpakhadi, Thane - 400 602.

2. M/s 10 Folds Architects and Consultants,  
B-101, Dev Corpora, Opp. Cadbury signal,  
Thane (W) - 400 601.



*B. Karadam*

*B. Karadam*

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GROUND FLOOR PLAN

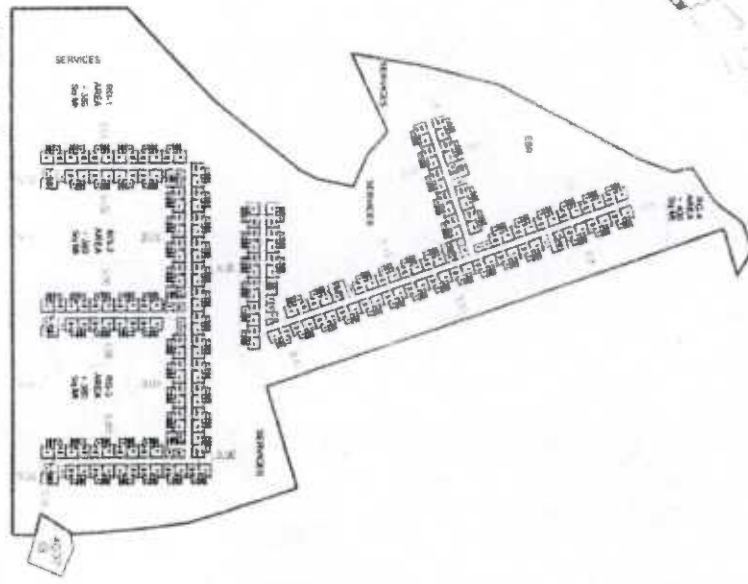


LEGEND

[Symbol]	SHOPS
[Symbol]	BAR/CAFE
[Symbol]	WELLNESS CENTER
[Symbol]	MANAGER ROOM
[Symbol]	COMMON TOILETS
[Symbol]	WETTER ROOM
[Symbol]	RECREATION OPEN SPACE

REQUIRED R. G. 3% = 1460.00 SQ.MT  
 PROPOSED R. G. 1 + 2 + 4 + 1 = 1580.00 SQ.MT

TYPICAL FLOOR PLAN



REQUIREMENT	PROPOSED	REQUIREMENT	PROPOSED	REQUIREMENT	PROPOSED	REQUIREMENT	PROPOSED
NO. OF FLOORS	11	NO. OF FLOORS	9	NO. OF FLOORS	6	NO. OF FLOORS	4
NO. OF UNITS	1000	NO. OF UNITS	900	NO. OF UNITS	600	NO. OF UNITS	400
TOTAL	11000	TOTAL	10000	TOTAL	6000	TOTAL	4000

PROFORMA B  
 BLOCK & LOCATION PLAN (SCALE: 1:500)

MMADA PNB/PAIS SQ/11/194

MUMBAI METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY

DECLARATION BY THE APPLICANT  
 I, the undersigned, being the owner/authorized person of the above mentioned project, hereby declare that the information furnished in the application and the plans submitted are true and correct and conform to the provisions of the provisions of the Maharashtra Regional and Town Planning Act, 1962 and the Maharashtra Regional and Town Planning (Mumbai Metropolitan Region) Regulations, 1977.

APPLICANT'S SIGNATURE: *[Signature]*  
 DATE: 10/10/2024

DECLARATION BY THE ARCHITECT  
 I, the undersigned, being the architect of the above mentioned project, hereby declare that the information furnished in the application and the plans submitted are true and correct and conform to the provisions of the Maharashtra Regional and Town Planning Act, 1962 and the Maharashtra Regional and Town Planning (Mumbai Metropolitan Region) Regulations, 1977.

10 FLOORS

THE SEARCH OFFICER

*[Signature]*

*[Signature]*

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Certificate No. 5408

**THANE MUNICIPAL CORPORATION, THANE**

UDCPR Regulation No. 2.6 & 2.7  
(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT**

**सुधारीत परवानगी / COMMENCEMENT CERTIFICATE**

इमारतीचा तपशील मागील पानावर

V. P. No. S04/0006/06 TMC / TDD / 4472/23 Date : 26/09/2023  
To, Shri / Smt. १० फोल्ड्स आर्किटेक्ट्स अँड कन्सल्टंट्स (Architect)

Shri मे. दोस्ती एन्टरप्रायझेस व इतर (Owners)  
मे. दोस्ती एन्टरप्रायझेस तर्फे श्री. दिपक गोराडीया व श्री. राजुल व्होरा (कुलमुखत्यारधारक)

With reference to your application No. ३७२४ dated ०४/०८/२०२३ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. मागील पानावर in village वाळकूम Sector No. ५ Situated at Road / Street ठाणे धिवंडी वडपा रोड नविन S. No. / C.S.T. No. / F.P. No. खालील प्रमाणे

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

Survey No. 16 (H. No.1, 2, 3, 4, 5, 6, 8A, 9A, 10/A/1, 11A, 12/1A, 12/2A) S. No. 17 (H.No.1, 2, 3, 4, 5, 6, 7(A+B), 8, 9, 10, 11 (A+B+C), 12, 13, 14) S. No. 18 (H.No.1, 2, 3, 4, 5, 6B, 7, 8, 9, 10A, 11A) S. No. 19 (H.No.23, 29, 30, 31, 32, 37, 42, 43/A, 45) S. No. 22/A, S. No. 23/A, S. No. 24, S. No. 25 (H.No.1, 2, 3, 4, 5/A, 7/A, 9/C, 12Pt., 13A) S. No. 26 (H.No.8/1/B, 9/A/2, 10(A+B), 11C, 12) S. No. 27 (H.No.10/A, 11/A, 15, 16A, 17) S. No. 40 (H.No.15/A, 17/A, 22/A) S.No. 48 (H.No.4A/1) S.No. 49 (H.No.1/A, 2, 3, 4, 5, 6, 7/A, 8/A) S. No. 50 (H.No.3/A/1), S.No. 51 (H.No.3/A, 5/A) S.No. 77 (H.No.13C, 14A)

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966**



Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of Thane.

P.T.O.

*J. K. Kadam*

*K. B. Kadam*

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सुधारीत परवानगी :- विक्री इमारतीकरीता  
इमारत क्र. १ तळघर (पार्ट) / फिटनेस सेंटर (पार्ट) + तळ (पार्ट) / फिटनेस सेंटर (पार्ट) + पॉडियम (पार्ट)/फिटनेस  
सेंटर (पार्ट) + १ ते ३२ मजले  
इमारत क्र. २ तळघर (पार्ट) / फिटनेस सेंटर (पार्ट) + तळ (पार्ट) / फिटनेस सेंटर (पार्ट) + पॉडियम (पार्ट) /  
फिटनेस सेंटर (पार्ट) + १ ते ३२ मजले

इमारत क्र. ३ तळघर + तळ - Mezz. (पार्ट) (वाणिज्य) / स्टिल्ट (पार्ट) + पॉडियम + १ ते ३३ मजले  
इमारत क्र. ४ तळघर + स्टिल्ट + पॉडियम + १ ते ३३ मजले  
इमारत क्र. ७ तळघर+ अप्पर ग्राऊंड + पॉडियम + १ ते ३० मजले  
इमारत क्र. ८ तळघर+ अप्पर ग्राऊंड+ पॉडियम (पार्ट)/ फिटनेस सेंटर (पार्ट) + १ ते ३० मजले  
इमारत क्र. ९ तळघर + तळ-Mezz. (पार्ट) (वाणिज्य) / स्टिल्ट (पार्ट) + पॉडियम + १ ते ३३ मजले  
इमारत क्र. १० तळघर+ तळ- Mezz. (पार्ट) (वाणिज्य)/ स्टिल्ट (पार्ट) + पॉडियम + १ ते ३३ मजले  
इमारत क्र. ११ तळघर + तळ - Mezz. (पार्ट) (वाणिज्य) / स्टिल्ट (पार्ट) + पॉडियम + १ ते ३१ मजले  
इमारत क्र. १२ तळघर+ तळ- Mezz. (पार्ट) (वाणिज्य) / स्टिल्ट (पार्ट) + पॉडियम + +१ ते ३१ मजले  
इमारत क्र. १७ तळघर+ लोअर ग्राऊंड +अप्पर ग्राऊंड(पार्ट)/रहिवास (पार्ट) + पॉडियम (पार्ट)/रहिवास(पार्ट) + १ ते  
३० मजले  
इमारत क्र. १८ तळघर+लोअर ग्राऊंड +अप्पर ग्राऊंड (पार्ट)/ रहिवास(पार्ट) + पॉडियम (पार्ट)/रहिवास(पार्ट) + १ ते  
३० मजले  
इमारत क्र. १९ तळघर+ लोअर ग्राऊंड (पार्ट) / स्टिल्ट (पार्ट) + अप्पर ग्राऊंड (पार्ट) / रहिवास (पार्ट) + पॉडियम  
(पार्ट) / रहिवास (पार्ट) + १ ते ३० मजले

सुधारीत सी.सी. :- विक्री इमारतीकरीता

इमारत क्र. १ तळघर/ फिटनेस सेंटर (पार्ट) + तळ (पार्ट) / फिटनेस सेंटर (पार्ट) + पॉडियम/ फिटनेस सेंटर (पार्ट)  
इमारत क्र. २ तळघर/ फिटनेस सेंटर (पार्ट) + तळ (पार्ट) / फिटनेस सेंटर (पार्ट) + पॉडियम/ फिटनेस सेंटर (पार्ट)  
इमारत क्र. ३ तळघर + तळ-Mezz (पार्ट) (वाणिज्य) / स्टिल्ट (पार्ट) + पॉडियम + १ मजले  
इमारत क्र. ४ तळघर + स्टिल्ट + पॉडियम + १ मजले  
इमारत क्र. ७ तळघर + अप्पर ग्राऊंड + पॉडियम + १ ते ३० मजले  
इमारत क्र. ८ तळघर+ अप्पर ग्राऊंड+ पॉडियम (पार्ट) / फिटनेस सेंटर (पार्ट) + १ ते ५ मजले  
इमारत क्र. ९ तळघर+ तळ - Mezz. (पार्ट) (वाणिज्य) / स्टिल्ट (पार्ट) + पॉडियम + १ ते ५ मजले  
इमारत क्र. १० तळघर+ तळ - Mezz. (पार्ट) (वाणिज्य) / स्टिल्ट (पार्ट) + पॉडियम + १ ते ५ मजले  
इमारत क्र. १७ तळघर+ लोअर ग्राऊंड + अप्पर ग्राऊंड (पार्ट)/ रहिवास (पार्ट) + पॉडियम (पार्ट) / रहिवास (पार्ट) + १  
ते ३० मजले  
इमारत क्र. १८ तळघर+ लोअर ग्राऊंड + अप्पर ग्राऊंड (पार्ट) / रहिवास (पार्ट) + पॉडियम (पार्ट) /रहिवास (पार्ट) +  
१ ते ३० मजले  
इमारत क्र. १९ तळघर+ लोअर ग्राऊंड (पार्ट) / स्टिल्ट (पार्ट) + अप्पर ग्राऊंड (पार्ट) / रहिवास (पार्ट) + पॉडियम  
(पार्ट) / रहिवास (पार्ट) + १ ते ३० मजले

- 5) सुधारीत परवानगी /सी.सी. ठामपा/शविवि/3872/22, दि.17.01.2022 रोजीच्या प्रमाणपत्रातील अटी विकासकांवर बंधनकारक राहिल.
- 6) विकासक यांनी त्रयस्थ हक्काबाबत दिनांक 04/07/2023 रोजी दिलेले हमीपत्र विकासकांवर बंधनकारक राहिल.
- 7) विक्री इमारती अंतर्गत प्रस्तावित केलेल्या Mechanical Parking बाबत दिलेले हमीपत्र विकासकांवर बंधनकारक राहिल.
- 8) विक्री इमारतीमध्ये Ventilation Shaft च्या तरतुदीनुसार Mechanical Ventilation ची व्यवस्था करणे आवश्यक राहिल.
- 9) पर्यावरण विभागाकडील दाखल्यात नमूद FSI क्षेत्रापेक्षा जास्त क्षेत्राची सी.सी. मागणी करणेपूर्वी पर्यावरण विभागाकडील सुधारीत नाहरकत दाखला सादर करणे आवश्यक राहिल.
- 10) विक्री इमारतीच्या वापर परवाना पूर्वी Ancillary FSI करीताची उर्वरित रक्कम रु. 37,45,82,514/-चा भरणा 8.5% प्रती वर्षी व्याजासह भरणा करणे आवश्यक राहिल.

Yours Faithfully,

Executive Engineer,  
Town Planning Department  
Municipal Corporation of  
the city of, Thane.



संबंधान  
विक्री इमारतीच्या वापरासाठी न करणे तसेच  
पर्यावरण विभागाकडील दाखल्यात नमूद FSI क्षेत्रापेक्षा जास्त क्षेत्राची सी.सी. मागणी करणेपूर्वी पर्यावरण  
विभागाकडील सुधारीत नाहरकत दाखला सादर करणे आवश्यक राहिल.  
आम्हाला आपल्या कामात आभाराने बघता येईल. त्यासाठी जास्तीत  
जास्त प्रतिसाद देणे गरजेचे आहे. दर ५०००/- देणे शकतो.  
५



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दस्त क्रमांक १००६ / २०२४
६०६ / १००६



**THANE MUNICIPAL CORPORATION**  
(Regulation No.3 & 24)  
**SANCTION OF DEVELOPMENT**  
**COMMENCEMENT CERTIFICATE**

VP No : **S05/0006/08**  
Revised

No : **TMC/TDD/3443/20**

Date : **31/7/2020**

**Building Details**

Building Name	: 19 (BLDG.)	Building Use	: Resi_Commercial
Name of PWork	: 19-1 (BLDG.)		
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR		
Building Name	: 18 (BLDG.)	Building Use	: Resi_Commercial
Name of PWork	: 18-1 (BLDG.)		
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR		
Building Name	: 1 (RENTAL)	Building Use	: Resi_Commercial
Name of PWork	: 1-1 (RENTAL)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR		

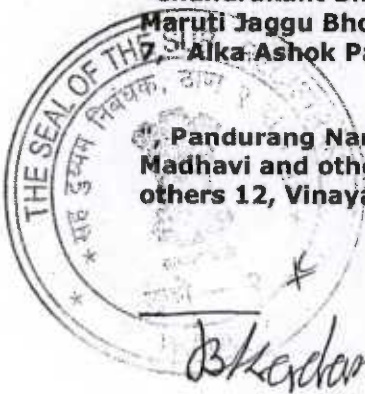
To,

**Anil Hassanand Jagwani ( CA/2001/27699 )**  
"Hausa Narayan Mhatre and others 19

**(Architect)**  
**(Owner)**

", Sadanand Motiram Patil and others 19, "Hausa Narayan Mhatre and others 19, Sadanand Motiram Patil and others 19, "Parshuram Narayan Bhoir and others 6, "Tulsidas Motiram Patil and others 9, "Tulsidas Motiram Patil and others 9, "Savitri Harichandra Patil and others 16, "Savitri Harichandra Patil and others 16, "Hirabai Tukaram Patil (Kini), "Rupabai Vaman Mali and others 16, "Yogeshwar Hirachand Patil and others 9, "Tulsidas Motiram Patil and others 9, "Lata Subhash Mahatre and others 9, "Ashok Keshav and others 3, "Kiran Raghunath Patil and others 12, "Kiran Raghunath Patil and others 12, "Veenabai Vasant Bhoir and others 9, "Narayan Atmaram and others 5, "Narayan Atmaram and others 5, "Chandrakant Bhiva Patil and others 3, Laxman Chango, Maruti Jaggu Bhoir, Namubai Undyra Ulevkar and others Alka Ashok Patil and others 4

"Pandurang Narayan Bhoir others 3, Motibai Maruti Madhavi and others 8, Venubai Ramchandra Patil and others 12, Vinayak Kashinath Patil and others 12, Vinayak



*(Handwritten signature)*



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दस्ता क्रमांक १०६६/२०२४
६८/१०६

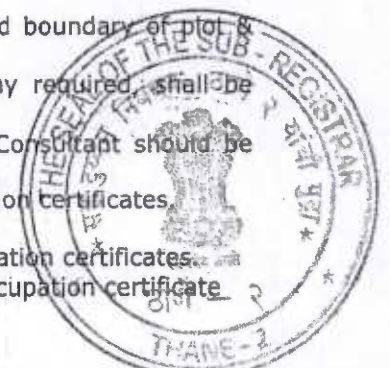
Kashinath Patil and others 12, Venubai Ramchandra Patil and others 12, "Harshal Ganesh Mhatre and others 9, "Namdeo Shankar Patil and others 9, "Bharat Gajanan Patil and others 12, "Narayan Manglya Patil and others 7, "Narayan Manglya Patil and others 7, "Narayan Manglya Patil and others 7, Ambi Aau Hari and others 30, Dilip Ramchandra and others 30, Ramesh Ramji Patil and others 1, Rakhmabai Narayan Patil and others 12, Baliram Ramchandra Patil, Kashibai Chandrya Mhatre and others 19, Vinayak Kashinath Patil and others 7, Vanubai Madukar Shingi and others 12, Ramchandra Ragho Patil and others 5, Ramchandra Ragho Patil and others 5, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, Kashinath Pandurang Patil and others 18, Kashinath Pandurang Patil and others 18, Kashinath Pandurang Patil and others 18, Harishchanra Krishna Patil and others 8, Harishchanra Krishna Patil and others 8, Narandra Vinayak Patil and others 8, Ashok Krishna Bhoir and others 9, Ashok Krishna Bhoir and others 9, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Rajesh Premji Shah, Rajul Vrajlal Vora, Rajul Vrajlal Vora, Rajul Vrajlal Vora, Rajul Vrajlal Vora

(Power of Attorney Holder)

Sir,

With reference to your application No. S05/0006/08 dated 10/10/2019 and development Permission No. TMC/TDD/3442/20 dated 31/7/2020 grant of Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... in Sector: Sector 5, Village :- BALKUM, Survey No / H No. :- 5/2,5/3 TO 78 AND OTHERS, the Commencement is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice



Shri. Kadam

F. B. M.

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17) All site safety arrangements to be made while construction phase.

18) It is mandatory to implement Vector Borne Disease Action plan.

19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.

20) Information Board to be displayed at site till Occupation Certificate.

21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.

22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.

23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15<sup>th</sup> Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.

24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.

25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.

26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,

27) Boundary wall should be constructed before Plinth Certificate.

28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.

29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.

30) Sanad from Collector Office should be submitted before applying Occupation Certificate.

31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.

32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

**WARNING:** PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE PPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

#### Conditions

- 1 All conditions mentioned in the Amended Permission vide TMC/TDD/ 3442 / 20 dated : 31/07/2020 shall be binding on the developer.
- 2 All conditions mentioned in CFO NOC shall be binding on the developer.
- 3 HRC NOC for CC above 70.00mt. to be obtained for building no.18 & 19.
- 4 All conditions mentioned in revised MOEF shall be binding on the developer.

Office No.....

Office Stamp.....

Date :- 1/8/2020

Signature by Nitin B  
Yesugad  
<nitin.yesugad@thane.gov.in>  
is Invalid  
Name :  
Designation :  
Date : 01-Aug-2020  
Organization :  
Maharashtra  
Certificate  
Permissions



Thane Municipal Corporation.

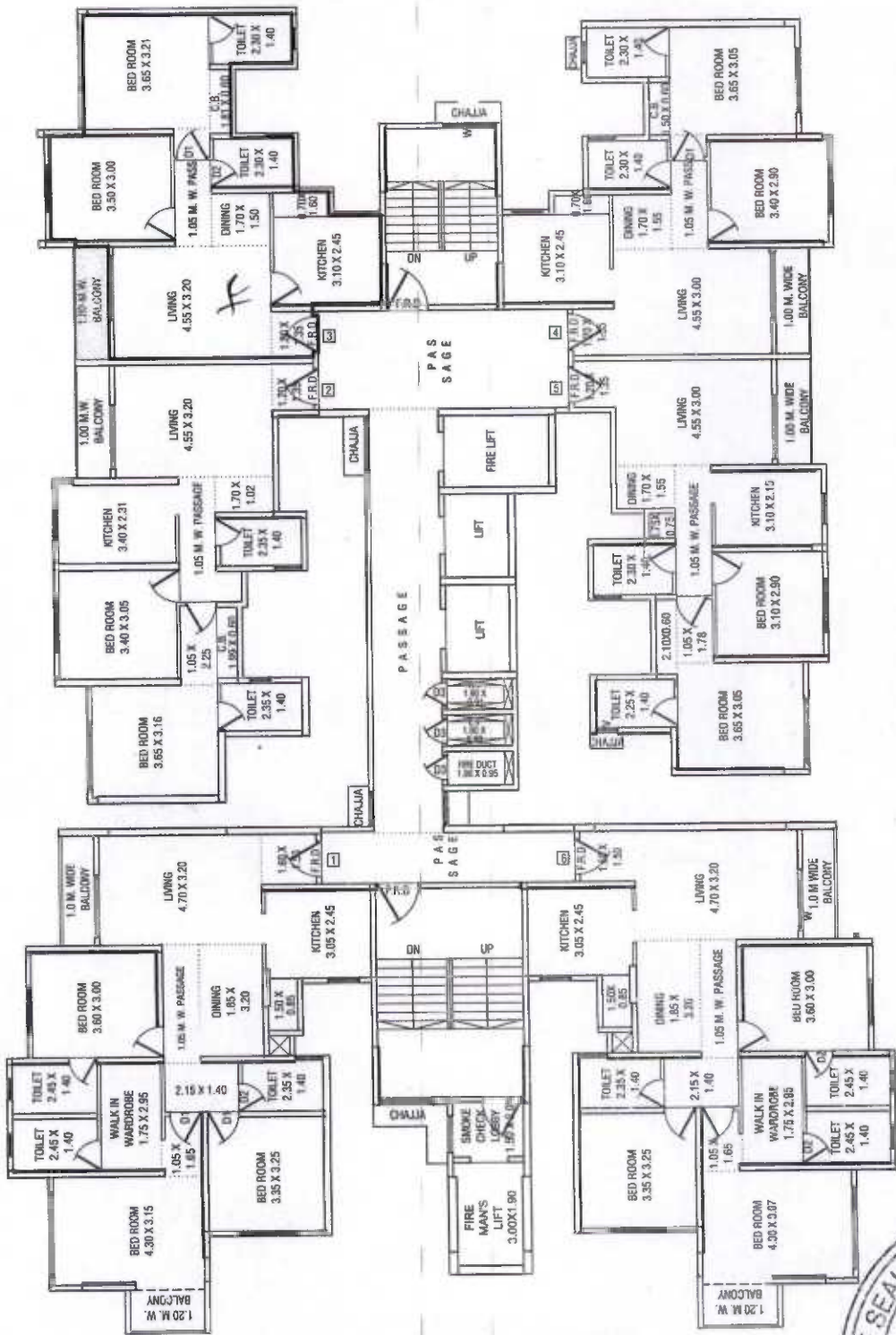


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ANNEXURE 6

DOSTI PINE - E WING

FLAT NO. 3



*B. K. Ram.*

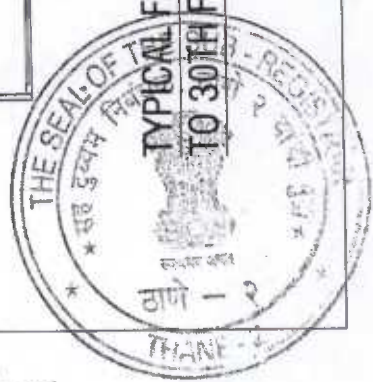
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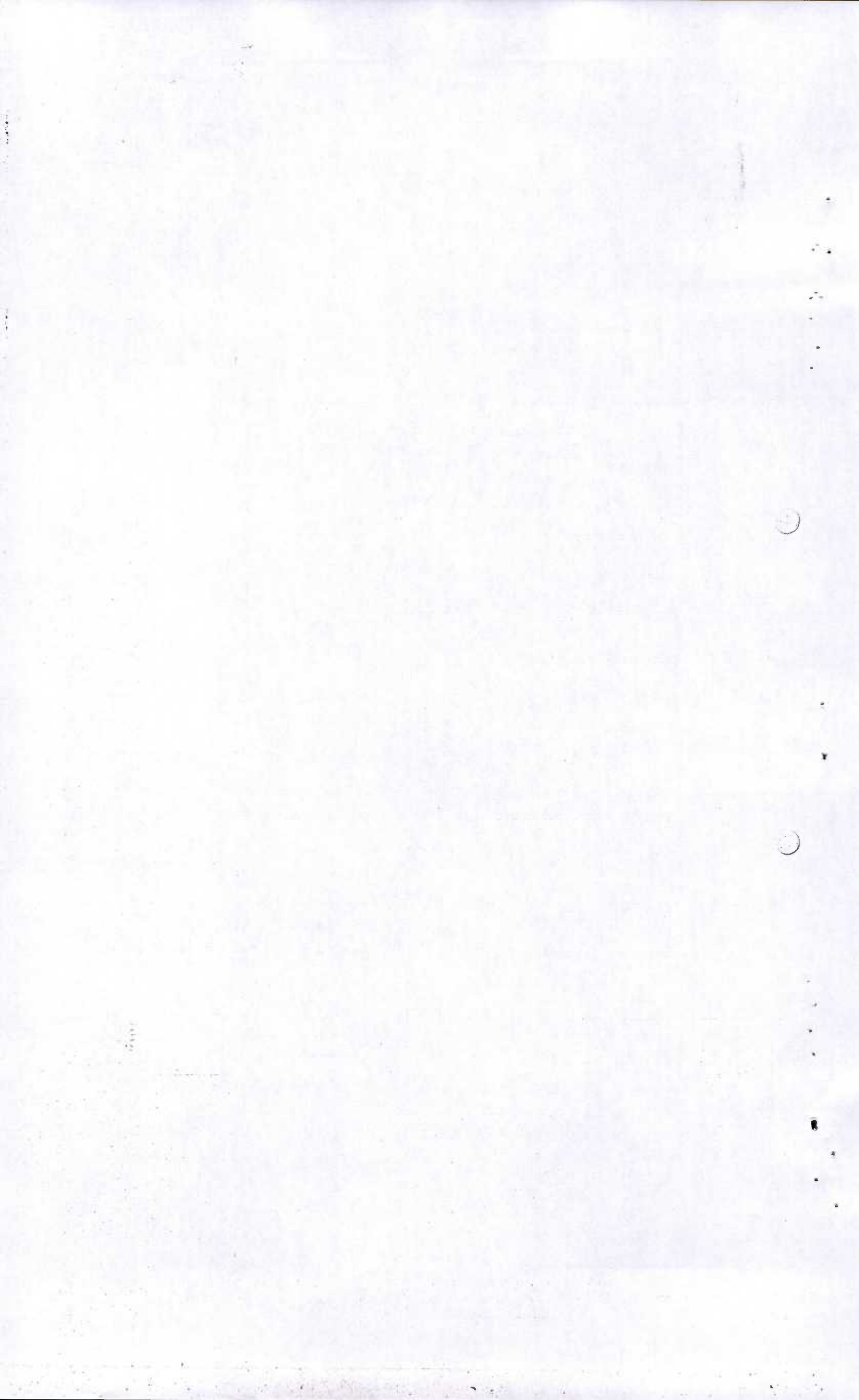
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 दस्त. क्रमांक २७२८/२०२४  
 ७० / १००

TYPICAL FLOOR PLAN - 1ST TO 5TH, 7TH TO 10TH, 12TH TO 15TH, 17TH TO 20TH, 22ND TO 25TH, 27TH

TO 30TH FLR.

FLAT / PREMISES NO. 15.03.03 ON .....15th...FLOOR



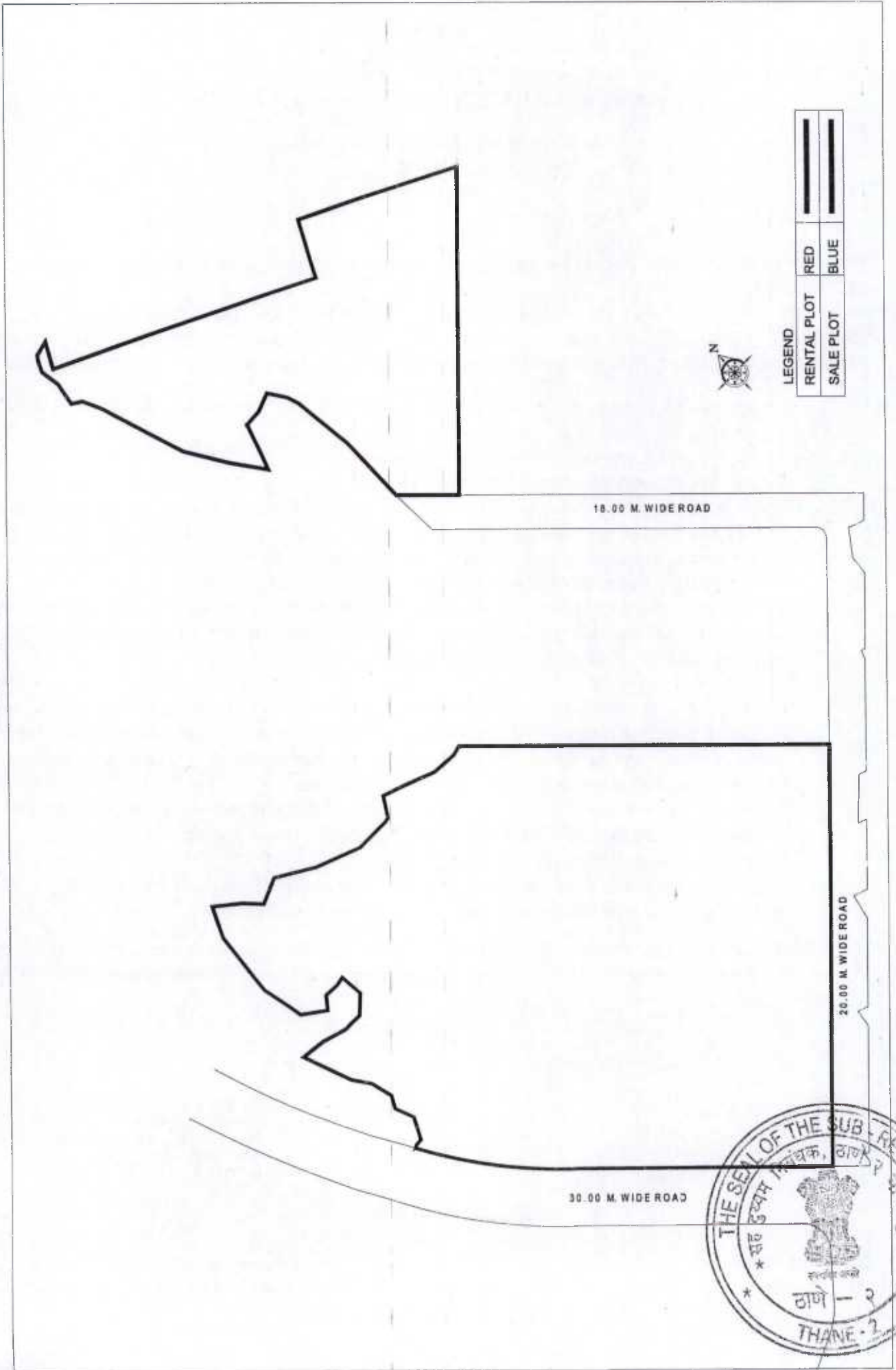


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Annexure:E



Bkadam

\* *[Signature]*

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सप्त क्रमांक २०२८/२०२४

७२ / १०७



## 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 : **P51700025834**

**Project: DOSTI WEST COUNTY - PHASE 4- DOSTI PIN** Bot Bearing / CTS / Survey / Final Plot No.: **17/4PT, 17/5PT, 17/7A PT, 17/7B PT, 17/8PT, 17/9PT, 17/11A PT, 17/11B PT, 17/11C PT, 18/3PT, 18/4PT, 18/5PT, 18/6B PT, 18/7 PT, 18/8 PT, 18/9PT, 18/10A PT, 18/11A PT, 19/37 PT, 19/45 PT at Thane (M Corp.), Thane, Thane, 400607;**

- Dosti Enterprises** having its registered office / principal place of business at Tehsil: **Ward ABCD, District: Mumbai City, Pin: 400001.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 **19/07/2020** and ending with **30/06/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 19-07-2020 08:59:34



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

*Pradham*

*Dr. Vasant Pramanand Prabhu*



Kotak Mahindra Bank

Ref: Dosti Pine-0745

Date: 6-Dec-2023

To,
M/s Dosti Enterprises
Lawrence & Mayo House, 1st floor, 276,
Dr. D. N. Road, Fort, Mumbai - 400 001. Maharashtra

Sub: No Objection Certificate for Unsold Units in the Project "Dosti Pine, Dosti West County, Thane West".

With reference to your request letter dated 7 Nov 2023 we hereby have no objection in sale of respective Units as per the Annexure A

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

For Kotak Mahindra Bank Limited

Digitally signed by Ravikant Darogaprasad Mishra
Date: 2023.12.06 16:26:53 +05'30'

Authorised Signatory

Kotak Mahindra Bank Ltd.

CIN 165110MH1585PLC038137
12 BKC, C-12, G Block
Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051

T +91 022 62185000
F +91 022 62185000
www.kotak.com

Registered Office:
27BKC, C-27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051
Maharashtra, India



Kotak Mahindra Bank

Handwritten stamp: टनन - २, 7 Dec 2023, Annexure 103/1900

Table with columns: Sr. No, Wing, Flat No., Floor, RERA Carpet Area (Sq. Ft.), Open Balcony (Sq. Ft.). Lists units 1 through 39.

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Bandra (E), Mumbai-400 051
Maharashtra, India

Digitally signed by Ravikant Darogaprasad Mishra
Date: 2023.12.06 16:27:51 +05'30'

Authorised Signatory



Kotak Mahindra Bank

Table with columns: Sr. No, Wing, Flat No., Floor, RERA Carpet Area (Sq. Ft.), Open Balcony (Sq. Ft.). Lists units 40 through 80.

Kotak Mahindra Bank Ltd.

CIN 165110MH1585PLC038137
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Bandra (East), Mumbai - 400 051

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F +91 022 62185000
www.kotak.com

Registered Office:
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Bandra Kurla Complex,
Bandra (E), Mumbai-400 051
Maharashtra, India

Digitally signed by Ravikant Darogaprasad Mishra
Date: 2023.12.06 16:27:34 +05'30'



Kotak Mahindra Bank

Table with columns: Sr. No, Wing, Flat No., Floor, RERA Carpet Area (Sq. Ft.), Open Balcony (Sq. Ft.). Lists units 81 through 121.

Kotak Mahindra Bank Ltd.

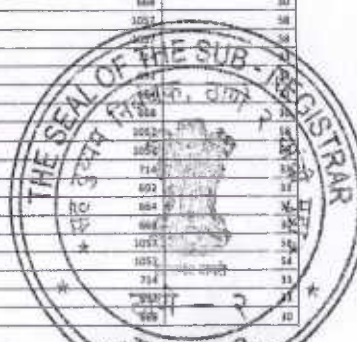
CIN 165110MH1585PLC038137
12 BKC, C-12, G Block
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Bandra (E), Mumbai-400 051
Maharashtra, India

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Date: 2023.12.06 16:27:51 +05'30'

Authorised Signatory



Handwritten signature: J. K. Kulkarni

Handwritten signature: Ravikant Darogaprasad Mishra

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दस्तावेज क्रमांक १०६८/२०२४



Kotak Mahindra Bank

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Sr. No.	Wing	Flat No.	Floor	RERA Carpet Area (Sq. Ft.)	Open Balcony (Sq. Ft.)
123	E Wing	2201	22nd	1057	58
124	E Wing	2202	22nd	714	33
125	E Wing	2203	22nd	692	33
126	E Wing	2204	22nd	664	31
127	E Wing	2205	22nd	668	30
128	E Wing	2206	22nd	1057	58
129	E Wing	2301	23rd	1057	58
130	E Wing	2302	23rd	714	33
131	E Wing	2303	23rd	692	33
132	E Wing	2304	23rd	664	31
133	E Wing	2305	23rd	668	30
134	E Wing	2306	23rd	1057	58
135	E Wing	2401	24th	1057	58
136	E Wing	2402	24th	714	33
137	E Wing	2403	24th	692	33
138	E Wing	2404	24th	664	31
139	E Wing	2405	24th	668	30
140	E Wing	2406	24th	1057	58
141	E Wing	2501	25th	1057	58
142	E Wing	2502	25th	714	33
143	E Wing	2503	25th	692	33
144	E Wing	2504	25th	664	31
145	E Wing	2505	25th	668	30
146	E Wing	2506	25th	1057	58
147	E Wing	2601	26th	1057	58
148	E Wing	2602	26th	714	33
149	E Wing	2603	26th	692	33
150	E Wing	2605	26th	668	30
151	E Wing	2606	26th	1057	58
152	E Wing	2701	27th	1057	58
153	E Wing	2702	27th	714	33
154	E Wing	2703	27th	692	33
155	E Wing	2704	27th	664	31
156	E Wing	2705	27th	668	30
157	E Wing	2706	27th	1057	58
158	E Wing	2801	28th	1057	58
159	E Wing	2802	28th	714	33
160	E Wing	2803	28th	692	33
161	E Wing	2804	28th	664	31
162	E Wing	2805	28th	668	30

Kotak Mahindra Bank Ltd.  
CIN: 165110MA1985M1CO38137  
12 BKC, C-12, G Block,  
Bandra Kurla Complex,  
Bandra (East), Mumbai - 400 051

T: +91 022 62185000  
F: +91 022 62185000  
www.kotak.com

Registered Office:  
12 BKC, C-12, G Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai 400 051  
Maharashtra, India

Ravikant Darogaprasad Mishra  
Digitally signed by  
Ravikant Darogaprasad Mishra  
Date: 2023.12.06 16:28:14 +05'30'



Kotak Mahindra Bank

Sr. No.	Wing	Flat No.	Floor	RERA Carpet Area (Sq. Ft.)	Open Balcony (Sq. Ft.)
163	E Wing	2806	28th	1057	58
163	E Wing	2806	28th	1057	58
164	E Wing	2901	29th	1057	58
165	E Wing	2902	29th	714	33
166	E Wing	2903	29th	692	33
167	E Wing	2904	29th	664	31
168	E Wing	2905	29th	668	30
169	E Wing	2906	29th	1057	58
170	E Wing	3001	30th	1057	58
171	E Wing	3002	30th	714	33
172	E Wing	3003	30th	692	33
173	E Wing	3004	30th	664	31
174	E Wing	3005	30th	668	30
175	E Wing	3006	30th	1057	58

Ravikant Darogaprasad Mishra  
Digitally signed by  
Ravikant Darogaprasad Mishra  
Date: 2023.11.06 16:28:37 +05'30'

Kotak Mahindra Bank Ltd.  
CIN: 165110MA1985M1CO38137  
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Bandra Kurla Complex,  
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Bandra Kurla Complex,  
Bandra (E), Mumbai 400 051  
Maharashtra, India



*[Handwritten signature]*



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दस्त क्रमांक ९०६८ / २०२४
७५ / १००



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दस्त क्रमांक १०६८२०२४
०६ / १००



MR. KIRAN BADGUJAR  
Advocate High Court

Ref: Dosti-Pine-2023

Date: 02.11.2023

**CERTIFICATE OF TITLE**

Re. :- Real Estate project known as "DOSTI WEST COUNTY - PHASE 4 - DOSTI PINE" comprising of one building to be known as "DOSTI PINE" having 5 wings, viz., Wing "A", Wing "B", Wing "C", Wing "D" and Wing "E" (i.e. Building Nos. 19, 18, 17, 7 & 8 respectively in the Municipal Sanctioned Plan) ("the said Buildings") to be constructed on a portion of the Land admeasuring 2940 square meters or thereabouts, bearing New Survey No. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45 situate, lying and being at Village Balkum, Taluka and District Thane ("the said Land") (the said Buildings and the said Land are hereinafter collectively referred to as "the said Project").

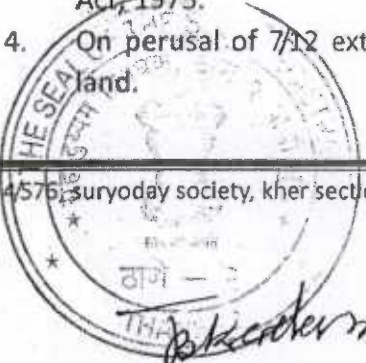
M/S. DOSTI ENTERPRISES ..... OWNERS/DEVELOPERS/PROMOTERS

**TO WHOMSOEVER IT MAY CONCERN**

**THIS IS TO CERTIFY THAT,** I have investigated the title of the Promoters, M/s Dosti Enterprises, a Partnership Firm, having its registered office at Lawrence & Mayo, 1<sup>st</sup> floor, 276, D.N. Road, Fort Mumbai-400 001, in respect of all that piece and parcel of immovable property being Non-Agricultural land bearing New Survey No. 17/4 (pt), 17/5(pt), 17/7A(pt), 17/7B(pt), 17/8(pt), 17/9(pt), 17/11A(pt), 17/11B(pt), 17/11C(pt), 18/3(pt), 18/4(pt), 18/5(pt), 18/6B(pt), 18/7(pt), 18/8(pt), 18/9(pt), 18/10A(pt), 18/11A(pt), 19/37(pt), 19/45 lying, being and situated at Village Balkum, Thane, Taluka and District Thane and within the limits of the Municipal Corporation of the City of Thane and on the basis of search caused to be taken at the office of the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records, Sanctioned Plans and documents submitted, I have observed as under:-

1. By and under various registered deeds and documents, the Promoters have acquired rights, title and interest in the said land with physical and legal possession thereof, for valuable consideration and on terms and conditions as more particularly described therein.
2. On perusal of various Orders issued under Urban Land (Ceiling and Regulations) Act, 1976 (for short "ULC ACT")- since repealed w.e.f. 29<sup>th</sup> November, 2007 in respect of said land, it is clear that there is no legal impediment for holding, development and transfer in respect thereof.
3. On perusal of 7/12 extracts of said land, it appears that the said land has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. On perusal of 7/12 extracts of said land, prima-facie it appears that said land is not Adivasi land.

4576, suryoday society, kher section, ambernath, thane, 421501 (m.s.), advocate\_kiran2008@yahoo.com, 9822824181



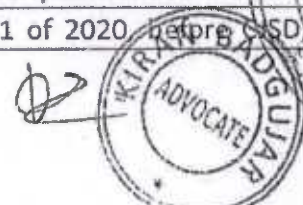
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क्रमांक ७०६८/२०२४
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5. In respect of land parcel forming part of said land, which were previously Class-II, the proper permissions from the Competent Authority has been obtained as per the provisions of Section 43 of B.T.& A. L. Act, 1948.
6. In view of sanctioned Development Plan, land parcels forming part of said land has been sub-divided as per Village Form No. 12 prepared as per the Survey carried out by Deputy Superintendence Land Records, Thane, as the same was affected by various reservations. Accordingly, vide registered Declaration, the possession of such land parcels has been handed over to the Thane Municipal Corporation and effect of the same has been given on 7/12 extracts.
7. The Promoters proposes to develop the said Buildings on the said land in accordance with the Amended Permission / Commencement Certificate bearing No. V.P. No. S05/0006/08 and Certificate No. TMC/TDD/3442/20 on 31<sup>st</sup> July, 2020 amended by Certificate No. TMC/TDD/3872/22/ on 17<sup>th</sup> January, 2022 which is further amended on 26<sup>th</sup> September, 2023 vide Certificate No. TMC/TDD/4472/23, granted by the Thane Municipal Corporation, Thane, and as amended from time to time.
8. Vide Mortgage Deed, registered at Sr. No. TNN-2-13050/2020 on 12.10.2020 read with Rectification Deed registered at Sr. No. TNN-5-11285/2020 on 06/11/2020 the said Project has been mortgaged with Kotak Mahindra Bank Limited on such terms and conditions as more particularly contained therein.
9. Following litigations are pending in respect of said land, in the said litigations, no adverse orders have been passed by any of the Hon'ble Courts in any way affecting the title of the Promoters to the said land.

Survey Nounbers affected by Pending Litigation	Details of the pending Litigations :
17/9(pt), 18/10 A(pt)	Civil suit bearing SCS No. 8/2016, before the C.J.S.D.,Thane, filed by one Chandribai Ramchandra Patil for the reliefs as more particularly contended therein.
17/5(pt), 17/7A(pt), 17/7B(pt), 18/6B(pt)	i) Civil suit bearing SCS No. 389/2017 before the C.J.S.D., at Thane, filed by M/s Dosti Enterprises for the reliefs as more particularly contended therein, ii) Civil suit bearing SCS 35/2017 before the C.J.S.D., at Thane, filed by one Sachin Vinayak Gharat and others for the reliefs as more particularly contended therein, iii) Civil suit bearing SCS 16/2013 before the C.J.S.D., at Thane, filed by one Sudhakar Yashwant Bhoir and others for the reliefs as more particularly contended therein, iv) Civil suit bearing RCS 586/2011 before the C.J.J.D., at Thane, filed by one Yamunabai Hajare and others for the reliefs as more particularly contended therein, v) Civil W.P. No. 4299/2017 before the Hon'ble High Court Mumbai, filed by one Sudhakar Yashwant Bhoir and others for the reliefs as more particularly contended therein.
19/37(Pt)	Civil suit bearing SCS No. 161 of 2020 before C.S.D. Thane.

*Iskankam.*



*[Signature]*



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दस्त क्रमांक १०९८/२०२४

१०८/१००



MR. KIRAN BADGUJAR

Advocate High Court

	filed by Manda Vasant Bhoir and others for the reliefs as more particularly contended therein.
17/11/C(pt)	i) Civil suit bearing RCS No. 313 of 2018, before CJJD, Thane, filed by Vasant Kashinath Patil and others for the reliefs as more particularly contended therein.

10. IN VIEW OF THE ABOVE, IN MY OPINION,

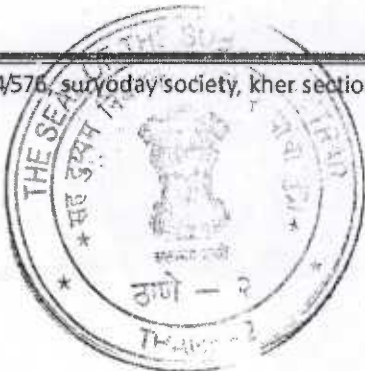
- The title of M/s Dosti Enterprises to the land forming part of said Project is clear, marketable and free from all encumbrances and reasonable doubts and;
- M/s. Dosti Enterprises has full rights and absolute authority to construct the said Buildings on the said land as per the sanctioned plans, as may be amended from time to time and to sell, assign, transfer, lease, give license and / or deal with the said land and all the flats and premises constructed or to be constructed thereon on what is commonly known as "Ownership basis" or otherwise.

Date : 02.11.2023



MR. KIRAN BADGUJAR

Advocate







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 दस्त क्रमांक २०२४/२०२४  
 २/०३

**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM these presents shall come We, 1) ASHOK KHIMJI CHAKSUTA, Age 62 Years, Occupation: Service; (UID No.2475 8478 9427); 2) PANKAJ NAROTTAMDAS SHAH, Age 58 Years, Occupation: Service; (UID No.5732 1360 7252); 3) JAY RAJUL VORA, Age 31 Years, Occupation: Service; (UID No.7892 0661 7893); 4) PARIN JAYANT POPAT, Age 39 Years, Occupation: Service; (UID No.9523 4139 3102); 5) VILAS KASHIRAM KALBHOR, Age 52 Years, Occupation: Service; (UID No.8095 0045 6339); 6) BHAVIN HARSHAD KHANT, Age 48 Years, Occupation: Service; (UID No. 6443 8892 2087); and 7) BHAVIK BHARAT MEHTA, Age 37 Years, Occupation: Service; (UID No.3166 8512 2833); all Indian Inhabitants, and having our office address at Dosti West County, Village-Balkum, Taluka & District Thane, SEND GREETINGS:

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

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

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

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

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

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

1) To appear before and present, all the documents including Agreement for Sale, Lease Deed, Leave and License Agreement, Deed of Rectification, Deed of Cancellation, Affidavits, undertakings, declarations, receipts, Possession Letters, Demand letters, Notices and all types of deeds, documents and writings for and on behalf of Dosti with regards to all or any of the residential premises and/or commercial premises, parking spaces etc. constructed /to be constructed by Dosti, in their said Project duty executed by us in our capacity as Constituted Attorneys of Dosti, to the registering authorities, having authorities to receive and register, documents and/or to admit execution thereof, identify our signature thereon and to do all acts, deeds, matters and things necessary for registration of the said Documents before the Registrar/Sub-Registrar of Assurances at Thane and receive it back when it is duly registered from the concerned authorities.

For any of the purposes mentioned hereinabove to sign all applications, forms, petition, papers, undertakings, terms and conditions etc. as may from time to time be required by various Government or local authorities or any other person or as

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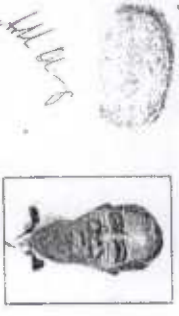
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 दिनांक २५/१/२०२४  
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may be necessary or required from time to time which respect of registration and/or admit execution thereof on our behalf as mentioned hereinabove.

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

SIGNED AND DELIVERED  
 by the above named



1) ASHOK KINMI CHAKSUTA



2) PANKAJ NAROTTAMDAS SHAH



3) JAY RAJUL VORA



4) PARIN JAYANT POPAT



5) VILAS KASHIRAM KALBHOR



6) BHAVIN HARSHAD KHANT



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7) BHAVIK BHARAT MEHTA

In the presence of  
 1)   
 2)

WE ACCEPT THE ABOVE SAID POWERS



(i) GOVIND SOPAN KAKADE



(ii) RAM MARUTI PAWAR



(iii) RAJESH DAGADU MORE

In the presence of  
 1)   
 2)





**Maharashtra State Electricity Distribution Co. Ltd.**

**BILL OF SUPPLY FOR THE MONTH OF DEC-2023**

Consumer No.: 00039620000  
 Consumer Name: DOSTI ENTERPRISES  
 Address: S.NO.137, 137A, 146, 159, ETC.,  
 PNH 4 G REGENCY, OLD MUMBAI AGRA RD.,  
 VILAGE: KAKUM, THANE Pin Code : 400007  
 Email: [mail@mahavitaran.com](mailto:mail@mahavitaran.com)

Meter No.: 955.K109165  
 Seasonal: Urban/Rural  
 Connected Load (KW): 750.00  
 Contract Demand (KVA): 500.00  
 70% of Con. Demand (KVA): 350.00  
 Feeder Voltage (KV): 11  
 Date of Connection: 07/12/2017  
 Category: COMMERCIAL  
 Spec. Invly: 07 PART B  
 PAN: AAF0434J  
 Prev. Highest Bill Demand (KVA): 540  
 Add. S.D. Demanded Rg.:  
 S.D. Address Rg.:

Bill Month	Units	Bill Demand(KVA)	Bill Amount
NOV-23	1,51,715	546	29,76,679
OCT-23	1,84,740	517	34,41,694
SEP-23	1,71,430	485	31,71,070
AUG-23	1,55,075	454	28,21,539
JUL-23	1,78,385	454	31,50,727
JUN-23	1,58,320	494	29,06,042
MAY-23	1,84,315	503	30,13,712
APR-23	1,53,815	479	28,21,554
MAR-23	1,44,915	427	26,88,606
FEB-23	1,21,020	403	22,82,448
JAN-23	1,10,500	383	22,12,047
DEC-22	1,45,900	394	26,58,087

For making Energy Bill payment through RTGS/NEFT mode, use following details:  
 Beneficiary Name: MSEDCL  
 Beneficiary Account Number: MSEDH010403990000  
 IFSC Code: SBIN0685955 (for bills sent via RTGS)  
 Name of Branch: SB Branch, Chinchwad-MSEDCL  
 Home of Branch: P. No. 10, Chinchwad-MSEDCL  
 Customer's Phone No. for payment: 022-26244000 (for payment via consumer number mentioned in beneficiary account number)

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

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

Follow us on:

**Important Message:**

- Consumer can pay bills using Net Banking, Credit/Debit cards at <https://mahadiscom.mahadiscom.in> or through other modes.
- Submit/ update your E-mail ID and mobile number to Circle office for receiving prompt alerts through SMS.
- Submit/ update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
- Special data is operational for IT Customers, please contact: [itcustomers@mahadiscom.in](mailto:itcustomers@mahadiscom.in) for any clarification / request.
- This Electricity Bill should not be used for the address proof and as a proof of property ownership.
- For any payment to MSEDCL, ENSURE & INSIST for computerized receipts with unique system generated receipt number. Do not accept hand written receipts. Pay online to avoid any inconvenience.

ट न न - २  
 दस्त क्रमांक ९०९८/२०२४

MAHAVITARAN  
 5732 1300 7252  
 आगार - सामान्य माणसाचा अधिकार  
 ९०९८/२०२४

MAHAVITARAN  
 2475 8476 9427  
 सेवे आगार - परी पाहणाने  
 7892 8661 7893  
 आम आदमी का अधिकार

MAHAVITARAN  
 5732 4139 6442  
 आगार - सामान्य माणसाचा अधिकार  
 ट न न - २  
 दस्त क्रमांक ९०९८/२०२४  
 ७/०७

MAHAVITARAN  
 8095 0945 6139  
 आगार - सामान्य माणसाचा अधिकार



MAHAVITARAN  
 3106 8512 2833  
 आगार - सामान्य माणसाचा अधिकार

Handwritten signatures and marks at the bottom right of the page.



ट न न - २  
न क्रमांक १०६८/२०२४

ट न न - २  
न क्रमांक १०६८/२०२४  
८/१३

*A. S. M. S. K.*



2590 0218 4376  
संपादन समयावधि भ्रंशित



2590 0218 4376  
संपादन समयावधि भ्रंशित



3523 9753 5477

संयुक्त शिक्षण विभाग  
Unique Identification Number of the  
GPO No. 307513  
Address: GPO Dept. Nam, Siphara, OD, Campar,  
Rambhawan, 307513



0 6259 1744  
Joint Sub Registrar Thane 2

74984  
सुधार 10 जनवरी 2024 12:31 म.न.

दस्तावेज संख्या - 1

दस्तावेज संख्या: 2894/2024

संख्या: 014

संख्या: 014

दस्तावेज संख्या: 5500-

दस्तावेज संख्या: 10-01-2024

दस्तावेज संख्या: 1205 म.न. का. संख्या:

संख्या: 1139  
संख्या: 1801/2024  
संख्या: 120  
संख्या: 240.00



*P. S. K.*

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

संयुक्त उप-सूचना संख्या 10/01/2024 12:05:44 PM की संख्या (संख्या)  
संख्या 2 10/01/2024 12:05:44 PM की संख्या (संख्या)

संयुक्त उप-सूचना संख्या 10/01/2024 12:05:44 PM की संख्या (संख्या)  
संख्या 2 10/01/2024 12:05:44 PM की संख्या (संख्या)





REGISTRATION NO. 2

REGISTRATION NO. 2

क्र.सं.	व्यक्ति का नाम	पता	व्यक्ति का चित्र	सत्यापित
1	श्री. राजेश कुमार शर्मा	...		<input checked="" type="checkbox"/>
2	श्री. सुनील कुमार शर्मा	...		<input checked="" type="checkbox"/>
3	श्री. अमित कुमार शर्मा	...		<input checked="" type="checkbox"/>
4	श्री. विवेक कुमार शर्मा	...		<input checked="" type="checkbox"/>
5	श्री. अशोक कुमार शर्मा	...		<input checked="" type="checkbox"/>
6	श्री. प्रमोद कुमार शर्मा	...		<input checked="" type="checkbox"/>
7	श्री. नरेश कुमार शर्मा	...		<input checked="" type="checkbox"/>
8	श्री. विक्रम कुमार शर्मा	...		<input checked="" type="checkbox"/>
9	श्री. अजय कुमार शर्मा	...		<input checked="" type="checkbox"/>



क्र.सं.	व्यक्ति का नाम	पता	व्यक्ति का चित्र	सत्यापित
1	श्री. राजेश कुमार शर्मा	...		<input checked="" type="checkbox"/>
2	श्री. सुनील कुमार शर्मा	...		<input checked="" type="checkbox"/>

ट न न - २  
दस्ता क्रमांक ६०६८/२०२४

पंजीकृतकर्ता का नाम: ...  
पंजीकृतकर्ता का पता: ...  
पंजीकृतकर्ता का मोबा. नं.: ...

क्र.सं.	पंजीकृतकर्ता	प्रकार	पंजीकृतकर्ता का पता	GRN/Loan No.	उपयोग	उपयोग का नं.	उपयोग का तिथि
1	PANKAJ SHAI	eChallan	...	MH01373168620234E	500.00	50	10/01/2024
2	PANKAJ SHAI	DHC	...	...	240	HF	10/01/2024
3	PANKAJ SHAI	eChallan	...	MH01373168620234E	100	HF	10/01/2024

1. Verify scanned documents for correctness through e-portal (to verify on a daily basis) previous after scanning.  
2. Get print immediately after registration.

ट न न - २  
दस्ता क्रमांक ६०६८/२०२४



ट न न - २  
 क्रमांक ६०६२/२०२४  
 ८५ / १००६

क्र.सं.	व्यक्ति का नाम	व्यक्ति का पता	व्यक्ति का जन्म तिथि	व्यक्ति का लिंग	व्यक्ति का धर्म	व्यक्ति का पेशा	व्यक्ति का शिक्षा	व्यक्ति का संपत्ति
1	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...



दिनांक 4 वीं 11 / 01 / 2024 11 : 56 : 05 AM  
 11/01/2024 11:56:05 AM  
 जय हिन्द

Sl. No.	Party Name	Type	Verification no/Number	DPH/Amount	Amount	DPH/Amount	DPH/Amount	DPH/Amount
1	PANOLI	...	69103032024011010206	500.00	500.00	...	...	...
2	PANOLI	...	0124009322338	240	240	...	...	...
3	PANOLI	...	0124009322338	100	100	...	...	...

ट न न - २  
 क्रमांक ६०६२/२०२४  
 ०३ / ०३

प्रमाणित करण्यात येते कि सगळ्या  
 वरतक क्र. ६०६२/२०२४ मध्ये नोंद घेतली आहे.  
 पाने आहेत.  
 पत्रे बंद आहेत.

स. उदार विवेक ठाणे क्र. २  
 दि. ०३/०१/२०२४



ट न न - २

दस्त क्रमांक २०२४

६६/१००

कुलमुखत्यार पत्राचे घोषणापत्र

मी, गोविंद बाळुडे/राजपवार/विजेश मोरे या द्वारे घोषित करतो, की दुय्यम निबंधक

ठाणे- ५/२ यांचे कार्यालयात कराजनामा या शिर्षकाचा दस्त नोंदणीसाठी सदर करण्यात आला आहे. मेसर्स दोस्ती रव्हराजसेन

यांनी दिनांक १०/१/२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

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

आहे, सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा

कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य

कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र

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

आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन

मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक -

सही

*G. S. K. K. K.* *R. S. K. K. K.* *R. S. K. K. K.*

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



334/384

पावती

Original/Duplicate

Monday, January 09, 2023

10:15 AM

नोंदणी क्र.: 39म

Regn: 39M

09/01/2023

पावती क्र.: 412

दिनांक:

न - २

क्रमांक १०१८/२०२४

८० / १००

गावाचे नाव: नांदेड

दस्तऐवजाचा अनुक्रमांक: हवल16-384-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: जयश्री बापूसाहेब कदम

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

सह दुय्यम निबंधक, हवेली-16

बाजार मूल्य: रु.0.001/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१६, पुणे

1) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013413191202223E दिनांक: 09/01/2023

बँकेचे नाव व पत्ता:

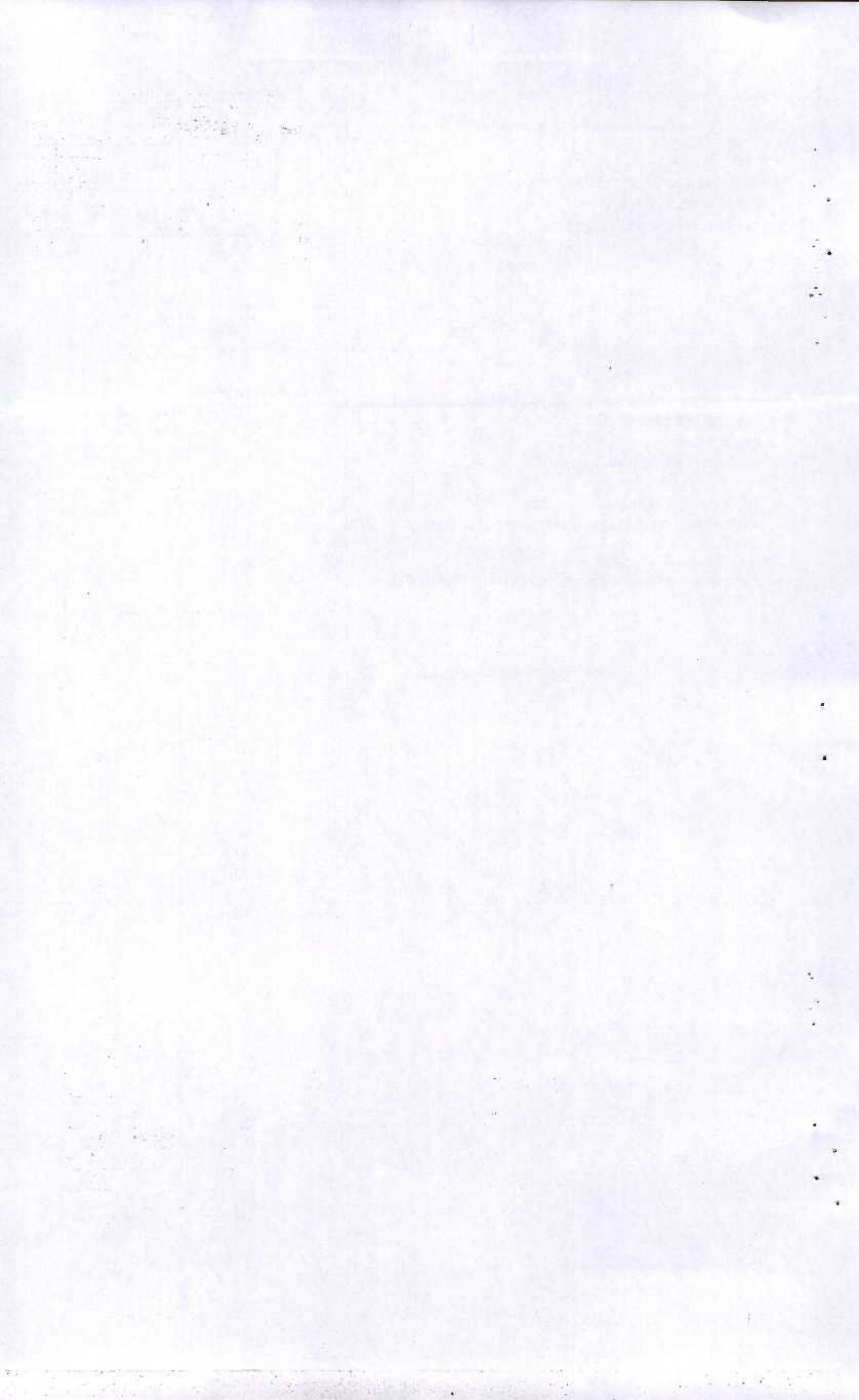
2) देयकाचा प्रकार: DHC रकम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0801202300793 दिनांक: 09/01/2023

बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला







हवल - १६		
४१३८४	९	९५
२०२३ न न - २		
CHALLAN		
MTR Form Number-6		
सा क्रमांक UEL/२		

N	MH013413191202223E	BARCODE	Date	03/01/2023-17:06:55	Form No	04831
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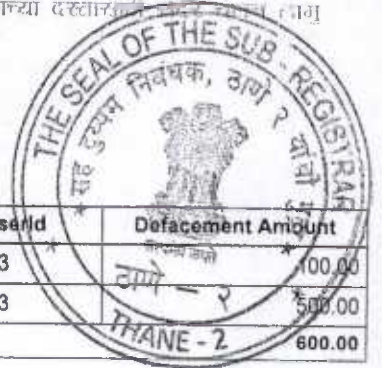
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Account Name	HVL1_HAVELI NO1 SUB REGISTRAR		PAN No.(If Applicable)			
Location	PUNE		Full Name	JAYSHRI BAPUSAHEB KADAM		
Year	2022-2023 One Time		Flat/Block No.	JANARANJANI 5B G-409		
Account Head Details		Amount In Rs.	Premises/Building			
10046401	Stamp Duty	500.00	Road/Street	SINHGAD ROAD		
30063301	Registration Fee	100.00	Area/Locality	NANDED CITY		
			Town/City/District			
			PIN	4 1 1 0 4 1		
			Remarks (If Any)	SecondPartyName=ANUJ BAPUSAHEB KADAM-		
			Amount In	Six Hundred Rupees Only		
		600.00	Words			



Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023010882887	CKV8756063	
Cheque/DD No.		Bank Date	RBI Date	08/01/2023-17:24:07	Not Verified with RBI	
Name of Bank		Bank-Branch	STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID :  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9623099537  
दस्तावेजाचे नोंदणी करायला नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजासाठी लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Use/Id	Defacement Amount
1	(IS)-334-384	0006650773202223	09/01/2023-10:14:56	IGR023	100.00
2	(IS)-334-384	0006650773202223	09/01/2023-10:14:56	IGR023	500.00
Total Defacement Amount					600.00



Jakodkm  
AUF



हवेल - १६  
४१३८४ २  
२०२३  
१५ न - २  
क्रमांक १०६८ / २०२४  
८६ / १००८



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

### Receipt of Document Handling Charges

PRN 0801202300793 Receipt Date 09/01/2023

Received from JAYASHRI BAPUSAHEB KADAM, Mobile number 9623099537, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 384 dated 09/01/2023 at the Sub Registrar office Joint S.R. Haveli 16 of the District Pune.



### Payment Details

Bank Name SBIN	Payment Date 08/01/2023
Bank CIN 10004152023010800754	REF No. 300855153486
Deface No 0801202300793D	Deface Date 09/01/2023

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

*Jaskadem* *huyB*







हवेली - १६		
४	६	१५
४१३८४		
२०२३		

ट न न
२३ / १००

Immovable properties purchased, to be purchased anywhere in India. the purpose and to admit the execution therefore and any other deed and document, various registers, to put the thumb impression in the presence of said Registration authority and to do all, acts, deeds, things, to complete the registration formalities.

5. To obtain possession of the flat/s/ unit/s shop as and when the same is ready for occupation.

6. To attend to all affairs concerning my movable and immovable properties presently standing in my name, and to be acquired by me in future and respect of the aforesaid flat, and to do all acts, deeds and things as may be deemed necessary, proper, just expedient, reasonable and advisable under the obtainable circumstance at any give point of time.

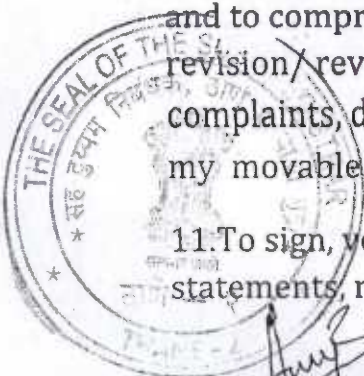
7. To enter into, carry on and maintain correspondence with any person/s, firm/s, company/ies or any other body corporate or association of persons, Association of Apartment owners, co- operative societies, local, municipal, statutory and official authorities for and on our behalf keeping in mind protection and promotion of our interest involved at relevant time/s.

8. To ask for demand, sue for, recover, receive and collect from all person/s, firm/s, company/ies, statutory authorities etc. all sums, money stocks, profits, debts, dues, rents, income from movable and immovable properties, charges, claims, demands and all sorts of payments due to me and upon receipt thereof to give valid receipts and discharge for such payments received and also to compound or compromise the same.

9. To adjust, settle, compromise, before the Court or outside the Court any dispute, suit, claim, proceedings, which may be instituted against me in relation to any movable and immovable property/ies or for any reason whatsoever nature or to submit to the Arbitration any account, claims, demands, actions, suit or proceedings which may be instituted against.

10. To institute prosecute and defend action, suit, complaint, dispute or other proceeding at law against any person/s, firm/s, company/ies, on our behalf and to compromise, give up, submit for arbitration, prefer an appeal / revision / review or any other remedy available in any of the claims, suits, complaints, disputes, actions or proceedings, at law concerning myself and/or my movable and immovable property/ies and aforesaid flat etc.

11. To sign, verify, declare, and affirm all plaints complaints disputes, written statements, replies, petitions, affidavits, verification, appeals, revisions,



*[Signature]*

*B. K. Kadam*

review  
before  
Deput  
Secret  
compe  
disput  
immov  
12. To  
Archit  
attend  
procee  
therec  
servic  
13. To  
Gaonk  
collec  
survey  
Record  
Munic  
taxes e  
laws a  
such a  
14. To  
propet  
15. To  
name a  
16. I ha  
housin  
operat  
of the  
author  
Bank/I  
Mortga  
and to  
Regist  
deeds  
and to  
/Finan  
>



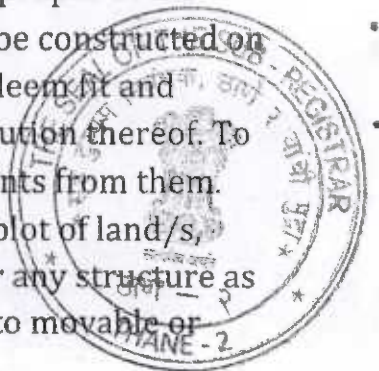
हवेल - १६		
३	५	१५० न न - २
४१३८४		क्रमांक १०६८ / २०२४
२०२३		
१२ / १००		

immovable property/ies in Maharashtra or anywhere in India, to settle /finalize all terms and conditions, to fix price/ consideration, of the movable and immovable property/ies to pay consideration, Balance consideration, full and final consideration as the case may be and to sign and execute Agreement for purchase to get executed and Admitted and to sign and execute and Admit Agreement, Deed of Apartment/ deed of sale in respect of the immovable property/ies and purchased /Sale by me and further to execute any other, deeds, document/s etc. to get the movable and immovable property/ies transferred in my name from the Owner/Vendors and to give possession of the PURCHASE property to be purchased in my name and for that matter to execute possession receipt if required and to get my name mutated on concerned government and semi government record and in the assessment record of Municipal Corporation/ Municipal council or any other local authority/ies, Grampanchayat etc.

2. And to sign and execute Leave and License Agreement of the aforesaid flat/shop and any other flat/ immovable property/ies and to lodge the said Agreement /s, Deed of Assignment, Deed of apartment, Deed of Correction, Deed /s Document /, Leave and License Agreement and any other deeds. To negotiate for the purchase of immovable properties in Maharashtra or anywhere in India,

3. to receive the License Fee, Interest Free Security Deposit and to issue License Fee receipt to the prospective Licensee/s if require To deposit the said amount received from the prospective Licensee in to my bank.

4. To appear before the Sub Registrar Haveli at Pune or any Sub Registrar in India or the authority having jurisdiction for executing any document for purchase of immovable properties in Maharashtra or anywhere in India or sale of any of those properties, such as agreement to sale, agreement of assignment, lease agreement, Deed of Assignment, Indemnity Bond, Development Agreement, Sale Deed, Conveyance, Lease Deed, Rectification/Correction Deed, Consent Deed, Exchange Deed, Declaration, Confirmation Deed, Release Deed, Mortgage Deed, Gift Deed, Cancellation of any document or any document as my attorney deem fit and proper of the aforesaid land or the flat, row home, farm house, building to be constructed on the said land in favour of person/institution as my attorney deem fit and proper and to present such documents and to admit the execution thereof. To accept the registration receipt and to accept original documents from them. To accept consideration from the prospective purchasers of plot of land/s, land/s, farm house/s, row house/s, flat/s, shop/s, office/s, or any structure as the case may be and to issue a valid receipt thereof, relating to movable or



*[Handwritten signature]*

*[Handwritten signature]*

ट न न - २  
रस्त क्रमांक ९०९८/२०२४  
९९/१००



हवल - १६  
६/३८४ ४ १५

AND WHEREAS,

*Jskadam* I, therefore of appointing MY (REAL MOTHER) NAME-SOU. JAYASHRI BAPUSAHEB KADAM AGE 42<sup>52</sup> yrs, OCCU.-Housewife, Pan No. BWBPK9265M R\AT- Flat No. G-409, JANARANJANI 5B NANDED CITY, SINHGAD ROAD, PUNE-411068

BE and to act as my law fully and duly constituted Attorney for the purposes aforesaid.

AND WHEREAS SOU. JAYASHRI BAPUSAHEB KADAM

has expressed her readiness and willingness to be and to act as our lawfully and duly constituted Attorney for the purpose aforesaid,

NOW KNOW ALL WE MEN THAT,

I, the undersigned

1) MR. ANUJ BAPUSAHEB KADAM

AGE-27, OCCU-SERVICE

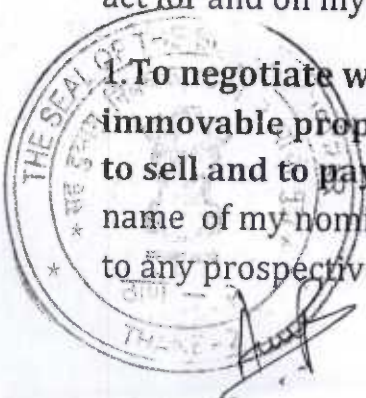
PAN NO. DVMPK4179Q

R\AT- Shivraj society, Hans Nagar, behind S T Workshop, Khopat, Thane-400001

*Jskadam* DO hereby nominate, authorized and appoint MY (REAL MOTHER) NAME-SOU. JAYASHRI BAPUSAHEB KADAM AGE 42<sup>52</sup> yrs, OCCU.-Housewife, Pan No. BWBPK9265M R\AT- Flat No. G-409, JANARANJANI 5B NANDED CITY, SINHGAD ROAD, PUNE-411068

To be lawfully and duly constituted attorney duly vested with any and \or requisite rights, powers, authorities, liberties, privileges and competence to act for and on my behalf to do the following acts deeds and things

1. To negotiate with the owner/s, Promoter/Builder of movable and immovable property/ies for Purchase/ to be purchased in my name and to sell and to pay and to discharge all outgoing, in my name, or in the name of my nominee/assignee and/my movable and immovable properties to any prospective Purchaser/s and for such purchase of my movable and



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**GENERAL POWER OF ATTORNEY**

without any consideration

**TO WHOMSOEVER THESE PRESENT SHALL COME**

WE, The undersigned,

**1)MR. ANUJ BAPUSAHEB KADAM**

AGE-27, OCCU-SERVICE

PAN NO. DVMPK4179Q

R\AT- Shivraj society,Hans Nagar,behind S T Workshop,Khopat,Thane-400001

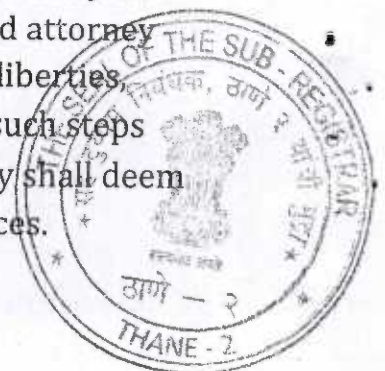
Executants of this instrument, DOES HEREBY SEND OUR GREETINGS;

**WHEREAS, I Due to service out of India for undetermined period of time, I am unable to manage to the affairs of my assets, estates and properties purchased/ to be purchased at Pune/anywhere in India or sale of any properties anywhere in India and therefore it is become necessary for me to appoint some fit and proper person as my Constituted Attorney.**

AND WHEREAS, I intend to invest various amounts in Savings Accounts and Fixed Deposit Accounts with various Banks and interested to invest my funds to purchase various properties in Maharashtra or anywhere in India, or sale of those properties.

**AND WHEREAS ,We therefore desirous of appointing some trustworthy and competent person to be and to act as my lawfully ,duly constituted attorney duly vested with any and all requisite rights, powers ,authorities, liberties, privileges and competence to act for and on my behalf by taking such steps and measures at opportune times as our duly constituted Attorney shall deem fit and proper from time to time under the obtainable circumstances.**

*B* *Bkadam*





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reviews, and all other necessary paper on our behalf and to present the same before any court, cooperative court, Registrar cooperative societies, District Deputy Registrar, Commissioner for Cooperation, collector, Commissioner, Secretary, Minister, Tribunal, judge Magistrate Arbitrator/s or any other competent, statutory judicial body competent to take cognizance of the dispute claims action or proceeding concerning ourself and our movable and immovable property/s

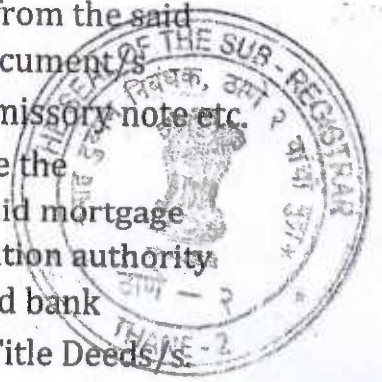
12. To engage and appoint agents, Advocates, solicitors, Accountants, Architects, Engineers or any other professionally competent person/s to attend and to look after any claim, suit action, dispute complaint or proceeding concerning any movable and immovable property/s or any part thereof and to settle and fix the terms and conditions for availing of such services for and on our behalf.

13. To appear before the concerned revenue officers, such as Gaonkamgar Talathi, circle officer sub Divisional officer, Deputy collector, Additional collector, collector Tahsildar Commissioner, city survey officer, superintendent of Land Records, District Inspector of Land Record, Secretary, Minister concern local, municipal authorities and officers of Municipal corporation including commissioner, Assessor and collector of taxes etc. and any other competent authorities. appointed under the various laws and to sign and submit the Application, petitions to be presented before such authorities

14. To attend day to day affairs in respect of my all movable and immovable property/s by appearing before the concerned authorities.

15. To receive any letter /correspondence, notice / summons, issued in our name and to give replay to the same.

16. I have further authorized my power of Attorney Holder to avail housing loan or any other type of loan from the Nationalized Bank, cooperative scheduled Bank or any other Financial Institution of the choice of the power of Attorney holder and for that matter my Attorney is fully authorized to apply for loan and to get the loan sanctioned from the said Bank/Financial Institution and to execute various deed/s Document/s Mortgage Deeds Application, Letters, power of attorney, promissory note etc. and to lodge the documents, deeds, etc. for registration before the Registration Authority, if required, and to sign, execute the said mortgage deeds documents and other deeds in the presence of registration authority and to handover original documents Title deeds etc to the said bank /Financial institution for creation of mortgage by deposit of Title Deeds/s



Handwritten signature: *Tskadam*



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And I have further authorized to my attorney to look my day to day affairs related Current Bank Affairs And sing the bank related document to my Bank Account and various document related to my any Bank.

17.To correspond with the Municipal, local Authority and Assessor and collector of taxes ,Grampanchayat Authority/s to get my name duly mutated on the relevant record.

18.To apply for membership and to resign from the Membership of Condominium of Apartment Owners, or a Co-operative Housing society and for that purpose to sign various forms/ Applications/ Declaration/ Affidavit, Bonds etc. as per the bye laws of condominium/co-operative society and to participate into the day to day affairs of the said condominium/Association of apartment owners or Co-operative society and pay the association / apartment /society charges ,requisite fees and maintenance charges and to accept the valid receipt thereof.

19.To appear before and represent me before the M.S.E.D.C.L. or Rationing Authorities, Pune Cantonment Board, Pune Municipal Corporation or any Local Authorities relating to properties detailed above or any other immovable properties purchased, to be purchased in Maharashtra or anywhere in India or sale of any properties, and sign the necessary forms, applications,, bonds, declarations, affidavits or any other documents on my behalf.

20.And generally to act on my behalf in all matters and to do all other acts, deeds matters and things whatsoever in or about the affairs of my movable and immovable property/s

21.The power of attorney executed by these presents shall remain in force till it is revoked in writing by me.

I further agree and undertake to ratify and abide by and confirm all the acts, deeds and things done by my said Attorney in lawful exercise of the powers that stand conferred upon her by execution of these presents as if the concerned acts, deeds, and /or things were in fact transacted by me remaining present in person.

I further declare that out of this above mention property profit will be transfer to the Executant bank account .



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I further declare that ,this Power of Attorney is given by me for my own convenience without any consideration I have not received any consideration from My said attorney for execution of this Power of Attorney, and also I have not paid any consideration to said Attorney.

IN WITNESS WHEREOF ,we the Executants hereof have put our signature on these present as appearing hereunder on this 9<sup>th</sup> day of Jan. the year 2023, at Pune.

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**WITNESSES-**

1SIGN.-   
 NAME- Yogesh Shivaraj Dharmal  
 ADDRESS-  
 At post Khatau  
 Talkorgam  
 Dist Satara.



MR. ANUJ BAPUSAHEB KADAM  
 (Executant)

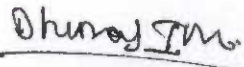
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**WITNESSES-**

1SIGN.-   
 NAME- Jitendra Dharmal,  
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 ded city Pune. 41.

*Jitendra*



SOU. JAYASHRI BAPUSAHEB KADAM  
 (I accept all powers Power of Attorney Holder)

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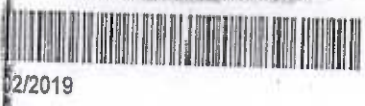
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 3  
दस्त क्रमांक : 2028/2019  
नोदंणी :  
Regn:63m

गावाचे नाव : नांदेड

वलेखाचा प्रकार करारनामा  
माचदला 863000  
बाजारभाव(भाडेपट्ट्याच्या तितपट्टाकार आकारणी देतो की पट्टेदार सुद करावे) 858624



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प्रमाण,पोटहिस्सा व घरक्रमांक (पत्ता)

1) पालिकेचे नाव:पुणे इतर वर्णन : इतर-माहिती: दर 24,200/- प्रति चौ.मी. जा.क्र.सहसंनर-मु/नांदेड सिटी/सोशल हीसिंग/42 दिनांक 15/01/2019. गाव मीजे नांदेड ता.हवेली जि.पुणे येथील प्रोजेक्ट नांदेड सिटी मधील स.नं.10 हि.नं.2,स.नं.11 हि.नं.1,5/1,8/2,9,10/1,12 स.नं.79 हि.नं. 2/2 यासी क्षेत्र 16603 चौ.मी. म्हणजेच 1.660384 हे. एन.आर.डी. 5वी या मिळकती वरील स्कीम जनरंजनी वी मधील विव्डींग नं. जी मधील चौथ्या मजल्या वरील फ्लॅट नं. 409 यासी क्षेत्र 27.80 चौ.मी. म्हणजेच 299.24 चौ.फुट कारपेट हि मिळकत. महाराष्ट्र शासन महसुल व वनविभाग यांचे आदेश क्र.मुद्रांक-2006/यु.ओ.आर. 53/प्र.क्र.536/म 1,मुंबई मुद्रांक अधिनियम 1958 दि.15/1/2008 अन्वये विशेष नगर वसाहत प्रकल्पासाठी मु.शुं: 50% सवलत दिली आहे.(म्हाडा लाभायी)( ( Survey Number : 10 ; ) )

आकारणी किंवा जुडी देण्यात असलेले तेंव्हा.

1) 27.80 चौ.मीटर

दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.

1): नाव:-नांदेड सिटी डेव्हलपमेंट आणि कंस्ट्रक्शन कॉ.ली.प्रमोटर्स तर्फे व जमीन मालक यांचे तर्फे कु.मु.म्हणून श्री.सतीश मगर यांचे तर्फे नोंदणी करता कु.मु. श्री. अमोल व्ही. जंगम - वय:-37; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: स. नं. 247, कालवाड वस्ती, लोहेगाव रोड पुणे 411032, रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-411032 पॅन नं:-AACCN2613H

दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-बापूसाहेब ज्ञानोबा कदम - - वय:-62; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: बी/307, शिवराज सोसायटी, एस.टी. वर्कशॉपच्या मागे,खोपट ठाणे (वे) 400601, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKHPK8318E  
2): नाव:-जयश्री बापूसाहेब कदम - - वय:-49; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: बी/307, शिवराज सोसायटी, एस.टी. वर्कशॉपच्या मागे,खोपट ठाणे (वे) 400601, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BWBPK9265M

दस्तऐवज करून दिल्याचा दिनांक

07/02/2019

दी वाधली

सदर नक्कल बापूसाहेब ज्ञानोबा कदम

दस्त नोंदणी केल्याचा दिनांक

07/02/2019

मी रुजवात घेतली

यांस त्यांचे तारीख.....02/02/19

अनुक्रमांक,खंड व पृष्ठ

2028/2019

असल बाहुकुम नक्कल

चे दस्तासोबत समस्त मी दिली तारीख.....09/10/19

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बाजारभावाप्रमाणे नोंदणी मालक

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शेरा:

सह. दुय्यम निबंधक (सह) हवेली क्रं.-३

कोणत्याही विवेकाचे तलेल

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यकता नाही कारण त्याचा तपशील दस्तप्रकारानुसार आवश्यक नाही

क शुल्क आकारतांना निवडलेला

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-

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दस्त क्रमांक e/EL/2024

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भारतीय विशिष्ट ओळख प्राधिकरण

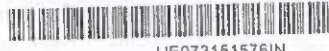
भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17786/39918

To,  
जयश्री बापूसाहेब कदम  
Jayashri Bapusaheb Kadam  
B/307 SHIVRAJ SOCIETY  
HANS NAGAR  
BEHIND S.T WORKSHOP KHOPAT  
Thane  
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Maharashtra 400601  
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आधार क्रमांक / Your Aadhaar No. :

8518 8628 0229

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA



जयश्री बापूसाहेब कदम  
Jayashri Bapusaheb Kadam  
जन्म वर्ष / Year of Birth : 1970  
स्त्री / Female



8518 8628 0229

आधार - सामान्य माणसाचा अधिकार

Jaskadam



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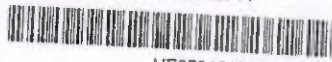
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भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17786/39920

To,  
 अनुज बापुसाहेब कदम  
 Anuj Bapusaheb Kadam  
 B/307 SHIVRAJ SOCIETY  
 HANS NAGAR  
 BEHIND S.T WORKSHOP KHOPAT  
 Thane  
 Thane Thane  
 Maharashtra 400601

Ref: 249 / 19B / 428421 / 430127 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

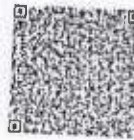
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आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA

अनुज बापुसाहेब कदम  
 Anuj Bapusaheb Kadam  
 जन्म वर्ष / Year of Birth : 1995  
 पुरुष / Male



Anuj B

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आधार - सामान्य माणसाचा अधिकार



ADVOCATE  
 Bar Council of  
 Maharashtra & Goa  
 HIGH COURT, BOMBAY



Name : DHUMAL SHITAL JITENDRA  
 Residence : PURANDHAR, Dist. PUNE  
 Roll No. : MAH/1528/2012  
 Enrolled On : 25-06-2012  
 Date Of Birth : 03-07-1986  
 128079 B0000027284

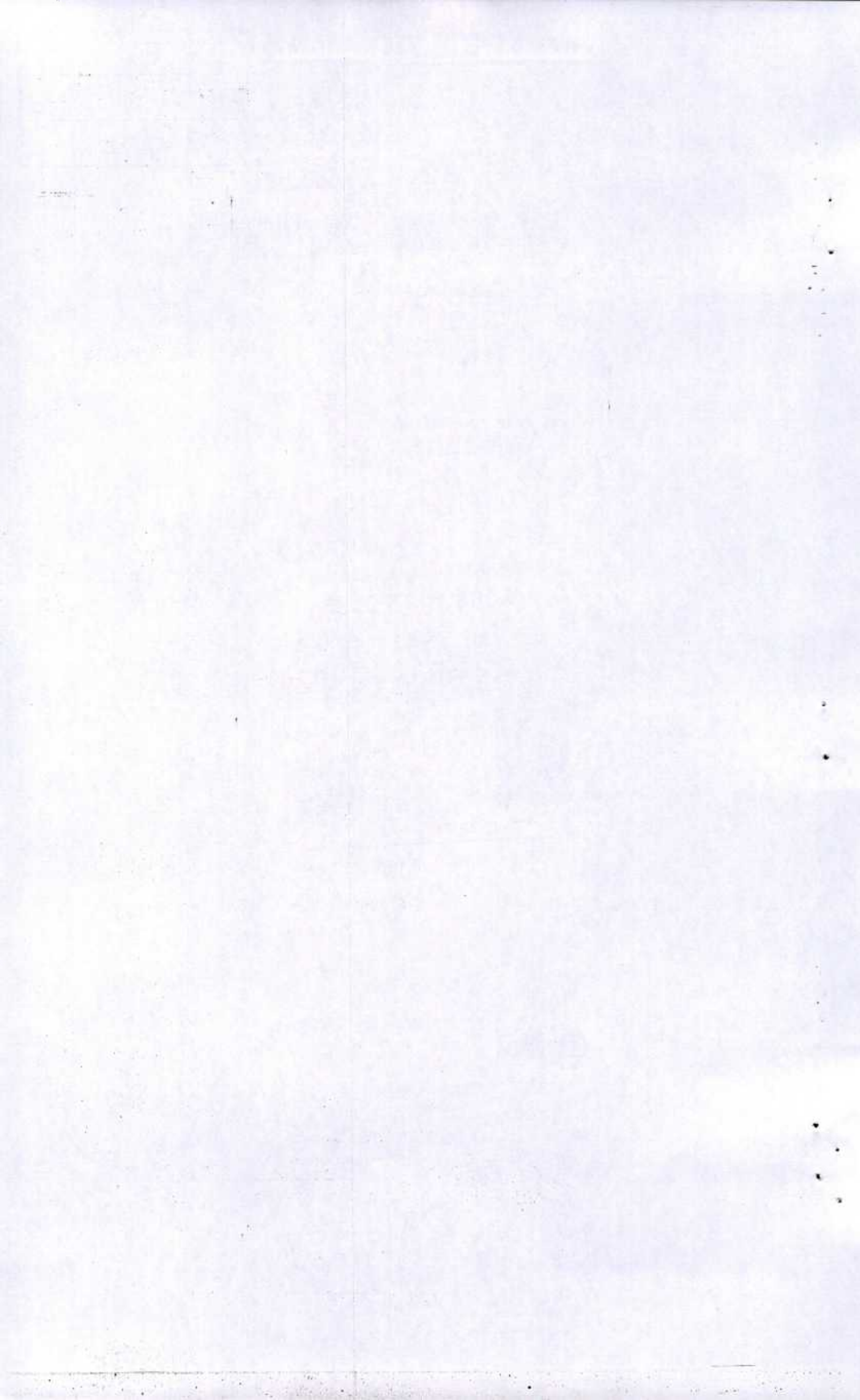
*Dhumal Shital Jitendra*

CHAIRMAN



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दस्तावेज क्रमांक 16/384/2023  
 -कुलमुखत्यारपत्र

दस्तावेज क्रमांक 16/384/2023  
 दस्त क्रमांक 16/384/2023  
 909/900

पक्षकाराचे नाव व पत्ता

नाव:जयश्री बापूसाहेब कदम  
 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.  
 फ्लॉट नं. जी-409, जनरंजनी 5वी, नांदेड सिटी, सिंहगड रोड,पुणे,  
 महाराष्ट्र, पुणे.  
 पॅन नंबर:BWBPk9265M

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी  
 होल्डर  
 वय :-42  
 स्वाक्षरी:-

*J. K. Kadam*



नाव:अनुज बापूसाहेब कदम  
 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.  
 शिवराज सोसायटी, हंस नगर, एस टी स्टॅन्ड वर्कशॉप मागे, खोपट, ठाणे  
 महाराष्ट्र, ठाणे.  
 पॅन नंबर:DVMPK4179Q

कुलमुखत्यार देणार

वय :-27  
 स्वाक्षरी:-

*Anuj Kadam*



ज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
 वेळ:09 / 01 / 2023 10 : 16 : 06 AM

दस्तावेज निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

नाव:अॅड. शीतल धुमाळ  
 वय:35  
 पत्ता:नांदेड सिटी, पुणे  
 पॅन कोड:411041

छायाचित्र

अंगठ्याचा ठसा

*M. S. Dhule*  
 स्वाक्षरी



वेळ:09 / 01 / 2023 10 : 16 : 34 AM

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 95 पाने आहेत

निबंधक, हवेली-16

सह दुर्यम निबंधक हवेली क्र. 96 (वर्ग-2)

हवेली नंबरचे पुस्तकात

Details.

Chaser	Type	Verification no/Vendor	GRN/Licence	Amount	उद्देश	संबरी नोंदला Deface Number	Deface Date
SHRI USAHEB AM	eChallan	00040572023010882887	MH013413191202223E	300	सह दुर्यम निबंधक हवेली क्र. 96 (वर्ग-2) दिनांक 09/09/2023	संबरी नोंदला Deface Number (पोस्टल बोर्ड) 0008650773202223	09/01/2023
SHRI USAHEB AM	eChallan		MH013413191202223E	100	RF	0008650773202223	09/01/2023
	DHC		0801202300793	300	RF	0801202300793D	09/01/2023

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

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 immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



कुलमुखत्यारपत्राचे घोषणापत्र ट न न - २

दस्त क्रमांक १०२/२०२४

मी, श्री. श्रीमती / सौ. जयश्री कदम

याचे घोषित  
१०२ / १०७

करतो की, दुय्यम निबंधक ठाणे- ६१५-२

याचे क. लयात

करनाम। या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला

आहे. श्री. श्रीमती / सौ. अनुज कदम व यांच्यांनी

दिनांक ०९/०१/२३ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे /निष्पादीत करून कबूलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नसत किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे क. चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी तयार राहीन याची मला जाणीव आहे.

ठिकाण :

दिनांक :

*J. Kadam*

सही

कुलमुखत्यारपत्राचे घोषणापत्र तिकीट देणार



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
 JAYASHRI BAPUSAHEB KADAM  
 JANARDAN GHADAGE  
 08/05/1970  
 Permanent Account Number  
**BWBPK9265M**  
*Bkadem*  
 Signature

*Bkadem*

ट न न - २
स क्रमांक <i>ewel/2028</i>
१०३/१००

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
 त्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**IWEPS6491F**  
 नाम / Name  
**ASHOK DATTA SHINDE**  
 पिता का नाम / Father's Name  
**DATTATRAY TUKARAM SHINDE**  
 जन्म की तारीख / Date of Birth  
**27/06/1998**  
 हस्ताक्षर / Signature  
 01062017

*Ashok Shinde*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**BAPUSAHEB DNYANOBA KADAM**  
**DNYANOBA BANDU KADAM**  
 01/06/1956  
 Permanent Account Number  
**AKHPK8318E**  
*Bkadem*  
 Signature

*Bkadem*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**ASHOK H KADAM**  
**HANUMANT KADAM**  
 11/03/1964  
 Permanent Account Number  
**BSNPK5593E**  
*Ashok*  
 Signature  
 21-02-2010

*Ashok*

मूल्यांकन पत्रक ( शहरा क्षेत्र - बांधीव )						
Valuation ID	20240402363			02 April 2024, 10:40:56 AM		
टनन2						
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	9/38/D-3ई-1) बाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक					
क्षेत्राचे नांव	Thane Municipal Corporation			सर्व्हे नंबर /न. भू. क्रमांक :		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
33200	103600	116000	129700	116000	चौ. मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र(Built Up)-	74.06चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
उद्घाहन सुविधा -	आहे	मजला -	11th to 20th Floor			
प्रकल्पाचे क्षेत्र -	Above 2 hector					
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 % )					
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रति चौ. मीटर दर = Rs. 108780 /-					
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.116938/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
	= (( (116938-33200) * (100 / 100) ) + 33200)					
	= Rs.116938/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 116938 * 74.06					
	= Rs.8660428.28/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	13.75चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.75 * (108780 * 25/100)					
	= Rs.373931.25/-					
Applicable Rules	= 3, 5 अ, 9, 18, 19, 15					
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळ के मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 8660428.28 + 0 + 0 + 0 + 373931.25 + 0 + 0 + 0 + 0 + 0					
	= Rs.9034360/-					
	= ₹ नव्वद लाख चौतीस हजार तीन शो साठ /-					

Home Print

टनन - २  
दस्त क्रमांक EVEL/२०२४  
१०४/१०५





MAN

74/9798

मंगळवार, 02 एप्रिल 2024 2:45 म.नं.

दस्त गोषवारा भाग-1

टनन2

905/900

दस्त क्रमांक: 9798/2024

दस्त क्रमांक: टनन2 /9798/2024

बाजार मुल्य: रु. 90,34,360/-

मोबदला: रु. 1,12,59,000/-

भरलेले मुद्रांक शुल्क: रु.7,88,200/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:11041

पावती दिनांक: 02/04/2024

अ. क्र. 9798 वर दि.02-04-2024

सादरकरणाचे नाव: अनुज बापुसाहेब कदम तर्फे कु.मु.म्हणुन जयश्री  
बापुसाहेब कदम --

रोजी 2:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

दस्त हजर करणाऱ्याची सही:

एकुण: 31880.00

कमी पडलेली पाने..... १३..... करिता

कि. रु. २,६९,०००/- पा. क्र. ११२०५ अन्वये

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 02 / 04 / 2024 02 : 43 : 16 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 02 / 04 / 2024 02 : 44 : 26 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण अंशकुर निष्पादक व्यक्ती,साथीदार व सोबत जोडलेले कायदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

दस्त घेणार सही

लिहून देणार सही





02/04/2024 2 48:34 PM

दस्त गोषवारा भाग-2

दनन 2 908/1900

दस्त क्रमांक:9798/2024

दस्त क्रमांक :दनन2/9798/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अनुज बापुसाहेब कदम तर्फे कु.मु.म्हणुन जयश्री बापुसाहेब कदम - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-1010,जीके सिल्वरलॅंड रेसिडेन्सी, ब्लॉक नं: -, रोड नं: पुणे, महाराष्ट्र, पुणे. पॅन नंबर:BWBPBK9265M	लिहून घेणार वय :-54 स्वाक्षरी:- <i>J. Kadam</i>		
2	नाव:जयश्री बापुसाहेब कदम - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-1010,जीके सिल्वरलॅंड रेसिडेन्सी, ब्लॉक नं: -, रोड नं: पुणे, महाराष्ट्र, पुणे. पॅन नंबर:BWBPBK9265M	लिहून घेणार वय :-54 स्वाक्षरी:- <i>J. Kadam</i>		
3	नाव:बापुसाहेब ज्ञानोबा कदम - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-1010,जीके सिल्वरलॅंड रेसिडेन्सी, ब्लॉक नं: -, रोड नं: पुणे, महाराष्ट्र, PUNE. पॅन नंबर:AKHPK8318E	लिहून घेणार वय :-67 स्वाक्षरी:- <i>J. Kadam</i>		
4	नाव:मेसर्स. दोस्ती एंटरप्रायझेस तर्फे अधिकृत सही करणार विलास काळभोर तर्फे कु.मु.म्हणुन राजेश मोरे - पत्ता:प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉरेन्स आणि मेयो हाऊस, ब्लॉक नं: -, रोड नं: फोर्ट,मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AAFFD4236J	लिहून देणार वय :-32 स्वाक्षरी:- <i>J. Kadam</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्षा क्र.3 ची वेळ:02 / 04 / 2024 02 : 48 : 10 PM

ओळख:-

खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अशोक शिंदे - - वय:26 पत्ता:ठाणे पिन कोड:400604	 स्वाक्षरी <i>Ashok Shinde</i>	
2	नाव:अशोक कदम - वय:60 पत्ता:ठाणे पिन कोड:400602	 स्वाक्षरी <i>A. Kadam</i>	

शिक्षा क्र.4 ची वेळ:02 / 04 / 2024 02 : 48 : 16 PM

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANUJ BAPUSAHEB KADAM	Challan	333202422721576	MH016336444202324E	788200.00	SD	0000046218202425	02/04/2024
2				0424011414381	1880	RF	0424011414381D	02/04/2024
3	ANUJ BAPUSAHEB KADAM	eChallan		MH016336444202324E	30000	RF	0000046218202425	02/04/2024

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

9798 /2024

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ट न न - २
दस्त क्रमांक ९०९८ / २०२४
१०७ / १०७

प्रमाणित करण्यात येते कि सदर  
दस्त क्रं. ९०९८ मध्ये १०७  
पाने आहेत.  
पहीले नंबराचे बुकात अ. न.  
९०९८ वर नोंदला

*[Handwritten Signature]*

सह. दुय्यम निबंधक ठाणे क्र. २  
दि. ०२ / ०८ / २०२४



100

100

100

100

100

\*\*\*\*\*

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

\*\*\*\*\*

DOSTI ENTERPRISES

AND

ANUJ BAPUSAHEB KADAM

JAYASHRI BAPUSAHEB KADAM

BAPUSAHEB DNYANOBA KADAM

---

AGREEMENT FOR SALE

DOSTI PINE

IN

DOSTI WEST COUNTY- DOSTI PINE

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

\*\*\*\*\*

FLAT NO. E1503 ON 15 FLOOR IN WING E

\*\*\*\*\*