

Pooja Karojia

Courtyard

1805

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Courtyard

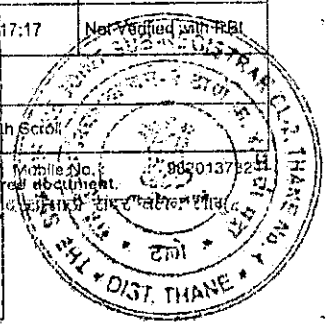
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CHALLAN
MTR Form Number-6



GRN	MH017845596202324E	BARCODE	[Barcode]		Date	21/03/2024-17:16:49	Form ID	25.2	
Department					Inspector General Of Registration				
Type of Payment					Registration Fee				
Office Name					THN7_THANE NO 7 JOINT SUB REGISTRAR				
Location					THANE				
Year					2023-2024 One Time				
Account-Head Details					Amount In Rs.				
0030046401 Stamp Duty					308800.00				
0030063301 Registration Fee					30000.00				
Flat/Block No.					A/1805, SALASAR COURTYARD				
Premises/Building					AT OPP GCC, GHODBUNDER				
Road/Street					MIRA ROAD EAST				
Area/Locality					MIRA ROAD EAST				
Town/City/District					MIRA ROAD EAST				
PIN					4 0 1 1 0 7				
Remarks (If Any)					SecondPartyName=MS SALASAR MAXUS BUILDERS LLP-CA=4411000				
Amount In					Three Lakh Thirty Eight Thousand Eight Hundred Rup				
Words					ees Only				
Total					3,38,800.00				
Payment Details					IDBI BANK				
Cheque-DD Details					FOR USE IN RECEIVING BANK				
Bank CIN					69103332024032122100				
Ref. No.					2860006680				
Bank Date					21/03/2024-17:17				
RBI Date					21/03/2024-17:17				
Name of Bank					IDBI BANK				
Name of Branch					[Branch Name]				
Scroll No. , Date					[Scroll No.], [Date]				
Not Verified with Scroll					[Status]				
Mobile No.					8820137324				
Department ID :					[ID]				
NOTE:- This challan is valid for document to be registered in Sub Regi...					[Note]				
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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Thane/Mira Road, this 28th day of March, 2024

BETWEEN

M/S. SALASAR MAXUS BUILDER LLP, Limited Liability Partnership Firm, having its office at G-3, Giriraj, Salasar Brij Bhoomi Complex, Near Maxus Mall, Bhayander (W), Dist Thane-401101, hereinafter referred to as **"THE BUILDERS/DEVELOPERS/PROMOTER"** (which expression shall unless it be repugnant to the meaning or context thereof be deemed to mean and include the said Firm and its legal heirs, successors, representatives, assigns etc.) of the **ONE PART**;

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AND

MRS. POOJA JAYKARAN KANOJIYA.

having their address at D/O Jaykaran Kanojiya, Opp State Bank, 256, Uday nagar Machchi Market Sakinaka S.O Mumbai- 400072.

hereinafter referred to as the "PURCHASER/S/ALLOTTE" (which expression shall, unless it be repugnant to the context or meaning thereof: in case of Individual/s. be deemed to mean and include his/her/their respective heir/s executors, administrators and permitted assigns; in case of Partnership Firm, be deemed to mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner, their or his permitted assigns; in case of Company, be deemed to mean and include its successors and permitted assigns; in case of Trust, be deemed to mean and include the trustees or trustee of the trust, the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them; in case of Hindu Undivided Family, be deemed to mean and include Karta, his heirs, representatives, executors, administrators, successors in interest and permitted assigns, of the OTHER PART

The Promoter, the Purchaser/s and the Owner hereinafter are collectively referred to as "the Parties" and individually referred to as "the Party".

WHEREAS :

A. That one Atmanand Jaganath Rakvi, was the owner of piece and parcel of Agricultural large land with structures standing thereon situate lying and being at village - Ghodbunder, District - Thane, measuring 10,380 Sq. Mtrs. of hereabouts bearing Survey & Hissa numbers with their respective area, and marked as Annexure "A"; as under:

Sr. No.	Survey No.	Hissa No.	Area (Sq. Mtrs)
1	90	2	2100
2	90	4 pt	2050
3	91	1/B pt	6230
		Total	10380

J. Jaykaran

Pooja

The said Shri Atmaram Jagannath Rakvi died intestate in the year 1931, leaving behind (1) Shri Shaligram Atmaram Rakvi and (2) Shri Yeshwant Atmaram Rakvi, two sons as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death.

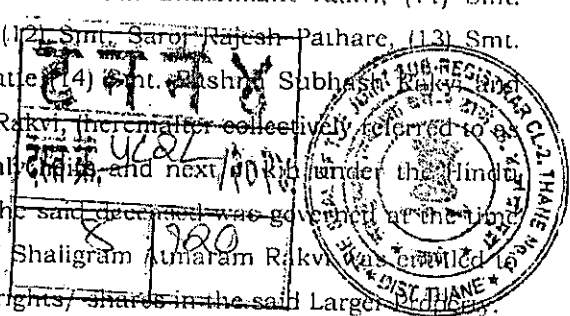
B. The said Shri Yeshwant Atmaram Rakvi died intestate in the year 1973 leaving behind (1) Smt. Sumati Yeshwant Rakvi, (2) Shri Anil Yeshwant Rakvi, (3) Shri Ajay Yeshwant Rakvi, (4) Shri Kamlesh Yeshwant Rakvi, (5) Smt. Rekha Suresh Pathare, (6) Mrs. Geeta Amulya Mantri and (7) Smt. Pushpa Prakash Ravte, (hereinafter called the First Group) as his only heirs and next of kin under the death. The said Late Shri Yeshwant Atmaram Rakvi was entitled to undivided 50% ownership rights/ shares in the said Large Property.

C. The said Shri Shaligram Atmaram Rakvi died intestate or about 11th November, 1985, leaving behind (1) Smt. Laxmibai Shaligram Rakvi, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Asha Dineshchandra Rakvi, (4) Smt. Shilpa Ramakant Patke, (5) Smt. Shailaja Harendra Bhatte, (6) Smt. Shalan Shashikant Rakvi, (7) Smt. Aarti Suresh Thakur, (8) Shri Manoj Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, (11) Smt. Mangala Subhash Rakvi, (12) Smt. Saroj Rajesh Pathare, (13) Smt. Rajeshree Shashikant Bhatte, (14) Smt. Subhash Subhash Rakvi, (15) Shri Pradip Subhash Rakvi, hereinafter collectively referred to as (Second Group) as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death. The said Shri Shaligram Atmaram Rakvi was entitled to undivided 50% ownership rights/ shares in the said Large Property.

D. Under an Agreement dated -17.11.1993, the said First Group agreed to sell their 50% ownership right and/or share of the said Larger Property to M/s. Salasar Developers & Under an Agreement for Sale dated 04.07.1994, the said Second Group agreed to sell their 50% ownership rights/ share of the said Larger Property to the said M/s. Salasar Developers. That by an Agreement for Assignment and Sale dated 22nd October, 1994, executed by one Shri Padmakar M. Mhatre, therein called the Assignor of the one Part M/s. Salasar Developers

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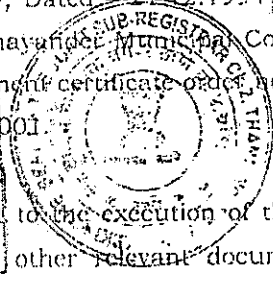


therein called the Assignees and confirmed by Smt. Parvatibai Jagannath Bhoir and other Agricultural Tenants holding a piece and parcel of land by Smt. Laxmibai Shaligram Rakvi and others the First Group, the said Assignor Shri Padmakar M. Mhatre with due confirmation of Smt. Parvatibai Jagannath Bhoir, and others have agreed to assign, sell and convey alienate and transfer all their right, title and interest of the said Larger Property to and in favour of M/s. Salasar Developers.

E. Under Agreement for development dated 30th November, 2001 the said M/s. Salasar Sterling Developers agreed to grant and/or sale the rights to construct residential flats in aggregate admeasuring of about 30,768 Sq. Ft. FSI to M/S. YASHASHVI DEVELOPERS the Builders/ Developers on the terms, conditions and consideration set out therein and have also executed irrevocable General Power of Attorney on 30.11.2001 in pursuance of the Agreement dated - 30.11.2001.

F. The Developer therein was absolutely seized and possessed piece or parcel of said property land bearing (1) SURVEY NO. 90, HISSA NO. 2, (2) SURVEY NO. 90, HISSA NO. 4 (P), and (3) SURVEY NO. 91, HISSA NO. 1B (part), situate, lying and being in the Revenue Village of Ghodbunder, Mira Road, (East), Taluka & District Thane and said piece of land stands converted into non- agricultural as per N.A. order bearing no. revenue/ Div-1/T-7/NAP/SR-7/95 dated- 24.05.1995 and the said piece of land has been processed by Addl. Collector & Competent Authority (ULC) Thane Urban Agglomeration as per the ULC ACT 1976 and has passed an order Bearing no. ULC/TA/WSH 20/SR 764, Dated - 21.12.1994 and the Local Municipal Authority

2770	28/11/2001
28/11/2001	28/11/2001
28/11/2001	28/11/2001



Mira Bhayander Municipal Corporation (MBMC) have given their commencement certificate order no. NPA/NR/1368/6955/2001/2002

G. Subsequent to the execution of the said Development Agreement/s, Deeds and other relevant documents and after obtaining all the permission from local authorities' i.e. Mira Bhayander Municipal Corporation, the Builders/ Developer constructed three building/s which got registered and presently known as (1) Ruia Shree Greenwood Enclave Amitabh Co-Operative Housing Society Ltd.,

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bearing registered No. TNA/(TNA)/HSG/(TC)/18272/2007 Dated - 09.02.2007, consists of 30 units/premises sold and delivered possession to prospective purchasers, (2) Ruia Shree Greenwood Enclave Aman Co-Operative Housing Society Ltd., bearing registered No. TNA/(TNA)/HSG/(TC)/18271/2007 Dated- 09.02.2007, consists of 20 units/ premises sold and delivered to prospective purchasers (3) Ruia Shree Greenwood Enclave Madhuri-Shahrukh Co-Operative Housing Society Ltd., bearing registered No. TNA/(TNA)/HSG/(TC)/20419/2008-2009 Dated- 20.01.2009, consists of 30 Flats/units/premises sold and delivered possession to prospective purchasers.

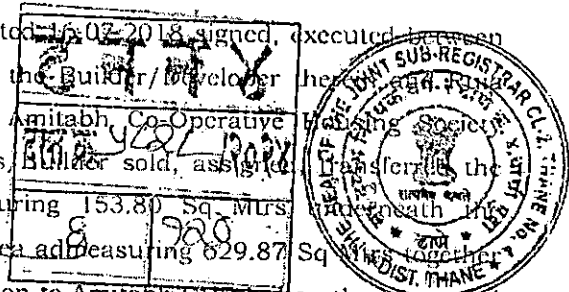
H. The Divisional Commissioner, Co-Op. Societies, Kokan Division, New Mumbai by his order dated - 26.04.2011 deregistered Madhuri-Shahrukh CHSL and since then the Flat Owners/residents are managing their day-to-day affairs through administrative body. Since registration is cancelled, the Plot of land underneath Madhuri-Shahrukh building has not conveyed in the name of the Society and thus Ownership of the said Plot of land lies with the original Owners i.e. the Builder/Developers/Promoters herein. However, the Builder/Developers/Promoters herein are continued to be the Owners of the said Plot of land.

I. By Deed Of Conveyance Dated 16.07.2018, signed, executed between the Owners/Landlords and the Builder/Developer herein and Ruia Shree Greenwood Enclave Aman Co-Operative Housing Society Ltd., the Owners/Landlords/Builder sold, assigned, transferred the said plot of land admeasuring 153.80 Sq. Mtrs. underneath the Building & total built up area admeasuring 629.87 Sq. Mtrs. together with building standing thereon to Amitabh CHS Ltd on the terms and conditions mentioned therein.

J. By Deed Of Conveyance Dated 16.07.2018 signed, executed between the Owners/Landlords and the Builder therein and Ruia Shree Greenwood Enclave Aman Co-Operative Housing Society Ltd., the Owners/Landlords/Builder sold, assigned, transferred the said plot of land admeasuring 401.25 Sq Mtrs underneath the Building together

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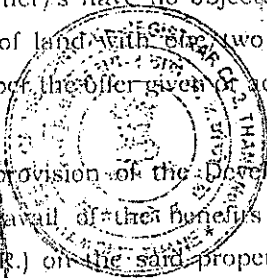
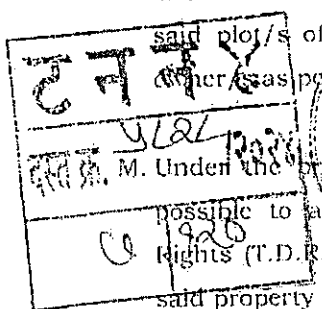
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with building standing thereon to Aman CHS Ltd on the terms and conditions mentioned therein.

K. That during piling work carried by the neighbouring Developer in his plot, the building/s of the Amitabh CHSL, Aman CHSL and Sharukh-Madhuri got tilted and huge cracks developed and thus all building/s declared dangerous for habitation by the Mira-Bhayander Municipal Corporation and ordered to be vacated and demolish. The Mira - Bhayander Municipal Corporation directed by its letter dated - 07/09/2018 to M/s. Yashashvi Developer, (the Associate of the Developer/Builder/Promoter herein) to submit their plans for all building/s i.e. Aman, Amitabh and Sharukh-Madhuri so as to enable the members to reinstate in new building/s. Accordingly, the Amitabh CHSL, Aman CHSL and Sharukh-Madhuri and its members jointly, severally accorded their irrevocable consent to the Developer herein and the Flat Owner/s have agreed, accepted, acknowledged the offer given by the Developer for reconstruction of their building/s and eventually their flat premises.

L. That since all the building i.e. Aman - Amitabh and Sharukh-Madhuri were earlier constructed on common plot of land by utilizing then available FSI, the reconstruction of the new building/s shall be feasible and viable only after purchase of FSI/TDR or premium payable to Municipal Corporation. Therefore, the Society and Flat Owner/s herein has/have irrevocably accorded their consent for the amalgamation of all the plots of land underneath the said building/s. The Flat Owner/s have no objection to construct or develop on the said plot/s of land with one or two common building for all the Flat Owner/s as per the offer given or accepted by them.



M. Under the provision of the Development Control Regulations, it is possible to avail of the benefits of the Transferable Development Rights (T.D.R.) on the said property and to utilize the same on the said property in addition to FSI of the said Property.

N. In view of the above and letter dated - 07/09/2018 of MBMC, the Members by their letter dated - 17/10/2018 requested Builder/Developer/Promoter herein to quote their Offer/proposal for

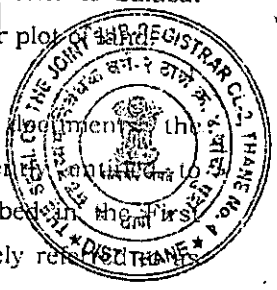
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the Redevelopment of the Said Property, which included the demolishing/removing debris of the entire existing building/s and re-constructing of entirely new multi-storied building / building/s by utilizing full permissible F.S.I. of the plot of land and additional Transferable Development Rights (TDR) or all available FSI as per the prevailing Development Control Regulations. Accordingly, Salasar Maxus Builder LLP submitted their Proposal dated - 15/11/2018 to the Members. The Society and Members jointly/individually/severally accepted offer given by Salasar Maxus Builder LLP and necessary Resolution passed approving the proposal of Salasar Maxus Builder LLP as aforesaid. In the said meeting, the Members who were present individually and unanimously approved the aforesaid offer submitted by Salasar Maxus Builder LLP and pursuant to the Resolution passed by the Members, he/she/they also confirmed the transfer of balance FSI/TDR entitlement in favour of the Builder/Developer/Promoter herein with a right to demolish/removal of debris the existing building and to construct a new building on the said Land by utilizing the full permissible FSI of the said Land and to procure at their, i.e. the Builder/Developer/Promoter's own cost TDR/FSI to construct for the Members, the flats in the new Building equal to carpet area of his / her existing Flat on free of cost for residential referred to as "Members Areas" and sell the balance of the Flats, which are not earmarked for the "Members Areas" of the Society in the new building to the prospective purchasers and appropriate the Sale Proceeds to themselves. Accordingly, they issued appointment Letter to Salasar Maxus Builder LLP as their Developer to develop their plot

O. By virtue of aforesaid facts and deeds and appointment of the Builder/Developer/Promoter are well and sufficient to develop the said Property more particularly described in the first Schedule herein under written (hereinafter collectively referred to as the "The Said Property").

CHSL
 12/2/2018
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P. By virtue of sign and execution of (i) Development Agreement dated - 11.03.2020 at Thane - 1, duly registered under serial number 1761/2020 Between AMAN CHSL through its Office Bearers AND SALASAR MAXUS BUILDER LLP through its Partner (ii) Development Agreement dated - 09.07.2021 at Thane - 1, duly registered under

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serial number 9160/2021 Between SHARUKH-MADHURI BUILDING through its residents/owners/administrative body AND SALASAR MAXUS BUILDER LLP through its Partner (iii) Development Agreement dated - 10.09.2020 at Thane - 10 duly registered under serial number 3409/2020, Between AMITABH through its Office Bearers AND SALASAR MAXUS BUILDER LLP through its Partner, All the Societies / Members / Possessors / Occupants / residents have assigned, transferred their Development Rights individually, jointly and severally to demolish and reconstruct their respective buildings on the said plot of land and to allot them new premises in lieu of old premises and to sale balance Flats/shops on the terms and conditions mentioned therein.

Q. To enable the Builder/Developer/Promoter to carry out the work and assignment of the Project of the Re-development as mentioned hereinbefore, the necessary powers and the authority has been given and conferred by execution of the General Power of Attorney to do all acts, deeds and things concerning to the Re-development of the said Property; (Enclosed herewith the copy of the Index II of the Development Agreement and Power of Attorney and marked as **Annexure -"B"**;

R. That search has been taken by the Developer herein in respect of the Title of the said Property and no adverse entry or document found to be existing and / or found to have been registered for the said Property, save and except whatever mentioned hereinbefore and as such the Title of the said Property of the Society is clear and

2776	Marktable as satisfied to the Developer herein.
2776	That under the Sanctioned Development Plan the said Property is shown reserved for Residential Purposes and therefore the same
e 920	is/are free from any impediments for its Re-development.

is/are free from any impediments for its Re-development.

T. By virtue of the Development Agreement/Power of Attorney the Builder/Developer/Promoter has sole and exclusive right to sell the Flats in the said building/s to be constructed by the Builder/Developer/Promoter on the project land and to enter into

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Agreement/s with the Purchasers/allottee(s)/s of the Flat to receive the sale consideration in respect thereof;

U. That Mr. Mahendra Kadam, Advocate, by issuance of the Title Certificate dated 11/09/2021 Annexure - "C" certified that in his opinion the title of the Society to the said property is clear and marketable free from any encumbrances and further that the Developer are entitled to sell flat/shops/commercial unit in the new building of "(Name of the Building) SALASAR COURTYARD", as per the terms and conditions of Agreement with Society/residents/administrative body and as per the plans sanctions and approvals issued by the statutory authorities.

V. The Builder/Developer/Promoter has got approved the plans for development of the said property from MBMC and obtained Commencement Certificate Firstly bearing no. MBMC/MANAP/NAR/3882/2019-20 dated - 08/11/2019 & Secondly MBMC/MANAP/NAR/2341/2022-23 dated - 20/09/2022 Annexure "D".

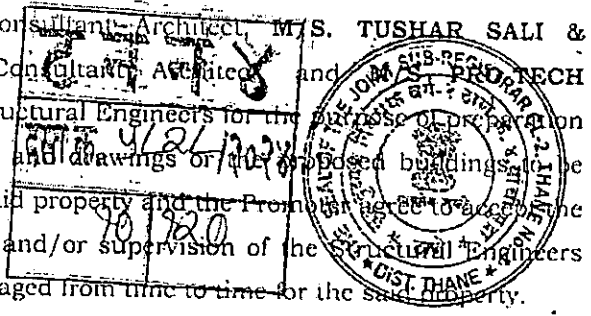
W. The Builder/Developer/Promoter will carry on construction of the building on the said property in due compliance with the terms and conditions of MBMC and the relevant rules and regulations applicable thereof.

X. The Builder/Developer/Promoter has appointed M/S ANISH & ASSOCIATES as Consultant-Architect, M/S. TUSHAR SALI & ASSOCIATES as Consultant-Structural Engineers and M/S. PROTECH CONSULTANT as Structural Engineers for the purpose of preparation of structural designs and drawings or for proposed buildings to be constructed on the said property and the Promoter agree to accept the professional services and/or supervision of the Structural Engineers so appointed and engaged from time to time for the said property.

Y. The Purchaser/s has prior to execution of this Agreement, taken inspection of all documents pertaining to the title and has satisfied himself/herself/itself as to marketability of the Title to the said property and the authority of the Promoter to develop the said

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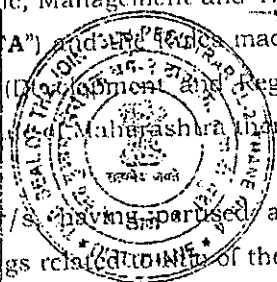
property and sell and/or transfer flats / shops / Commercial Units and allot car parking space/terrace/display space /common area etc in the proposed building to be constructed on the said property on Ownership basis.

Z. The Builder/Developer/Promoter proposes to sell/allot the Flats, Shops, Commercial Units, Car Parking space, pocket terrace, basements, display space, common area etc. on what is popularly known as "Ownership Basis" under the provisions of MOFA, RERA and rules made there under and the Developers have agreed to execute this Agreement for Sale in favour of the Purchaser as required under the provisions of the Maharashtra Ownership Flats Act.

AA. The Purchaser/s are desirous of purchasing Premises bearing No. A /1805 admeasuring 32.05 Square Meters Carpet Area on the 18TH Floor, along with XXXX parking spot XXXX to be constructed on the said Property (hereinafter referred as the said "Premises") and has applied to the Builder/Developer/Promoter, for allotment of the said Premises. The Premises is more particularly described in the Second Schedule hereunder written and delineated on the plan annexed hereto as Annexure "E".

BB. The Purchaser/s has/have demanded from the Promoter and the Promoter has given full, free, and complete inspection to the Purchaser/s of all title documents relating to the said Property including but not limited to Development Agreement, commencement certificate, sanctioned plans, designs and specifications of the said Premises etc. and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter

ट न न ४	referred as "MOFA") and the Rules made thereunder and also under the Real Estate (Development and Regulation) Act, 2016 and rules framed by the Government of Maharashtra thereunder ("RERA").
29/12/20	CC/ The Purchaser/s having perused all the necessary documents, deeds and writings related to the said Property including all of the above referred documents, and after being fully informed and satisfied about the same, as also about the status and plans of the said Premises, is/are desirous of purchasing from the Promoter, the



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said Premises for the consideration and on the terms and conditions appearing hereinafter.

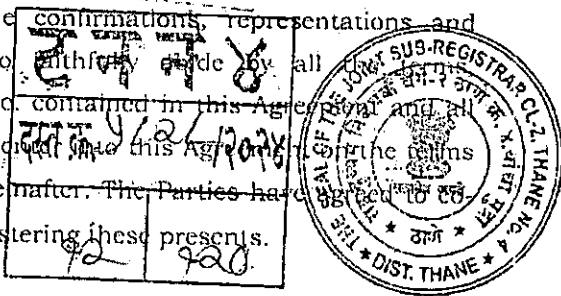
DD. The Purchaser/s acknowledges that the fixtures, fittings and amenities to be provided by the Promoter in the said Premises are as provided in Annexure "F" hereto.

EE. Copies of the plans of the layout relating to development of the said Property as approved by the concerned local authority have been annexed hereto as Annexure "G" collectively. Copies of the plans of the layout as proposed by the Promoter and according to which the construction of the building and open spaces are proposed to be provided in the overall development activity on the said Property have been annexed hereto as Annexure "H" collectively.

FF. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are executing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc. applicable to the said building to be constructed on the said Property.

GG. The Promoter has registered the project of construction of the building under the provisions of RERA under registration no. P51700035177 annexed hereto as Annexure "I".

HH. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all conditions and stipulations etc. contained in this Agreement and all applicable laws, are willing to enter into this Agreement on the terms and conditions appearing hereinafter. The Parties have agreed to co-operate with each other in registering these presents.



In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser/s hereby agree/s to purchase the said Premises as recited above.

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

1. DEFINITIONS AND INTERPRETATION:

1.1 Definitions

In addition to the terms defined in the introduction to, recitals of and the text of this Agreement, the following words and terms, whenever used in this Agreement, unless repugnant to the meaning or context thereof, shall have the respective meanings set forth below:

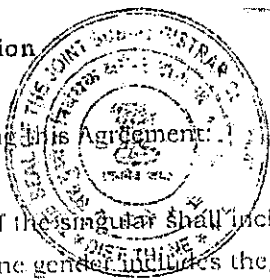
"Agreement" means this Agreement for Sale including all its Recitals, Operative portion, Schedules and Annexure;

"Charges", "Contributions", "Subscriptions" and "Fees" means charges, contributions, subscriptions and fees for the management, maintenances, servicing and supervision of common areas and facilities and all reasonable other outgoings;

"Common Areas and Facilities" includes all common paid and unpaid areas and facilities to be provided in the said Building as planned as on date;

"Government" means the Government of India and Government of Maharashtra;

Interpretation	
In construing this Agreement:	
Use of the singular shall include the plural and vice versa and any one gender includes the other genders.	



(ii) The clause headings are included for convenience only and shall not affect the interpretation of this Agreement;

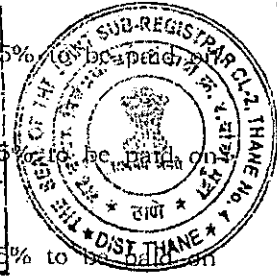
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proportionate share in the Common Areas and Facilities appurtenant to the said Premises, save and except as set out in this Agreement. The said Consideration shall be paid by the Purchaser/s to the Promoter without any deduction whatsoever, in the following manner, time for payment being essence of the contract:

1. **Rs. 4,41,100/-** being sum equivalent to 10% of Booking/Advance Payment or applied fee, non refundable, receipt whereof for part consideration is acknowledged at the foot of this writing.
2. **Rs. 8,82,200/-** being sum equivalent to 20% has been paid now at the time of addressing this allotment letter or execution of agreement, receipt whereof for part consideration is acknowledged at the foot of this writing.
3. **Rs. 6,61,650/-** being sum equivalent to 15% to be paid on completion of plinth of the building or wing in which the said flat is located.
4. **Rs. 11,02,750/-** aggregating to 25% of the total consideration to be paid in 24 equal installments of **Rs. 45,948/-** on completion of each of 24 slabs of the building.
5. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of brick work.
6. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Plastering (Internal).
7. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Plastering (External).
8. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Plumbing (External & Internal).
9. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Flooring.
10. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Sliding Windows.
11. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Electric Fittings (Internal).

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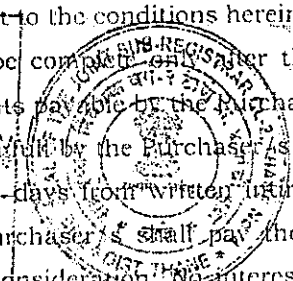
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12. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Water Pumps.
13. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Lifts.
14. **Rs. 1,10,275/-** being sum equivalent to 2.5% to be paid on completion of Lobby.
15. (a). **Rs. _____/-** being sum against common areas to be paid on notice being issued to you that the flat is ready for occupancy, should however desire permission to commence furnishing of the said flat, before the flat is ready for occupation then you shall pay this installment at the time you have been permitted to furnish the said flat.
- (b). **Rs. 2,20,550/-** being sum equivalent to 5% to be paid on notice being issued at the time of handing over of the possession or the said flat on or after receipt of Occupancy certificate or Completion certificate.

The Purchaser/s agree(s) and confirm(s) to pay the said Consideration and all such amounts which become due or payable by the Purchaser/s under the provisions of this Agreement, by Account Payee cheque / demand draft / pay order payable to the Promoter. The tax deduction at source (TDS), if applicable on the said Consideration shall be deposited forthwith by the Purchaser/s with the concerned authorities and certificate evidencing such deposit shall be provided to the Promoter within the time period stipulated provided under the Income Tax Act, 1961.

Subject to the conditions herein contained, sale of the said Premises shall be complete only after the said Consideration and all other amounts payable by the Purchaser/s in terms of this Agreement are paid in full by the Purchaser/s to the Promoter. Within a period of 7 (seven) days from written intimation being given by the Promoter, the Purchaser/s shall pay the aforesaid instalments towards the said Consideration. No interest in the said Premises shall vest in favour of the Purchaser/s, until the payment of the said Consideration and all other amounts due under this Agreement shall have been paid in full by the Purchasers. Notwithstanding

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anything contained in this Agreement or any document that the Purchaser/s may execute in respect of the said Premises, the Promoter shall, in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the said Premises agreed to be purchased by the Purchaser/s.

2.4 The said Consideration is escalation free, save and except escalations/increases as set out in this Agreement due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, costs or levies imposed by the competent authorities etc., the Promoter shall enclose the notification/ order/ rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments towards the said Consideration.

2.5 It is also agreed and understood between the Parties that in the event of any variation (subject to three percent cap) in the carpet area of the said Premises agreed to be allotted to the Purchaser/s, the Promoter shall intimate to the Purchaser/s the final carpet area that will be allotted to the Purchaser/s upon completion of construction of the said New Building in which the said located and occupancy certificate is received from the competent authority. The said Consideration payable for the carpet area shall be recalculated upon intimation from the Promoter. In the event there is any reduction in the carpet area within the cap stated hereinabove, then the Promoter hereby agrees to refund the money paid by the Purchaser/s, within 45 days from the realization of such variation and intimation to the Purchaser/s being sent in that behalf. Such additional/excess amount shall carry annual interest at the rate specified under the RERA from the date when such excess amount was paid. If there is any increase in the carpet area of the said Premises then the Promoter shall be entitled to

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demand such additional amount from the Purchaser/s when the next payment/instalment is due along with such next payment/instalment from the Purchaser/s in respect of the said Premises. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2.2 hereinabove.

3. MODE OF PAYMENT AND DEFAULTS

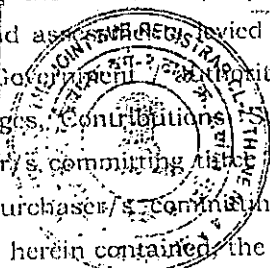
3.1 The Purchaser/s confirm(s) and undertake(s) to pay the amounts towards the said Consideration on the due dates as set out hereinabove, without any delay or default. The Purchaser/s further agree(s) and undertake(s) to accept and shall never dispute the certificate that may be issued by the Architect appointed by the Promoter for certifying the completion of stages required for the purposes of the said Consideration to be paid by the Purchaser/s.

3.2 All cheques given by the Purchaser/s representing the amounts for the sale of the said Premises shall be honoured on their presentation.

3.3 Any default in payment of any of the amounts set out in Clause 2.2 above on their respective due dates shall be a default on the part of the Purchaser/s of the terms of this Agreement.

3.4 Without prejudice to the right of the Promoter to charge interest as envisaged herein, in the event of the Purchaser/s committing any delay and/or default in making payment of any amount due or payable by the Purchaser/s to the Promoter under this Agreement (including the Purchaser/s proportionate share of rates, taxes, cesses and assessments levied or imposed by the concerned local body or Government authority and all other outgoings including the charges, Contributions, Subscriptions and Fees) and on the Purchaser/s committing any defaults of payment of installments or the Purchaser/s committing breach of any of the term and condition herein contained, the Promoter shall give the Purchaser/s a 15 (Fifteen) days' notice in writing (at the address provided herein through registered post AD and mail at the email address provided herein), specifying the breach or breaches of the terms and

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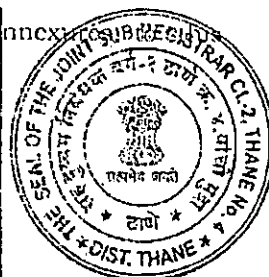
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- (iii) All dates and periods shall be determined by reference to the Gregorian calendar;
- (iv) The word Agreement includes guarantee, undertaking, deed, agreement, or legally enforceable arrangement in writing and the word document includes any agreement or any certificate or consent or notice, instrument or document of any kind in writing;
- (v) Clause heading and sub-clause heading shall not be used in the interpretation or construction of the clauses or sub-clauses of this Agreement,
- (vi) Reference to this Agreement and any deed or instrument are deemed to include reference to this Agreement or such other deed or instrument as amended, innovated, supplemented, varied or replaced from time to time;
- (vii) Reference to any party to this Agreement include his/ her/ its heirs, executors, successors or permitted assigns;
- (viii) Persons includes natural person, a firm or company, corporation or body corporate or non-incorporated as well as an individual;
- (ix) Reference to any Clauses, Schedules and Annexures are reference to Clauses, Schedules and Annexures of this Agreement.

2. SALE OF PREMISES

- 2.1 The Promoter shall construct the said Building in accordance with the plans, designs and specifications approved by the concerned local authority from time to time and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be

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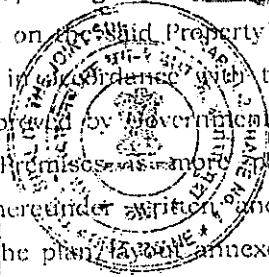
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made in them or any of them. The Promoter has proposed to construct the said building comprising of Stilt + 1st podium + 22 upper floors on the said Property.

Provided that the Promoter shall have to obtain prior consent in writing from the Purchaser/s in respect of variations or modifications which may adversely affect the said Premises to be allotted to the Purchaser/s except any alteration or addition required by any Government /authorities or due to change in law. Further, the Promoter shall also be entitled to carry out such changes in the sanctioned plans/layouts in respect of the development of the said Property and construct as many upper floors in the said Building as may be necessary for utilizing the full potential of the said Property and/or as may be sanctioned by the concerned authorities and/or as the circumstances demand and the Purchaser/s hereby accord/s his/her/their irrecoverable consent to the Promoter in that behalf. The Purchaser/s hereby agree/s not to create any hindrance or interference with the development of the said Property.

22 In consideration of the Purchaser/s having expressly agreed to pay to the Promoter the purchase price for purchase of the said Premises in the manner mentioned hereinbelow, and to observe, perform and comply with the terms and conditions hereinafter contained, the Promoter at the request of the Purchaser/s, hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Promoter, the said Premises Bearing No. A /1805 admeasuring 32.05 Square Meters Carpet Area on 18TH Floor, along with XXXX parking spot XXXX to be

<p>24</p>	<p>Constructed on the said Property (hereinafter referred as the "said Premises") in accordance with the plans and specifications that may be approved by Government / authorities from time to time. The said Premises as more particularly described in Second Schedule hereunder written and is shown delineated in green colour on the plan/layout annexed hereto as Annexure "E" at or</p>
<p>25</p>	<p>for the Sale Consideration of Rs. <u>44,11,000/-</u> (Rupees Forty Four Lacs Eleven Thousand ONLY) ("the said Consideration").</p>
<p>26</p>	<p>The said Consideration is inclusive of the consideration for the</p>



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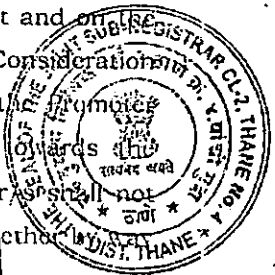
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conditions committed by the Purchaser/s and their intention to terminate this Agreement. If the Purchaser/s fail/s to rectify such default or breach within the said notice period of 15 (Fifteen) days, then the Promoter, at their sole discretion and without prejudice to any other rights and remedies of the Promoter against the Purchaser/s in that behalf, be entitled to terminate this Agreement without any further reference to the Purchaser/s, by giving to the Purchaser/s notice in writing of the same.

3.5 Upon termination of this Agreement in terms of Clause 3.4 hereinabove, the Promoter shall be entitled to retain a sum equivalent to 10% (10 per cent of the said Consideration) as and by way of liquidated damages and shall refund to the Purchaser/s balance amount, if any within a period of 30 days from the date of termination. Upon such termination, the Purchaser/s shall has/have no right, title, interest, claim, demand and/or dispute of any nature whatsoever against the Promoter and/or in respect of the said Premises or any part thereof and/or the said Building and/or the said Property or any part thereof and the Promoter shall be at their liberty to dispose off / sell the said Premises to any person whomsoever at such price as the Promoter may in their absolute discretion deem fit, without any further act or consent / reference of / to the Purchaser/s.

3.6 It is clarified that upon termination of this Agreement and on the repayment/refund of the amount towards the said Consideration to the Purchaser/s as set out in Clause 3.5 above, the Promoter shall be completely discharged from their obligation towards the Purchaser/s under this Agreement and the Purchaser/s shall not be entitled to make any claim against the Promoter whether of any losses, damages, compensation or otherwise.

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3.7 It is also expressly agreed between the Parties that if the Promoter fails to abide by the time period committed for handing over possession of the said Premises and completing the construction of said Building then the Promoter hereby agrees to pay to the Purchaser/s, who do/does not intend to withdraw from the said Building, interest as specified in the RERA, on all amounts paid by

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the Purchaser/s to the Promoter, for every month of delay, till the handing over of possession of the said Premises. the Purchaser/s also hereby agrees to pay to the Promoter, interest as specified under RERA, on all delayed payment which become due and payable by the Purchaser/s to the Promoter under the terms and conditions of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter.

3.8 The Purchaser/s hereby authorizes the Promoter to adjust/appropriate all payments made by the Purchaser/s under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

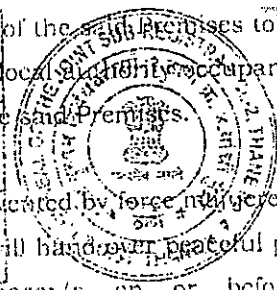
3.9 The right of the Promoter to receive interest as aforesaid shall not entitle the Purchaser/s to delay the payment of any amounts set out in Clause 2.2 above on their due dates. nor shall it amount to or be construed as a waiver on the part of the Promoter of any of its rights, remedies and privileges in case of default in payment of any amounts set out in Clause 2.2 above on their respective due dates in the agreed manner by the Purchaser/s.

4. POSSESSION OF THE SAID PREMISES

4.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over

possession of the said Premises to the Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates covering the said Premises.

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Unless prevented by force majeure event/s, Pandemic situations the Promoter will handover peaceful possession of the said Premises to the Purchaser/s on or before 31/12/2027 provided the Purchaser/s makes timely payments towards the said Consideration for the ultimate sale of the said Premises as

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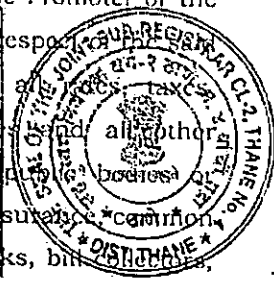
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mentioned hereinabove and the Purchaser/s duly observing all the terms and conditions contained herein including payment of other charges, outgoings, taxes etc.

4.3 After the Promoter has received the said Consideration as per the schedule of payment mentioned in Clause 2.2 above and the Purchaser/s has/have complied with the terms and conditions of this Agreement, the Promoter, within 7 (Seven) days from receiving occupancy certificate in respect of Building to be constructed by the Promoter on the said Property, shall intimate to the Purchaser/s in writing that the said Premises is ready for possession. The Purchaser/s shall take possession of the said Premises within 15 (Fifteen) days from the date of receipt of such intimation from the Promoter by executing necessary indemnities. Undertakings and such other documentation as may be intimated by the Promoter.

4.4 Period commencing from expiry of the time period provided in the intimation given by the Promoter to the Purchaser/s as aforesaid, the said Premises shall be at the risk of the Purchaser/s (irrespective of whether possession of the said Premises is actually taken by the Purchaser/s or not) in all respects, including loss or damage arising from the destruction, deterioration, injury or decrease in value of the said Premises. It is agreed that irrespective of whether possession of the said Premises is actually taken or not taken by the Purchaser/s within the time period as aforesaid, the Purchaser/s shall be liable to bear and pay to the Promoter or the said Society as the case may be all outgoings in respect of the said Premises including his proportionate share in all cesses, assessments, betterment charges, levies and all other impositions made by the competent local or other authorities and/or Government water charges, insurance, lights and repairs and salaries of employees, clerks, bin chowkidars, sweepers and electricity, gas and telephone cables, waterlines, drainage lines, sewerage lines and all other expenses and outgoings necessary and incidental to the management, administration and maintenance of the said Premises, the said Property and the said Building in which the said Premises is located. The Purchaser/s further agrees that till the time the

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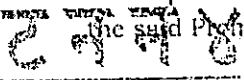
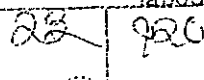
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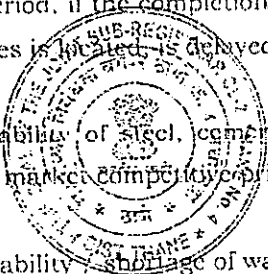
Purchaser/s' share in the aforesaid outgoings is determined, the Purchaser/s shall, from the date of the intimation, regularly pay to the Promoter on the 5th day of every month, the provisional monthly contribution towards all outgoings or such other amounts as may be communicated, from time to time, by the Promoter to the Purchaser/s in writing. All such outgoings and such payments shall be promptly made by the Purchaser/s every month in advance to the Promoter. The Purchaser/s agrees and undertakes to pay to the Promoters, the estimated, provisional, amount for the number of months, as may be decided, towards all outgoings including the Charges, Contributions, Subscriptions, and Fees at the time of Promoter offering the possession of the said Premises and shall not withhold or fail to pay the same or any part thereof for any reason whatsoever. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and shall remain with the Promoter and shall be utilized for meeting all outgoings.

4.5 If the Promoter fails or neglects to give possession of the said Premises within the agreed period despite the Purchaser/s adhering to the terms and conditions of this Agreement then the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by the Promoter in respect of the said Premises with interest at the rate prescribed under RERA from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

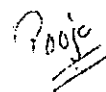
Provided that, the Promoter shall be entitled to reasonable extension of time for giving possession of the said Premises within the aforesaid period, if the completion of the said Building in which

the said Premises is located, is delayed on account of:

	(i) non-availability of steel, cement, other building material or labour at market competitive prices; and/or
	(ii) non-availability, shortage of water or electric supply; and/or



(iii) war, civil commotion, strikes of workmen or labourers or other persons, transport strike or an act of God, irresistible

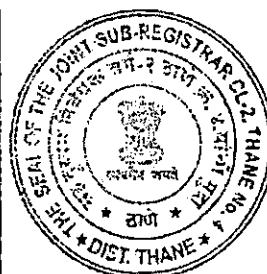
force or reasons beyond the control of or unforeseen by the Promoter; and/or

- (iv) any legislation, notice, order, rule, circular, notification of the Government or other public or competent authority or Court; and/or
- (v) delay in issuing any permission, approval, NOC, sanction and/or occupation/completion certificates by the concerned authorities; and/or
- (vi) force majeure or any other reason (not limited to the reasons mentioned above) beyond the control of or unforeseen by the Promoter, which may prevent, restrict, interrupt or interfere with or delay the construction of the said Building; and/or

For the purpose of this Agreement this expression "force majeure" shall include any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural disaster, pandemic situations, calamity or any acts, events, restrictions beyond the reasonable control of the Promoter.

5. DEFECT LIABILITY

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Within a period of 5 (Five) years from the date of the Promoter handing over possession of the said Premises as contemplated herein, if the Purchaser/s bring/s to the notice of the Promoter any defect in the said Premises or the said Building in which the said Premises is located or any defects on account of workmanship, quality or provision of service, then wherever possible, such defects shall be rectified by the Promoter at their cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive reasonable compensation for such defect as

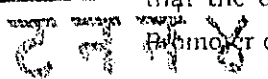
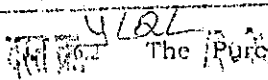

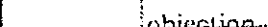
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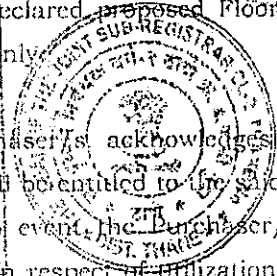
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provided under the RERA. Notwithstanding what is stated herein, the Promoter shall not be liable to rectify and/or pay compensation if such defect is due to any fit outs, interior works, renovation etc. carried out by the Purchaser/s in the said Premises or by any other occupier of the premises or his/her/their contractors, engineers, architects in the said Building or any premises therein as well as due to negligence on the part of the Purchaser/s or misuse of the said Premises by the Purchaser/s.

6. CONSUMPTION OF FLOOR SPACE INDEX, TRANSFERABLE DEVELOPMENT RIGHTS, FUNGLIBLE FLOOR SPACE INDEX ETC

6.1 The Promoter hereby declares that the floor space index available as on date in respect of the said Property is 13289 square meters only and the Promoter has planned to utilize Floor Space Index of 2000 square meters by availing of Transferable Development Rights or Floor Space Index available on payment of premiums or Floor Space Index available as incentive Floor Space Index by implementing various schemes as envisaged under DCR or based on expectation of increased Floor Space Index which may be available in future on modification to DCR, which are applicable to the said Property. The Promoter has disclosed the Floor Space Index of 15289 square meters as proposed to be utilized by the Promoter on the said Property and the Purchaser/s has/have agreed to purchase the said Premises based on the proposed construction and sale of premises/apartments to be carried out by the Promoter after utilizing the proposed Floor Space Index and on the understanding



that the declared proposed Floor Space Index shall belong to the Promoter only. The Purchaser/s acknowledges and agrees that he/she/they/ is/are shall be entitled to the said Premises only as herein provided and in no event, the Purchaser/s shall be entitled to raise any objection in respect of utilization of floor space index, transferable development rights, fungible floor space index, premium/incentive floor space index. The Purchaser/s further agree/s that the Promoter shall be entitled to utilize the floor space index,

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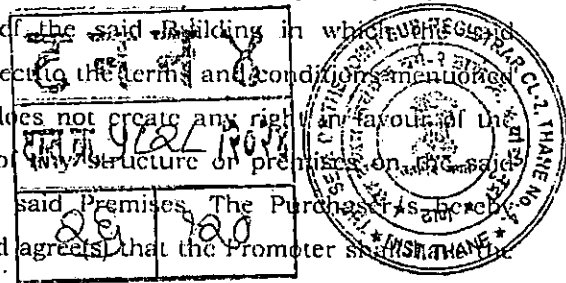
transferable development rights, fungible floor space index, premium floor space index in the manner they deem fit and in accordance with the understanding agreed or that may be agreed from time to time between the Promoter and the Society.

6.3 Further, the Purchaser/s shall not interfere with or object to any construction of upper floors, premises, structures or any adjoining buildings etc. on any ground whatsoever including but not limited to obstruction of outside view, light, air, ventilation, noise pollution, any easementary rights or for any other reason whatsoever.

7. USE OF THE SAID PREMISES

7.1 The Purchaser/s shall use the said Premises only for bonafide residential / office purpose. The Purchaser/s shall not use the said Premises or any part thereof for any illegal or immoral purpose of whatsoever nature or any other purpose than allotted. The Purchaser shall use the Garage or Parking Space only for the purpose of keeping or parking vehicles.

7.2 The Purchaser's/s' right is/are specifically restricted to the use and enjoyment of the said Premises only. The Purchaser/s shall use and enjoy the same in a manner so as not to interfere or conflict with the use and enjoyment of other structures occupied by any other resident/s or visitor/s of the said Building in which the said Premises is located. Subject to the terms and conditions mentioned herein, this Agreement does not create any right in favour of the Purchaser/s in respect of any structure or premises on the said Property other than the said Premises. The Purchaser/s hereby specifically confirm(s) and agree(s) that the Promoter shall have the right to exploit the common infrastructure, open space and other amenities and facilities in such manner as may be decided by the Promoter at their sole discretion but without adversely affecting the use and enjoyment of the said Premises by the Purchaser/s as provided herein.



7.3 The Purchaser/s shall not put up any decorations in or make any alterations, additions or improvements to the exterior of the said

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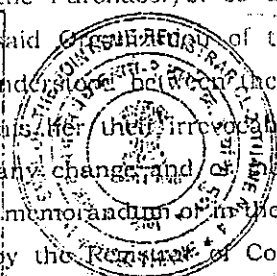
Premises nor shall make any changes to the windows and glazing of the same without prior written consent of the Promoter or said Society, as the case may be. The Purchaser/s shall, with the prior written consent of the Promoter, be at liberty to fix safety grills on windows of the said Premises, of such design as the Promoters may specify (so as to obtain and maintain uniformity of design in the said Building). The Promoter shall be entitled to remove, at the cost and risk of the Purchaser/s any grill which may have been fixed without the Promoter's written authority or if the same is not of the design prescribed by the Promoter. The Purchaser/s shall not at any time construct on (whether of a temporary or permanent nature) or make any structural alterations thereto or fix or erect sun screens or weather shades, on the exterior of the said Premises without prior written consent of the Promoter.

8. FORMATION OF SOCIETY/ ASSOCIATION/ CONDOMINIUM :

8.1 The Purchaser/s along with other purchasers of the said New Building shall join in formation and registration of a co-operative housing society or company or any other legal entity ("the said Organization") to be known by such name as the Promoter may decide and for this purpose, the Purchaser/s shall and also from time to time shall sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the said Organization and for becoming member/s, including the bye-laws of the said Organization (proposed) and duly fill in, sign and return to the Promoter within 7 days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to

register the said Organization of the purchaser/s. It is hereby agreed and understood between the Parties that the Purchaser/s hereby gives his/her their irrevocable consent or no objection for carrying out any change and of modification in the draft of bye-laws or in the memorandum of in the articles of association, as may be required by the Registrar of Co-operative Societies or by the Registrar of Companies, as the case may be, or any other competent authority.

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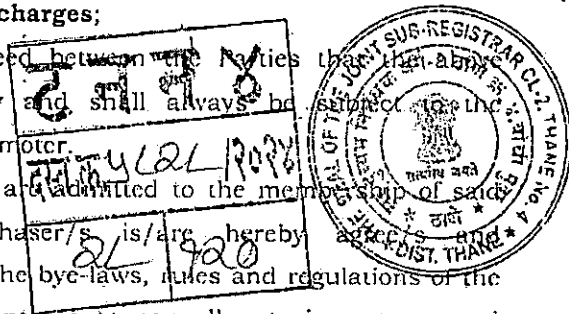
8.2 It also hereby agreed and undertaken by the Purchaser/s to pay entrance fee and share monies to the Promoter for becoming the member/s of the said Organization. In the event the Purchaser/s refuse(s) to sign the documents as may be requested by the Promoter or refuse(s) / fail(s) to pay the necessary charges in relation to formation and registration of the said Organization, the Promoter shall be entitled to initiate such steps as the Promoter may deem fit. Further the Purchaser/s hereby agrees and undertakes to indemnify and keep indemnifying the Promoter against all losses, demands, claims, penalties that may incur to the Promoter for non-formation of the said Organization due to refusal or failure of the Purchaser/s to co-operate the Promoter information and registration of the said Organization.

8.3 The Purchaser/s hereby agree to contribute and/or pay his/her/their proportionate share towards the costs, expenses, taxes, any other monies and outgoings in respect of the said Premises as and when the same are demanded by the Promoter, till the formation of said Organization and handing over charge to the said Organization.

8.4 The Purchaser/s hereby agree/s and undertake/s to pay the following amounts without any delay or demur and within 7 (Seven) days from the receipt of an intimation from the Promoter in that behalf:

- i) a sum of **Rs. 1,000/- (Rupees One Thousand Only)** towards the **share application money;**
- ii) a sum of **Rs. 5,000/- (Rupees Five Thousand Only)** towards **Society formation charges;**
- iii) It is expressly agreed between the Parties that the above amounts may vary and shall always be subject to the discretion of the Promoter.

8.5 Once the Purchaser/s is/are admitted to the membership of said Organization, the Purchaser/s is/are hereby undertake/s to abide by the bye-laws, rules and regulations of the said Organization and continue to pay all outgoings, taxes and other charges in respect of the said Premises to the said Organization.



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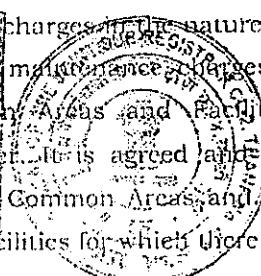
8.6 The Promoter shall be entitled to utilize the present and future floor space index as well as transferable development rights on the said Plot till the time the said Plot along with the said New Building are conveyed in favour of the said Organization. Further, the Promoter shall be entitled to deal with all unsold constructed units in the New Building in the manner it may deem fit after formation and registration of the said Organization as well as conveyance of the said Plot and said New Building in favour of the said Organization without any reference to or consent of the Purchaser/s or the said Organization of whatsoever nature.

9. COMMON AREAS AND FACILITIES AND CHARGES, CONTRIBUTIONS, SUBSCRIPTIONS AND FEES

9.1 After the Purchaser/s has/have paid or agreed to pay to the Promoter the entire said Consideration and all other amounts payable by the Purchaser/s to the Promoter in terms of this Agreement and possession of the said Premises have been offered by the Promoter to the Purchaser/s, the Purchaser/s shall be deemed to be the owner/s thereof with all right, title and interest therein along with the rights and obligations attached to the same. Accordingly, subject to payment of the entire said Consideration along with all other amounts payable by the Purchaser/s to the Promoter in terms of this Agreement, the Purchaser/s shall be entitled to usage of paid and unpaid Common Areas and Facilities that will be available as may be developed by the Promoter. The Purchaser/s hereby acknowledge/(s) and agree/(s) expressly that he / she / it / they shall be liable to pay to the Promoter, fees

and/or charges of the nature of access fee and/or membership fees and/or maintenance charges and/or usage charges for the paid Common Areas and Facilities that will be developed by the Promoter. It is agreed and understood between the Parties that unpaid Common Areas and Facilities mean those Common Areas and Facilities for which there would be no access/ entry fee but cost of maintenance, repair, replacement, up-gradation of (wherever applicable) and usage of service/s offered by these unpaid Common Areas and Facilities would be payable by all the occupiers/purchasers/allottees of the said Building in which the

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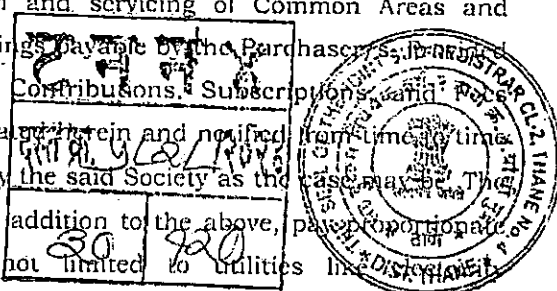


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said Premises is located on pro-rata basis or any other reasonable basis to the Promoter or the said Society as determined by the Promoter or said Society from time to time. Utilization of the paid Common Areas and Facilities by the Purchaser/s shall be subject to such payments and observance of such terms and conditions as may be determined by the Promoter or said Society from time to time and intimated to the Purchaser/s. As the development of the said Property progresses, the Promoter shall be entitled to alter the presently planned areas, amenities and facilities such that such alterations do not adversely affect the use of the said Premises by the Purchaser/s. The Purchaser/s hereby agrees and undertakes to abide by all rules and regulations as may be prescribed from time to time, be framed or modified or amended (including, regarding payment of entrance fee, membership fee and other charges) by the Promoter or said Society as the case may be. The Purchaser/s shall, if required by the Promoter or said Society, execute with the Promoter or said Society a separate agreement or other appropriate deeds and documents as may be framed by the Promoter or said Society as the case may be, setting out the terms and conditions for use of the paid Common Areas and Facilities.

9.2 The Purchaser/s shall from time to time pay to the Promoter and/or to the said Society as the case may be such Charges, Contributions, Subscriptions, and/or other Fees as may be prescribed by the Promoter and/or said Society in respect of the maintenance, management, supervision and servicing of Common Areas and Facilities and other outgoings payable by the Purchaser/s, and however, such Charges, Contributions, Subscriptions, and Fees shall be determined as stated herein and notified from time to time by the Promoter and/or by the said Society as the case may be. The Purchaser/s shall also in addition to the above, pay proportionate charges including but not limited to utilities in connection, water connection, security deposit, charges for utilizing / consuming the same, and any other incidental charges payable.



9.3 As explained by the Promoter and appreciated by the Purchaser/s, the Purchaser/s admit/s and acknowledge/s that it is in the interest of all the persons concerned including the Purchaser/s

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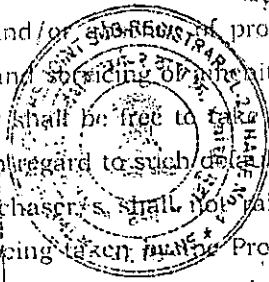
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herein that all payments in respect of all the amenities and facilities particularly water and electricity are paid in time by all the persons concerned and any defaulting purchaser/s should not be entitled to have the benefit of any amenities or facilities or services concerned in order to *inter alia*, maintain a disciplined and peaceful living environment and atmosphere. The Purchaser/s agree/s and acknowledge/s that it would be lawful, just, fair, and equitable that in case of the Purchaser/s defaulting, the availability or supply of the amenities and facilities including water and electricity supply shall be disconnected, so that those persons who are complying with their obligation regarding payment etc. do not suffer on account of defaulting persons and the continuance of the amenities and facilities to the non-defaulting persons in general is not necessarily disrupted.

9.4 In any event, the Purchaser/s further agree(s) that any default in payment of any of the aforesaid Charges, Contributions, Subscriptions, and Fees etc. shall amount to committing a breach of the terms and conditions of this Agreement and the Purchaser/s shall be responsible and liable for the consequence thereof.

9.5 The Purchaser/s further agree/s and acknowledge/s that in the event of the Promoter not receiving the requisite Charges, Contributions, Subscriptions, and Fees etc. for the maintenance, management, supervision and servicing of Common Areas and Facilities as provided in this Agreement, the Purchaser/s shall not hold the Promoter responsible or liable in any manner for the

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inadequate and/or absence of proper maintenance, management, supervision and servicing of amenities and facilities concerned and the Promoter shall be free to take such steps that it may deem fit and proper in regard to such default on the part of the Purchaser/s and the Purchaser/s shall not raise any dispute with respect to such steps being taken by the Promoter or the consequences that may arise due to initiation and conclusion of such steps. The Charges, Contributions, Subscriptions, and Fees shall be paid by the Purchaser/s on the possession of the said Premises being offered by the Promoter to the Purchaser/s.

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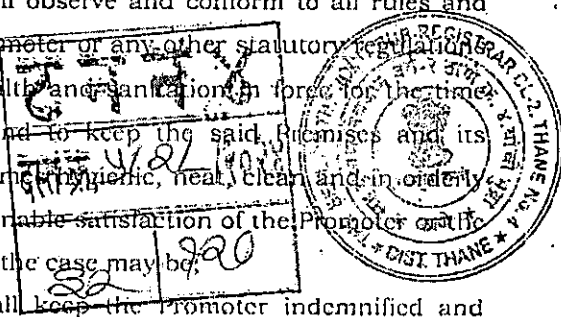
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9.6 The Purchaser/s hereby agree/s to pay the service tax or Goods and Services Tax or all such statutory taxes that may be applicable on time-to-time basis on the amounts payable by the Purchaser/s under this Agreement including but not limited to amounts mentioned hereinabove. It is also agreed and understood between the Parties that the Promoter shall not be liable to render any accounts towards utilization of the aforesaid amounts.

10. PURCHASER/S' REPRESENTATIONS, COVENANTS AND WARRANTIES

10.1 This Agreement is subject to and conditional upon due and punctual payment of the amounts herein reserved and due performance of all the covenants and conditions on the part of the Purchaser/s herein contained and the Purchaser/s hereby for himself/ herself/ itself and for his / her / their heirs, successors, and permitted assigns with the intent that the obligation herein contained shall bind all persons and parties into whosoever hands the said Premises may come, hereby covenants with the Promoter as follows:

- (i) As and when demanded by the Promoter, the Purchaser/s shall pay to the Promoter deposits and charges paid by the Promoter for obtaining water, electricity connections, other meters charges and other charges;
- (ii) The Purchaser/s has/have verified all the title documents and is/are satisfied with the title of the Promoter and hereby agree/s not to raise any requisition on title of the Promoter;
- (iii) The Purchaser/s shall observe and conform to all rules and regulations of the Promoter or any other statutory regulation relating to public health and sanitation in force for the time being or in future and to keep the said Premises and its surroundings at all times hygienic, neat, clean and in orderly condition to the reasonable satisfaction of the Promoter or the said Organization, as the case may be;
- (iv) The Purchaser/s shall keep the Promoter indemnified and harmless at all times against any act, losses, damages, costs, expenses, and/or consequences that may be incurred and/or may arise due to breach of the covenants, terms and conditions of this Agreement by the Purchaser/s and also against all statutory payments whatsoever or which may



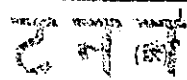
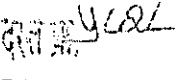

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become payable or be demanded by the authorities and applicable to the said Premises after the possession of the said Premises and/or have been offered to the Purchaser/s;

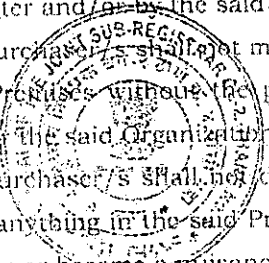
- (v) The Purchaser/s shall not affix or display or permit to be affixed or displayed on the said Premises any painted or illuminated signboards, sky-signs, neon signs or advertisements or otherwise unless a written consent shall have been previously obtained from the Promoter in respect thereof. However, the Purchaser/s shall be permitted to install its name plate of the size and other specifications as designated by the Promoter or the said Organization on the main entrance door of the said Premises;
- (vi) The Purchaser/s shall not either by himself / herself/ itself or through his/her/its servants or agents bring heavy motor vehicles / heavy transportation beyond the designated hubs / limits save and except for the limited purpose of transporting furniture, fixtures and other household items after taking prior permission of the Promoter and the said Organization;
- (vii) The Purchaser/s shall not use fresh (potable) water for any purpose other than for domestic purpose;
- (viii) The Purchaser/s shall repair and keep the said Premises in tenantable condition and shall not damage any of the pipe lines, utilities, facilities, amenities, fittings, accessories, installations, electric, plumbing, water supply, sewerage and drainage systems provided for the benefit of the said New Building, and if such damage is caused, the Purchaser/s shall without any protest or demur make good forthwith the costs / damages as may be determined and intimated by the

Promoter and/or by the said Organization.

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The Purchaser/s shall not make any internal alteration in the said Premises without the prior permission of the Promoter and/or the said Organization and/or the local authorities;

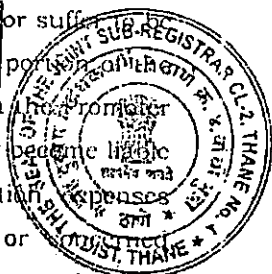
The Purchaser/s shall not do or permit to do or suffer to be done anything in the said Premises or any part thereof which may be or become a nuisance, annoyance or cause damage or inconvenience to the Promoter or the neighbourhood or other occupants in the said New Building;





- (xi) The Purchaser/s agrees that he/she/it/they shall at all times make timely payment of the said Consideration and all other monies payable hereunder and shall abide by the covenants, terms and conditions contained in this Agreement;
- (xii) The Purchaser/s shall at times abide by, observe and comply with rules and regulations as well as by laws made applicable by the Promoter and/or the said Organization or any concerned authority or under any relevant laws made applicable to the Purchaser/s with relation to the user, occupation, enjoyment, improvement, alterations, maintenances and alienation of the said Premises (or any part thereof) including utilities, services, amenities and facilities attached thereto;
- (xiii) The Purchaser/s shall not cause or permit to cause damage or injury to the Common Areas and Facilities, common pathways, roads, access ways, gardens, and other amenities, utilities and things erected, provided, or installed at various locations near or around the said Premises or in the common areas of the said New Building;
- (xiv) The Purchaser/s shall not fell, cut down, destroy, imperil, damage, injure, or replace any trees, shrubs, plants, unless permitted to do so by the Promoter and/or by the said Organization;
- (xv) The Purchaser/s shall not at any time do, omit or suffer to be done in on or about the said Premises or any part thereof or on the said New Building anything in respect of which the Promoter or the said Organization incur or become liable to pay any fines, penalty, damages, compensation or any amount to any person or persons or to any authorities and to reimburse to the Promoter or the said Organization as the case may be without any delay default and demur any penalty and/or fine that may be hereafter imposed upon the Promoter or the said Organization by the concerned authority on account of breach on part of the Purchaser/s;
- (xvi) Not to do or permit to be done any act or thing which may render void or voidable any insurances of the project land and the building in which the said Premises is situated or any

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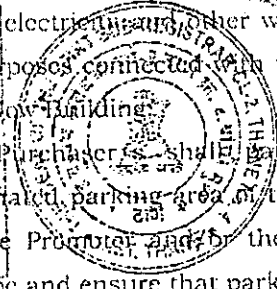
part thereof or whereby any increased premium shall become payable in respect of the insurance and in the event, if there is any increase in premium due to the act of the Purchaser/s, then the Purchaser/s hereby agree/s and undertake/s to pay the proportionate premium towards Insurance and further agree/s not to do any act or thing which would render such insurance ineffective:

(xvii) The Purchaser/s shall not bring or store or caused to be brought or stored in the said Premises any article of dangerous, inflammable, combustible, hazardous or explosive nature including goods objected by the concerned local or other authority or the Promoter and shall take care of heavy goods/packages which may damage or likely to damage the staircases, common passages or any other structure of the said New Building/s in which the said Premises is situated including entrances of the said New Building in which the said Premises is located on account of negligence or default of the Purchaser/s in this behalf, the Purchaser shall be liable for the consequences of the breach.

(xviii) The Purchaser/s shall keep the said Premises free from all rubbish, litter, garbage and make proper arrangement for the disposal and removal of the same;

(xix) The Purchaser/s shall permit the Promoter and their surveyors and/or agents, architects etc with or without workmen and others at all reasonable times to enter into and upon the said Premises for providing, repairing, maintaining, rebuilding, cleaning, testing, laying and keeping in order and good condition all services, drains, gas, water and other pipe

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lines, electric and other wires and for similar convenience of purposes connected with *inter alia*, the development of the said New Building. The Purchaser/s shall park his/her/its vehicles in the designated parking area of the said New Building as allotted by the Promoter and by the said Organization as the case may be and ensure that parking in public areas is done in the designated parking spaces only;

(xxi) No alterations, additions etc. shall be carried out by the Purchaser/s in the said Premises without prior written

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consent of the Promoter or the said Organization and as per the sanctioned plans;

(xxii) Not to create any impediment or hindrance in the construction activity undertaken by the Promoter on the said Plot;

(xxiii) The Purchaser/s hereby acknowledge/s the right of the Promoter's to deal with other premises in the said New Building and any terraces attached to such premises as well as other areas, spaces etc. and the Purchaser/s shall not raise any objection in that regards;

(xxiv) The Purchaser/s shall not be entitled to transfer any benefit of this Agreement or sell the said Premises unless all the amounts payable under this Agreement by the Purchaser/s to the Promoter have been duly paid.

(xxv) The Purchaser/s shall have no claim or right to any part of the said Plot and also to any part or parts of the said New Building other than the said Premises agreed to be taken by him/her/them. All lobbies, staircases, remain the property of the Promoter until the whole property is assigned and transferred to the said Organization as the case may be as herein mentioned but always subject to the rights, reservations, covenants and easements in favour of the Promoter as herein provided.

(xxvi) The Purchaser/s agree/s to sign and deliver to the Promoter before taking possession of the said Premises all the documents, drawings, as may be reasonably necessary and required by the Promoter including possession letter, electric meter transfer forms and other papers necessary or expedient for formation and registration of the said Organization.

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11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

11.1 The Promoter is entitled to develop the said Property as declared in the title report annexed to this Agreement and has the requisite rights to carry out development on the said Property.

11.2 The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Property

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and shall obtain approvals from time to time to complete the development activity on the said Property.

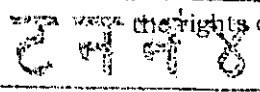
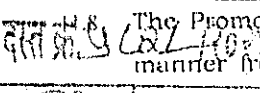
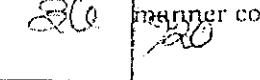
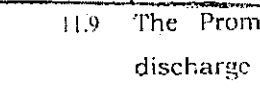
11.3 There are no encumbrances upon the said Property. In the event any mortgage or charge is created on the Promoter's entitlement in the area to be constructed on the said Property then such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Premises.

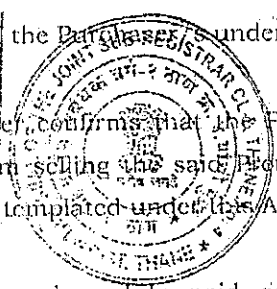
11.4 There are no litigation proceedings pending before any Court of law with the respect to the said Property.

11.5 All approvals, licenses and permits issued by the competent authorities with respect to development of the said Property are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the development of the said Property shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said development of the said Property and common areas.

11.6 The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected.

11.7 The Promoter has not entered into any agreement which will affect

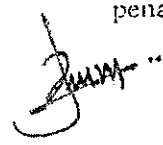
	
	

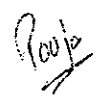


the rights of the Purchaser/s under this Agreement.

The Promoter confirms that the Promoter is not restricted in any manner from selling the said Premises to the Purchaser/s in the manner contemplated under this Agreement.

11.9 The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages, penalties and other outgoings payable with respect to the





development of the said Property as agreed under the Development Agreement with the said Society.

11.10 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter in respect of the said Property except as disclosed in the title report.

12. SERVICE TAX/GOODS AND SERVICES TAX/VALUE ADDED TAX AND OTHER TAXES

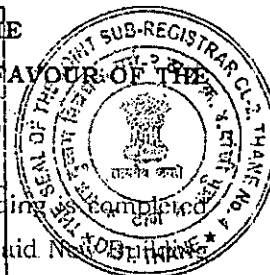
12.1 The Purchaser/s hereby agree/s and undertake/s to pay to the Promoter the service tax, and other statutory taxes including Goods and Services Tax that may be leviable on the sale transaction contemplated herein and the services provided by the Promoter herein. In the event if there is any increase or penalty imposed in respect of the above service tax or goods and services tax due to change in law or change in methods adopted for computation of service tax or goods and services tax then such increase or penalty shall be payable by the Purchaser/s. Any fresh levy or tax or cess by whatever name called is introduced in respect of the sale transaction contemplated herein the Purchaser/s hereby agree/s to bear the same and agree/s to indemnify the Promoters in that behalf.

13. TRANSFER OF RIGHT, TITLE, INTEREST OF THE SAID PLOT AND THE SAID NEW BUILDING IN FAVOUR OF THE SAID ORGANIZATION.

13.1 After the construction of the said New Building and upon receipt of occupation certificate of the said New Building as well as the floor space index and/or transferable development rights in respect of the said Plot are fully utilized, the Promoter shall execute and register a Deed of Conveyance and such other documents as may be necessary for effectively transferring the said Plot and New Building in favour of the said Organization.

13.2 The Promoter through their Advocates and/or Solicitors shall prepare the draft of Deed of Conveyance and/or declaration and

TITLE INTEREST OF THE SAID PLOT AND THE SAID NEW BUILDING IN FAVOUR OF THE SAID ORGANIZATION.	
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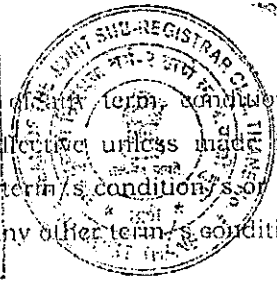
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other documents for transferring the said Plot and New Building in favour of said Organization or for submitting the same under the provisions of the Maharashtra Apartment Ownership Act or under the provision of the Real Estate (Regulation and Development) Act, 2016 ("RERA"), the Purchaser/s hereby agree/(s) and undertake/(s) to pay to the Promoter his/her/their proportionate share of stamp duty and registration charges, if any, payable on Deed of Conveyance including such documents to be executed in favour of the said Organization including other additional charges and professional chargers payable for the same. The Promoter shall not be liable to bear any cost or expenses for the same.

13.3 It is hereby clearly agreed and understood between the Parties that the Promoter is developing the said Plot by constructing the said New Building thereon and upon completion of construction of the said New Building and also upon receipt of the occupation certificate of the said New Building, the Promoter shall execute and register the Deed of Conveyance in favour of the said Organization, provided all the purchasers including the Purchaser/s give all necessary co-operation and assistance for the same and execute all such documents and writings that may be required by the Promoter and/or the concerned authorities. However, if the Purchaser/s and the other purchaser do not co-operate with the Promoter in execution and registration or in execution of all such necessary documents and writing as required by the Promoter and/or concerned authority for the Deed of Conveyance and other documents, then the Promoter shall not be held responsible under the provisions of MOPA and/or RERA for not initiating any steps towards the conveyance of the said Plot and New Building.

<p>14 WAIVER</p> <p>No waiver of any term, condition or provision of this Agreement shall be effective unless made in writing and no waiver of any particular term/s, condition/s or provision/s shall be deemed to be waiver of any other term/s condition/s or provision/s.</p> <p>22 20</p>
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15. MODIFICATION

15.1 No modification of or addition to these presents shall be valid unless the same is in writing and signed by all the Parties herein.

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16. SURVIVAL CLAUSE

16.1 If any term, condition or provision of these presents or the application thereof shall, to any extent, be invalid or unenforceable, the remainder of these present and/or the application of such terms and conditions and provisions shall not be affected thereby, and each term, condition and provision shall be valid and enforceable to the fullest extent permitted by law.

17. ADDITIONAL DOCUMENTATION

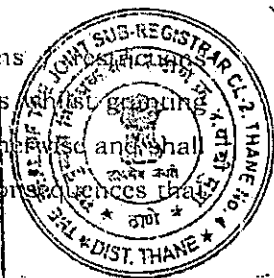
17.1 The Purchaser/s, at its own cost and upon the reasonable request of the Promoter, hereby agree/s and undertake/s to execute any additional documents and do any other acts or things which may be reasonably required to give effect to the terms hereof.

18. CHANGES / CONDITIONS / RESTRICTIONS IN LAW

18.1 The Purchaser/s agree/s to adhere to any changes in law or existing rules and regulations in respect of development of the said Property or otherwise applicable to the present transaction and hereby undertake/s to extend such co-operation and assistance as may be required by the Promoter.

18.2 The Purchaser/s agree/s to adhere to conditions which may be imposed by appropriate authorities, ~~whilst granting~~ any permission / sanction / grant / otherwise and shall not hold the Promoter liable for all or any of the consequences that may arise due to the same.

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19. SUPERSEDES ALL PRIOR NEGOTIATIONS, DISCUSSIONS, CORRESPONDENCES

19.1 It is specifically agreed, admitted and confirmed by the Purchaser/s that on execution of this Agreement all prior correspondence, deeds, documents, letters etc. shall be superseded by this Agreement.

20. NOTICES

20.1 All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by any authorized signatory or officer of the

Handwritten signature

Handwritten signature: Pooja

Promoter and any notice to be given to the Purchaser/s shall be considered as duly served if the same shall have been delivered to, left or posted to the Purchaser/s at the address provided hereinabove, by Registered Post A.D. and email. Any change in the address of the Purchaser/s should be notified in writing by the Purchaser/s to the Promoter. Addresses of the Promoter and the Purchaser/s shall be that of provided in this Agreement.

Address of the Promoter:

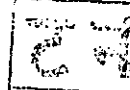
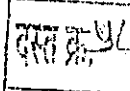
G-3, Giriraj, Salasar Brij Bhoomi Complex, Near Maxus Mall, Bhayandar (W.) Thane- 401101

Address of the Purchaser/s :

D/O Jaykaran Konojiya, Opp State Bank, 256, Uday nagar Machchi Market Sakinaka S.O Mumbai- 400072.

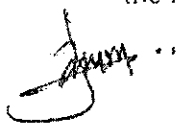
21. ARBITRATION

- 21.1 All disputes and difference between the Parties in any way arising out of or relating to this Agreement or any subsequent writing shall be referred to arbitration of a sole arbitrator to be appointed mutually by the Parties hereto. The arbitration shall take place in accordance with the provisions contained in the Arbitration and Conciliation Act, 1996 or any statutory modification thereof. The arbitration shall be held at Mumbai. The arbitration proceedings shall be conducted in English language.

	<p>22. JURISDICTION AND GOVERNING LAW</p> <p>22.1 Subject to arbitration as aforesaid, the Courts at Mumbai shall have exclusive jurisdiction to adjudicate any disputes arising out of this Agreement between the Parties hereto.</p>
	<p>22.2 This Agreement shall be governed by the laws in force in India.</p>

23. ASSIGNMENT BY THE PROMOTER

- 23.1 The Promoter at their sole discretion may assign or transfer all its rights and obligations or part thereof under this Agreement to any person or party. In the event of assignment or transfer as aforesaid, the Promoter's liability under this Agreement shall stand terminated





from the date of such assignment or transfer, and the same shall be assumed by its assignee expressly.

24. STAMP DUTY AND REGISTRATION CHARGES

24.1 Stamp duty, registration charges, service tax, goods and services tax, value added tax and all other taxes, levies, charges and out of pocket expenses payable in respect of this Agreement and/or any other incidental documentation with respect to the said Premises shall be borne and paid by the Purchaser/s alone.

FIRST SCHEDULE

(Description of the said Property)

ALL THAT piece and parcel of land or ground hereditaments and premises bearing (i) SURVEY NO. 90, HISSA NO. 2, (ii) SURVEY NO. 90, HISSA NO. 4 (P), and (iii) SURVEY NO. 91, HISSA NO. 1B (part), situate, lying and being in the Revenue Village of Ghodbunder, Mira Road, (East), Taluka & District Thane and said piece of land stands converted into non-agricultural as per N.A. order bearing no. revenue/ Div-1/T-7/NAP/SR-7/95 dated- 24.05.1995 and the said piece of land has been processed by Addl. Collector & Competent Authority (ULC) Thane Urban Agglomeration as per the ULC ACT 1976 and has passed an order Bearing no. ULC/TA/WSH 20/SR. 764, Dated - 21.12.1994 and the Local Municipal Authority i.e. Mira-Bhayander Municipal Corporation (MBMC) and bounded as follows :

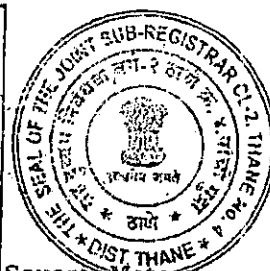
On or towards North : S.No. 85;
On or towards East : S.No.89;
On or towards South : S.No.97;
On or towards West :

SECOND SCHEDULE

(Description of the said Premises)

Premises bearing No. A /1805 admeasuring 32.05 Square Meters Carpet Area, on the 18th Floor, along with XXXX Car parking spot of the building proposed to be constructed on the said Property situated at bearing (i) SURVEY NO. 90, HISSA NO. 2, (ii) SURVEY NO. 90, HISSA NO. 4 (P), and (iii) SURVEY NO. 91, HISSA NO. 1B (part), situate, lying

S.No. 76
८५५४
२११३५८८/२०१४
३२.०५



Amey

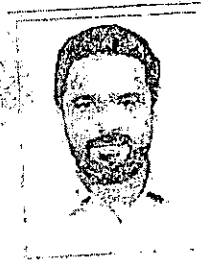
Roopa

and being in the Revenue Village of Ghodbunder, Mira Road, (East), Taluka & District Thane situate, Salasar Courtyard, Green Wood Enclave, Hatkesh Industrial Road, Opp. Green Court Club, Mira Road (E), Dist: Thane, Maharashtra

IN WITNESS WHEREOF, THE PARTIES HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE DAY AND YEAR WRITTEN HEREINABOVE

SIGNED SEALED AND DELIVERED BY)
The within named "THE PROMOTER")
M/S. SALASAR MAXUS BUILDER LLP)
(PAN No. ADGFS3032B))
Through its Partner / Authorized Person)
MR. RASHESH M. MEHTA)

In the presence of. *Rashesh Mehta*
1. *[Signature]*)
2. *[Signature]*)



SIGNED SEALED AND DELIVERED BY)
The Within named "THE PURCHASER/S")
MRS. POOJA JAYKARAN KANOJIYA *Pooja*)
(PAN:CLEPK5924L))

Witness :
1. *[Signature]*
2. *[Signature]*



Handwritten stamp with text: *चमक*, *562/19076*, *82/280*



RECEIPT

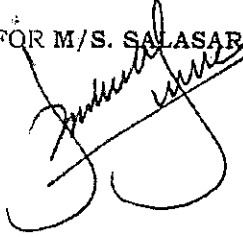
RECEIVED of and from the within named the Purchaser/s **MRS.POOJA JAYKARAN KANOJIYA**. (Pan No.CLEPK5924L) & the sum of **Rs.320000/- (Rupees Three Lakh Twenty Thousand Only)** by way of part/earnest payment out of the Agreement Value / purchase price hereinabove mentioned, by cheques. The details are as under:

Sr. No.	Date	Cheque No.	Bank	Amount (Rs.)
1.	03.12.2023	000036	KOTAK	100000/-
2.	12.01.2024	TRF	KOTAK	120000/-

Total Rs.320000/-

I SAY RECEIVED

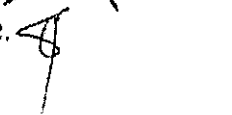
FOR M/S. SALASAR MAXUS BUILDER LLP



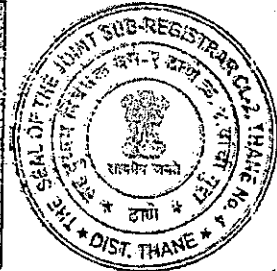
PARTNER

WITNESS :-

1. 

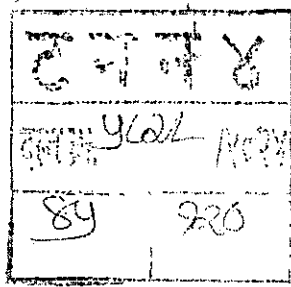
2. 

टनन ४	
दस्तावेज. ५७२४ रोड	
४४	७२०



ANNEXURES

- Annexure A - 7/12 Extract
Annexure B - Index II of Development Agreement.
Annexure C - Title Certificate
Annexure D - Commencement Certificate
Annexure E - Sale Plan
Annexure F - Amenities List
Annexure G - Approved Plan
Annexure H - Proposed Plan
Annexure I - RERA Certificate



गाव मनुना बारा (विकासी नोंदवली)										
[महाराष्ट्र जमीन महसूल अधिकायक समितीक आदि नोंदवलीक आधारे करणे व सुविधीत ठेवणे] नियम १९७९ वाढील नियम २२]										
गाव: फौजंदर (२४३८५९)			म.सू.नं. टाणे				जिल्हा: ठाणे			
सुधारणा क्रमांक व वर्षांकितना			१९८२							
विशेष नोंदवलीक आधारे व नोंदवलीक								जमीन मालकीक आधारे व नोंदवलीक		अर्थ
श्री	समाप्त	समाप्त करणेक	विशेष नोंदवलीक	विशेष नोंदवलीक	विशेष नोंदवलीक	विशेष नोंदवलीक	विशेष नोंदवलीक	विशेष नोंदवलीक	विशेष नोंदवलीक	अर्थ
१९	२०	२१	२२	२३	२४	२५	२६	२७	२८	२९
३०२०	संपूर्ण मध्ये								विनयेती सुदक्षेत्र	०.९९५०

१. गाव मनुना बारा (विकासी नोंदवली) कडे व नोंदवलीक आधारे व नोंदवलीक

४३४४
 ५६२८ १०२४
 ८८ २२०





भारत गणराज्य

गाव नमुना सारा (अधिकार अगिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अगिलेख आणि नोंदवहा (हजार करणे व सुविधितता ठेवणे) नियम १९७१ यातील विवम ३.५.६ आणि ७]

गाव :- धोडबंदर (१९३८५७)

तालुका :- ठाणे

जिल्हा :- ठाणे



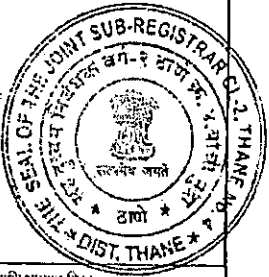
U.P.N : 39458435779

भनापन क्रमांक व उपविभाग १०/८/अ

39458435779

शे.३, एकक व आकारणी	खता क्र.	भोगवट्याधारकचे नाव	क्षेत्र	वर्ग	आकार	मालकी क्र.	कुल, शे.३ व शे.३ अंतर्गत आकार
शे.३, एकक व आकारणी	१८३	दि. इन्स्टिट इनव्हेस्टमेंट कं.प्रा.सी.				(३०४)	कुलक्षेत्र गाव व ख.व
शे.३, एकक व आकारणी		लक्ष्मीबाई शालीग्राम रकवी				(११३३)	
शे.३, एकक व आकारणी		सुनाथ शालीग्राम रकवी				(११३३)	इतर अधिकार
शे.३, एकक व आकारणी		शिल्पा रामकांत धातळे				(११३३)	इतर
शे.३, एकक व आकारणी		शंलधा हरदद भट्टे				(११३३)	शे. राजलक्ष्मी स्टडीसचे चे भागिदार राजेश कुमर
शे.३, एकक व आकारणी		शांलन शारिकांत रकवी				(११३३)	सिंह याचा र.रु. २,७५,००,०००/- वा कराराचा
शे.३, एकक व आकारणी		आरती सुरेश जाधव				(११३३)	गोंजा (१७७२)
शे.३, एकक व आकारणी		नगोज शशिकांत रकवी				(११३३)	इतर
शे.३, एकक व आकारणी		राजश्री शारिकांत रकवी				(११३३)	मिथामनुसार कवनीस भाडे देण्यास पात्र. (२११८)
शे.३, एकक व आकारणी		अनिल दत्तावंत रकवी				(१२०२)	इतर
शे.३, एकक व आकारणी		कमलेश यशवंत रकवी				(१२०२)	गा.ज.क.धा.अधिनियम १९७६ च्या मजूर कलम
शे.३, एकक व आकारणी		अजय यशवंत रकवी				(१२०२)	२०/२३ खालील योजना अंतर्गतचे क्षेत्र तसेच
शे.३, एकक व आकारणी		रेखा सुरेश पाठारे				(१२०२)	पूर्वपरवानगी विधाय हस्तांतरण बंदी क्षेत्र ६६५-००
शे.३, एकक व आकारणी		मिठा अमृत्य				(१२०२)	सी.सी. (२७२०)
शे.३, एकक व आकारणी		पुण्या प्रकाश रावते				(१२०२)	
शे.३, एकक व आकारणी		सुमती यशवंत रकवी				(१२०२)	प्रत्यक्ष करार नाही.
शे.३, एकक व आकारणी		शंभीता सुरेश गवळे				(१८८६)	
शे.३, एकक व आकारणी		मंजुषा सुंदन म्हात्रे				(१८८६)	शे.३ व शे.३ अंतर्गत क्षेत्र - २९९९ व विनांक :
शे.३, एकक व आकारणी		हेमाली दिनेशचंद्र धर				(१८८६)	०६/०३/२०१८
शे.३, एकक व आकारणी		सावित्रा सईनाथ नाईक				(२३४५)	
शे.३, एकक व आकारणी		सामाईक क्षेत्र	०.१९००	१.०१	०.०१५०		

ट न न ४
 दाता क्र. ५८८/१०१४
 ४८ १२०



<p style="text-align: center;">गाव नमुना दारा (विकासी केंद्राद्वारे) [भारतासह्य खाणीय मातृसुलक्षणीकरण (कोमोलेड) आणि पोषकद्वाराद्वारे करणे हे सुविधायी ठेवणे] पत्र क्र. पोषकसह्य (१९३८)५७३ दिनांक - ०२/०८/२०१९ जिल्हा - कोयंबटूर मुलासह्य दारा क्र. १२५/२०१९</p>										
विकासासाठी - ही कोयंबटूर जिल्हा								जिल्हा पोषकसह्य दारा क्र. न.१२५/२०१९		शेरा
क्र.	नाम	वय	विकासी शेरा	पोषकसह्य शेरा	पोषकसह्य शेरा	पोषकसह्य शेरा	पोषकसह्य शेरा	पोषकसह्य शेरा	पोषकसह्य शेरा	पोषकसह्य शेरा
२०२८	सुपुर्ण शर्मा								०.९९००	
२०२९	सुपुर्ण शर्मा								०.९९००	
२०३०	सुपुर्ण शर्मा								०.९९००	

नोंद - कोयंबटूर जिल्हा पोषकसह्य दारा क्र. न.१२५/२०१९ अन्वये

१२/०८/२०१९
 ८९ ७२०





MAHENDRA KADAM
ADVOCATE

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT of Plot of Land bearing (a) Survey No. 90, Hissa No. 2, admeasuring at about 2100 Sq. Mtrs (b) Survey No. 90, Hissa No. 4(P), admeasuring at about 2050 Sq. Mtrs (c) Survey No. 91, Hissa No. 1/B(pt), admeasuring at about 6230 Sq. Mtrs. i.e. Totally admeasuring 10380 Sq. Mtrs out of which 401.25 Sq. Mtrs situated, lying and being at Revenue Village - Ghodbunder Mira Road(East), Taluka & District - Thane and now within the Mira-Bhayander Municipal Corporation.

That on the basis of the following documents given to me, I am issuing this Title Certificate:-

(i) Registered Deed of Conveyance dated - 18.07.2018

(ii) Search Report

WHEREAS:

1. That one Atmaram Jagannath Rakesh, was the owner of piece of Agricultural land with structures standing thereon situate lying and being at village-Ghodbunder, District-Thane, admeasuring 10,380 Sq. Mtrs. or thereabouts bearing Survey & Hissa numbers with their respective area as under:

अननक	
दस्तावेज क्र. YCQL/18078	
42	920



Mobile : +91 9820281194
: +91 9982200867
Tel. : 022-28926823

C-03, Bhakti Palace CHS., Ltd.,
Link Road, Kandarpada, I.C. Colony Ext.,
Opp. D. Mari, Dahisar (West), Mumbai-400068

mahesh@rediffmail.com



MAHENDRA KADAM
ADVOCATE

Sr. no.	Survey No.	Hissa no.	Area in Sq. Mtrs.
1.	90	2	2100
2.	90	4Pt	2050
3.	91	1/B Pt	6230
Total			10380

Herein after referred to as 'the said Larger Property'.

The said Shri Atmaram Jagannath Rakvi died intestate in the year 1931, leaving behind (1) Shri Shaligram Atmaram Rakvi and (2) Shri Yeshwant Atmaram Rakvi, two sons as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death.

2. The said Shri Yeshwant Atmaram Rakvi died intestate in the year 1973 leaving behind (1) Smt. Sumati Yeshwant Rakvi, (2) Shri Anil Yeshwant Rakvi, (3) Shri Ajay Yeshwant Rakvi, (4) Shri Kamlesh Yeshwant Rakvi, (5) Smt. Rekha Suresh Pathare, (6) Mrs. Geeta Amulya Mantri and (7) Smt. Pushpa Prakash Ravte, (hereinafter called the First Group) as his only heirs and next of kin

~~Under the death. The said Late Shri Yeshwant Atmaram Rakvi was entitled to~~
~~undivided 50% ownership in the said Large Property.~~
by the said Shri Shaligram Atmaram Rakvi died intestate or about 11th
November, 1985, leaving behind (1) Smt. Laxmibai Shaligram Rakvi, (2) Shri
Subhash Shaligram Rakvi, (3) Smt. Anand Dineshchandra Rakvi, (4) Smt.

Mob: 91 9820284994
91 9082200867
tel: 022-28926823

C/O. Bhatu Palace CHS., Ltd.
Link Road, Kurla West, I.C. Colony Ext.
Opp. D Mart (Dosa) West Mumbai-400018

nammahesh@rediffmail.com

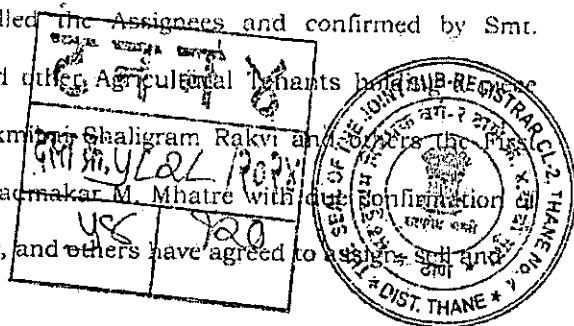


MAHENDRA KADAM
ADVOCATE

Shilpa Ramakant Patke, (5) Smt. Shailaja Harendra Bhatte, (6) Smt. Shalan Shashikant Rakvi, (7) Smt. Aarti Suresh Thakur, (8) Shri Manoj Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, (11) Smt. Mangala Subhash Rakvi, (12) Smt. Saroj Rajesh Pathare, (13) Smt. Rajeshree Shashikant Bhatte (14) Smt. Rashmi Subhash Rakvi and (15) Shri Pradip Subhash Rakvi, (hereinafter collectively referred to as (Second Group) as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death. The said Shri Shaligram Atmaram Rakvi was entitled to undivided 50% ownership rights/ shares in the said Larger Property.

4. Under an Agreement dated 17.11.1993, the said First Group agreed to sell their 50% ownership right and/or share of the said Larger Property to M/s. Salasar Developers & Under an Agreement for Sale dated 04.07.1994, the said Second Group agreed to sell their 50% ownership rights/ share of the said Larger Property to the said M/s. Salasar Developers.

5. By Agreement for Assignment and Sale dated 22nd October, 1994, executed by one Shri Padmakar M. Mhatre, therein called the Assignor of the one Part M/s. Salasar Developers therein called the Assignees and confirmed by Smt. Parvatibai Jagannath Bhoir and other Agricultural Tenants and parcel of land by Smt. Laxmi Shaligram Rakvi and others the said Group, the said Assignor Shri Padmakar M. Mhatre with due confirmation of Smt. Parvatibai Jagannath Bhoir, and others have agreed to assign and



Mobile - 91 9820281194
- 91 9082260867
Tel. - 022-28926823

C-03, Bhakti Palace CHS. Ltd.,
Link Road, Kandarpada, LC Colony Ext.,
Opp D.Mari, Dahisar (West), Mumbai-400068

oantimahesh@rediffmail.com



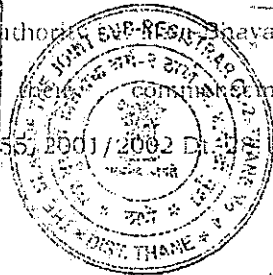
MAHENDRA KADAM
ADVOCATE

convey alienate and transfer all their right, title and interest of the said Larger Property to and in favour of M/s. Salasar Developers.

6. Under Agreement for development dated 30th November, 2001 the said M/s. Salasar Sterling Developers agreed to grant and/or sale the rights to construct residential flats in aggregate admeasuring of about 30,768 Sq. Ft. FSI to M/s. YASHASHVI DEVELOPERS the Builders/ Developers herein on the terms, conditions and consideration set out therein and have also executed irrevocable General Power of Attorney on 30.11.2001 in pursuance of the Agreement dated- 30.11.2001.

7. The Developer therein was absolutely seized and possessed piece or parcel of said property land bearing (a) SURVEY NO. 90, HISSA NO. 2/4 (P), (b) SURVEY NO. 91, HISSA NO. 1B (part), situate, lying and being in the Revenue Village of Ghodbunder, Mira Road, (East), Taluka & District Thane and said piece of land stands converted into non- agricultural as per N.A. order bearing no. revenue/ Div-1/T-7/NAP/SR-7/95 dated- 24.05.1995 and the said piece of land has been processed by Addl. Collector & Competent Authority (ULC) Thane Urban Agglomeration as per the ULC ACT 1976 and has passed an order Bearing no. ULC/TA/WSH 20/SR. 764, Dated - 21.12.1994 and the

Local Municipal Authority	
have given	
NPA/NR/1358/6955/2001/2002 Dated 11.2001.	
44	920



Shayander Municipal Corporation (MBMC)

Consentment certificate order no.

11.2001.

Mobile : 91 9820281194
: 91 9082200567
Tel : 922-28976873

C-03, Bhaku Palace CHS., Ltd.,
Link Road, Kandarpada, LC Colony Ext.,
Opp. D.M. Dargah (West), Mumbai-400068

namunalshiradi@gmail.com

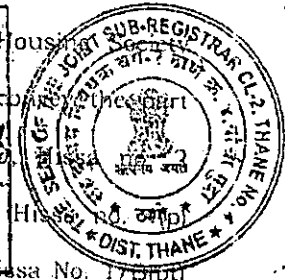


MAHENDRA KADAM
ADVOCATE

8. Thereafter the Ultimate transferrers i.e. Purchasers of the said Flat/ Shops/ Units have jointly formed a Co- operative Housing Society known as **RUIA SHREE GREENWOOD ENCLAVE AMAN CO-OPERATIVE HOUSING SOCIETY LTD.**, a co-op. Hsg. Society and duly registered under the provisions of the Maharashtra Co-op. Societies Act, 1960 (Regn. No. TNA/(TNA)/HSG/(TC)/18271/2007 Dated- 09.02.2007], having its registered office address at Village Ghodbunder, Mira Road (East), Tal & Dist - Thane Pin - 401 107, consists of 20 nos units/ premises sold and delivered to prospective purchasers.

9. As per the terms of the Agreements for sale made and entered into by the builders/developers herein with each of the purchasers of the premises of the said building who are now members of the society herein and as per the provisions of The Maharashtra Ownership of Flat Act, 1964, the builders herein is required, to cause the execution of the conveyance of the said Land along with the said Building by the Owners along with the consent of Confirming Party herein, in favour of the **co-operative Housing Society** herein. The Builder/ Developer had agreed to grant and contribute a portion from the plot of land bearing Survey no. 90, admeasuring total area 2100 Sq. mtrs (b) Survey no. 90, Hissa No. 170 (pt) admeasuring total area 2050 Sq. Mtrs (c) Survey No. 91, Hissa No. 170 (pt) admeasuring total area 6230 Sq. Mtrs. Area in all total area admeasuring

C/O	
TNA/TC/18271/2007	
YE	920
(c) Survey No. 91, Hissa No. 170 (pt)	



Mobile : +91 9820281104
 : +91 9082200867
Tel. : 022-28926823

C-03, Bhakti Palace CHS., Ltd.
Link Road, Kandarpada, I.C. Colony Ext.
Opp. D Mart, Dahisar (West), Mumbai-400068.

nammahesh@rediffmail.com



MAHENDRA KADAM
ADVOCATES

10380 Sq. mtrs. Out of which 401.25 Sq. mtrs. Situate and lying and being at Village Ghodbunder, Mira Road (East), Tal & Dist. Thane and in the Registration District and Sub- district of Thane, and now within the limits of Mira Bhayander Municipal Corporation to the Society.

10. That by virtue of The sign and execution of Deed Of Conveyance Dated 16.07 2018 the said (1) Smt. Laxmibai Shaligram Rakvi, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Ashu Dineshchandra Rakvi, (4) Smt. Shailaja Harendra Bhatt, (5) Smt. Shalan Shashikant Rakvi, (6) Smt. Aarti Suresh Thakur, (7) Shri Manoj Shashikant Rakvi, (8) Smt. Rajshree Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, through its C. A. MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy) AND (11) Shri Anil Yeshwant Rakvi, (12) Shri Ajay Yeshwant Rakvi, (13) Smt. Rekha Suresh Pathare, (14) Geeta Anulya Mantri and (15) Smt. Pushpa Prakash Ravte, (16) Smt. Sumati Yeshwant Rakvi (17) Mr. Kamlesh Yeshwant Rakvi, through its C.A. M/S. SALASAR DEVELOPERS

through its partners MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of Attorney dated 05/07/1994 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory MR. BASANT SATPATHY) AND (18) Smt. Mangala Subhash Rakvi (19) Smt. Saroj

Mehar
98 987 281 001
98 987 281 001
022 21 288 2

C/O. Bhiku Patil CHS, Ltd.
4, Mira Road, Kharadi, Mira, E. Co. Dist. T. N.
Opp. E. Mat. Dargah (West) Mumbai-400068.

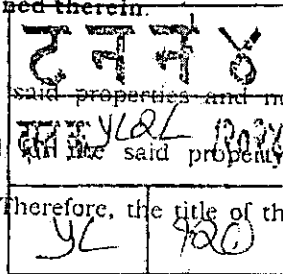
nammahesh@rediffmail.com



MAHENDRA KADAM
ADVOCATE

Rajesh Pathare (20) Reshmi Subhash Rakvi (21) Mr. Pradeep Subhash Rakvi (22) Smt. Shilja Rmakanti Patke through its C.A. MR.RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy) hereinafter for the sake of brevity collectively referred to as THE CONFIRMING PARTY AND M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy), having their office at 101/3, Kedia Chamber, S. V. Road, Malad (West), Mumbai - 400 064. Hereinafter for the sake of brevity collectively referred to as THE CONFIRMING PARTY/ BUILDERS/ DEVELOPERS AND RUIA SHREE GREENWOOD ENCLAVE AMAN CO-OPERATIVE HOUSING SOCIETY LTD., a co-op. Hsg. Society and duly registered under the provisions of the The Maharashtra co-op Societies Act, 1960 (Regn. No. TNA/(TNA)/HSG/(TC)/18271/2007 Dated- 09.02.2007), through it Governing Body THE PURCHASERS/ SOCIETY OF THE FOURTH PART sold, assigned the said property to RUIA SHREE GREENWOOD ENCLAVE AMAN CO-OPERATIVE HOUSING SOCIETY LTD. on the terms and conditions mentioned therein.

11. That search was taken for the said properties and no document found to be registered in the said property, whatever mentioned hereinbefore. Therefore, the title of the property is clear and marketable.



Mobile : +91 9820281194
 : +91 9082200867
Tel : 022-25926823

C-03, Bhakti Palace CHS. Ltd.
Link Road, Kandarpada, EC Colony East,
Opp D Mart, Dahisar West, M-40-40006

For further details please refer to the account



MAHENDRA KADAM
ADVOCATE

TITLE CERTIFICATE

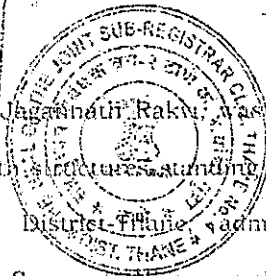
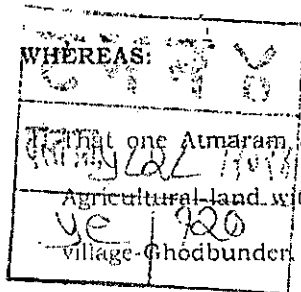
TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT of Plot of Land bearing (a) Survey No. 90, Hissa No. 2, admeasuring at about 2100 Sq. Mtrs (b) Survey No. 90, Hissa No. 4(P), admeasuring at about 2050 Sq. Mtrs (c) Survey No. 91, Hissa No. 1/B(p), admeasuring at about 6230 Sq. Mtrs. i.e. Totally admeasuring 10380 Sq. Mtrs out of which 401.25 Sq. Mtrs situated, lying and being at Revenue Village - Ghodbunder Mira Road(East), Taluka & District - Thane and now within the Mira-Bhayander Municipal Corporation.

That on the basis of the following documents given to me, I am issuing this Title Certificate:-

(i) Registered Deed of Conveyance dated - 18.07.2018

(ii) Search Report



That one Atmaram Jagannath Raku, was the owner of piece and parcel of Agricultural land with structures standing thereon situate lying and being at ye 920 village-Ghodbunder, District-Thane admeasuring 10,380 Sq. Mtrs. or thereabouts bearing Survey & Hissa numbers with their respective area as under:

Mobite -91 9820284194
-91 9083200867
Tel - 022-28936823

C-03, Bhakti Palace CHS. Ltd.,
Link Road, Kandapada, EC Colony Ext,
Opp. D Mart, Dahisar (West), Mumbai-400068

mahesh@rediffmail.com



MAHENDRA KADAM
ADVOCATE

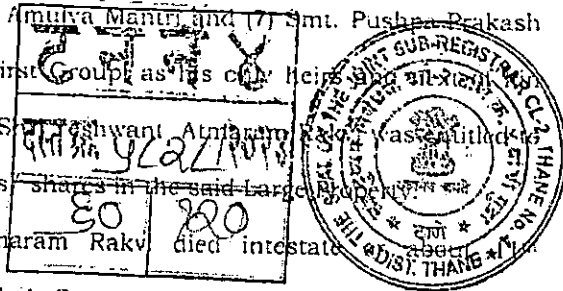
Sr. no.	Survey No.	Hissa no.	Area in Sq. Mtrs.
1.	90	2	2100
2.	90	4Pt	2050
3.	91	1/B Pt	6230
Total			10380

Herein after referred to as 'the said Larger Property'.

The said Shri Atmaram Jagannath Rakvi died intestate in the year 1931, leaving behind (1) Shri Shaligram Atmaram Rakvi and (2) Shri Yeshwant Atmaram Rakvi, two sons as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death.

2. The said Shri Yeshwant Atmaram Rakvi died intestate in the year 1973 leaving behind (1) Smt. Sumati Yeshwant Rakvi, (2) Shri Anil Yeshwant Rakvi, (3) Shri Ajay Yeshwant Rakvi, (4) Shri Kamlesh Yeshwant Rakvi, (5) Smt. Rekha Suresh Pathare, (6) Mrs. Geeta Amulva Mantri and (7) Smt. Pushpa Prakash Ravte, (hereinafter called the First Group) as his only heirs under the death. The said Late Shri Yeshwant Atmaram Rakvi was entitled to undivided 50% ownership rights shares in the said Larger Property.

3. The said Shri Shaligram Atmaram Rakvi died intestate on November, 1985, leaving behind (1) Smt. Laxmibai Shaligram Rakvi, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Asha Dineshchandra Rakvi, (4) Smt.



Mobile -91 9820281194
-91 9082200867
Tel 022-28926823

C-05, Bhakti Palace CHS. Ltd.,
Link Road, Kaurtapada, Colaba, E-7
Opp D Mart, Dahisar (West), Mumbai-400068

mahmahesh@rediffmail.com



MAHENDRA KADAM
ADVOCATE

Shilpa Ramakant Patke, (5) Smt. Shailaja Harendra Bhatte, (6) Smt. Shalan Shashikant Rakvi, (7) Smt. Aarti Suresh Thakur, (8) Shri Manoj Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, (11) Smt. Mangala Subhash Rakvi, (12) Smt. Saroj Rajesh Pathare, (13) Smt. Rajeshree Shashikant Bhatte (14) Smt. Rashmi Subhash Rakvi and (15) Shri Pradip Subhash Rakvi, hereinafter collectively referred to as (Second Group) as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death. The said Shri Shaligram Atmaram Rakvi was entitled to undivided 50% ownership rights/ shares in the said Larger Property.

4. Under an Agreement dated 17.11.1993, the said First Group agreed to sell their 50% ownership right and/or share of the said Larger Property to M/s. Salasar Developers & Under an Agreement for Sale dated 04.07.1994, the said Second Group agreed to sell their 50% ownership rights/ share of the said Larger Property to the said M/s. Salasar Developers.

5. By Agreement for Assignment and Sale dated 22nd October, 1994, executed by one Shri Padmakar M. Mhatre, therein called the Assignor of the one Part M/s. Salasar Developers therein called the Assignees and confirmed by Smt.

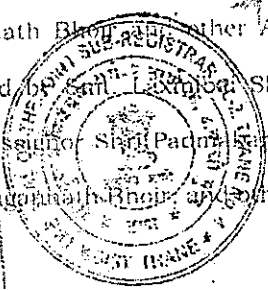
Parvatibai Jagannath Bhoir and other Agricultural Tenants holding a piece

and parcel of land by Shri Lakshmi Shaligram Rakvi and others the First

Group the said Assignor Shri Padmakar M. Mhatre with due confirmation of

Smt. Parvatibai Jagannath Bhoir and others have agreed to assign, sell and

2
902
37
89 920



Mobile 91 9821281192
91 9082200867
Tel 022 28976825

C/O. Bhakti Peace CHS, Ltd.
Link Road, Kandarpada, I.C. Colony Ext.
Opp D Mart, Dahisar (West), Mumbai-400068

nammahesh@rediffmail.com



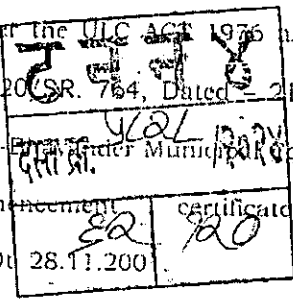
MAHENDRA KADAM
ADVOCATE

convey alienate and transfer all their right, title and interest of the said Larger Property to and in favour of M/s. Salasar Developers.

6. Under Agreement for development dated 30th November, 2001 the said M/s. Salasar Sterling Developers agreed to grant and/or sale the rights to construct residential flats in aggregate admeasuring of about 30,768 Sq. Ft. FSI to M/s. YASHASHVI DEVELOPERS the Builders/ Developers herein on the terms, conditions and consideration set out therein and have also executed irrevocable General Power of Attorney on 30.11.2001 in pursuance of the Agreement dated- 30.11.2001.

7. The Developer therein was absolutely seized and possessed piece or parcel of said property land bearing (a) SURVEY NO. 90, HISSA NO. 2/4 (P), (b) SURVEY NO. 91, HISSA NO. 1B (part), situate, lying and being in the Revenue Village of Ghodbunder, Mira Road, (East), Taluka & District Thane and said piece of land stands converted into non- agricultural as per N.A order bearing no. revenue/ Div-1/T-7/NAP/SR-7/95 dated- 24.05.1995 and the said piece of land has been processed by Addl. Collector & Competent Authority (ULC)

Thane Urban Agglomeration as per the ULC ACT 1976 and by order Bearing no. ULC/TA/WSH 2002/SR. 764, Dated - 21.11.2002. The Local Municipal Authority i.e. Mira-Est/Ghodbunder Municipal Corporation have given their commencement certificate NPA/NR/1368/6955/2001/2002 Dt 28.11.2002.



Mobile : +91 9820281194
: +91 9082200867
Tel. : 022-28926823

C-03, Bhakti Palace CHS., Ltd.,
Link Road, Kandarpada, LC Colony Ext.,
Opp. D Mart Dahisar (West), Mumbai-400068

www.mahendrakadam.com



MAHENDRA KADAM
ADVOCATE

8. Thereafter the Ultimate transferrers i.e. Purchasers of the said Flat/ Shops/ Units have jointly formed a Co-operative Housing Society known as **RUIA SHREE GREENWOOD ENCLAVE AMAN CO-OPERATIVE HOUSING SOCIETY LTD.**, a co-op. Hsg. Society and duly registered under the provisions of the Maharashtra Co-op. Societies Act, 1960 (Regn. No. TNA/(TNA)/HSG/(TC)/18271-2007 Dated- 09.02.2007), having its registered office address at Village Ghodbunder, Mira Road (East), Tal & Dist - Thane Pin - 401 107, consists of 20 nos units/ premises sold and delivered to prospective purchasers.

9. As per the terms of the Agreements for sale made and entered into by the builders/developers herein with each of the purchasers of the premises of the said building who are now members of the society herein and as per the provisions of The Maharashtra Ownership of Flat Act, 1964, the builders herein is required to cause the execution of the conveyance of the said Land along with the said Building by the Owners along with the consent of Confirming Party herein, in favour of the Co-operative Housing Society

Herein, the Builder/ Developer had agreed to grant and convey the part portion from the plot 301 land bearing (a) Survey no. 90, Hissa no. 2 (b) Survey no. 90, Hissa no. 4(p) (c) Survey No. 91, Hissa No. 1/B(pt) admeasuring total area 2100 Sq. Mtrs. Area in all total area admeasuring 6230 Sq. Mtrs.

4626
32
20

Mob: 982081194
9820820180
Tel: 022-28926823

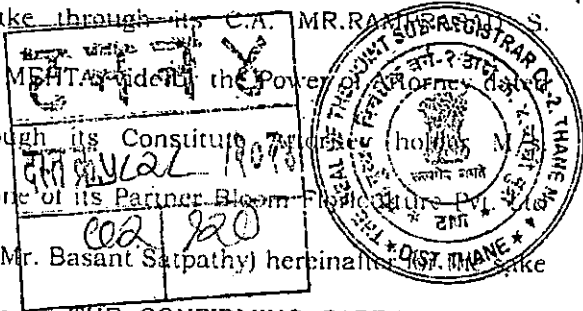
C/O Bloke Palace CHS. Ltd.,
Link Road K. Kadamada II Colony Est.
Opp. D. Man. Darshan West, Mumbai-400068

nammahesh@rediffmail.com



MAHENDRA KADAM
ADVOCATE

Thakur, (7) Shri Manoj Shashikant Rakvi, (8) Smt. Rajshree Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, through its C. A. MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy) AND (11) Shri Anil Yeshwant Rakvi, (12) Shri Ajay Yeshwant Rakvi, (13) Smt. Rekha Suresh Pathare, (14) Geeta Amulya Mantri and (15) Smt. Pushpa Prakash Ravte, (16) Smt. Sumati Yeshwant Rakvi (17) Mr. Kamlesh Yeshwant Rakvi, through its C.A. M/S. SALASAR DEVELOPERS through its partners MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of attorney dated 05/07/1994 who in turn through its Constitute Attorney holder M/s. Yashshvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd., through its authorized Signatory MR. BASANT SATPATHY) AND (18) Smt. Mangala Subhash Rakvi (19) Smt. Saroj Rajesh Pathare (20) Reshmi Subhash Rakvi (21) Mr. Pradeep Subhash Rakvi (22) Smt. Shilja Rmakant Patke through its C.A. MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy) hereinafter referred to as THE CONFIRMING PARTY AND M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd



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: +91 9082200867
Tel : 022-28926823

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Link Road, Khandarpada, EC-2, Colaba E. St.
Opp. D-Mart Dabur (West), Mumbai-400008

www.mahendrakadamadvocate.com



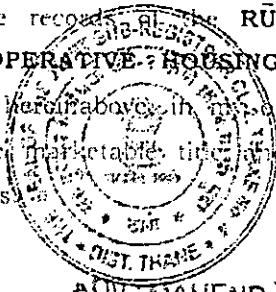
MAHENDRA KADAM
ADVOCATE

through its authorized Signatory Mr. Basant Satpathy), having their office at 101/3, Kedia Chamber, S. V Road, Malad (West), Mumbai - 400 064. Hereinafter for the sake of brevity collectively referred to as THE CONFIRMING PARTY/ BUILDERS/ DEVELOPERS AND **RUIA SHREE GREENWOOD ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD.**, a co-op. Hsg. Society and duly registered under the provisions of the The Maharashtra co-op Societies Act. 1960 (Regn. No. TNA/(TNA)/HSG/(TC)/18272/2007 Dated- 09.02.2007), having its registered office address at **RUIA SHREE GREENWOOD ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD.**, Village Ghodbunder, Mira Road (East), Tal & Dist Thane Pin - 401 107, hereinafter for the sake of brevity referred to as THE PURCHASERS/ SOCIETY OF THE FOURTH PART sold, assigned the said property to Amitabh CH Ltd.

10. That search was taken for the said properties and no adverse entry or document found to be registered for the said property save and except whatever mentioned hereinbefore. Therefore, the title of the property is clear and marketable.

11. That as such from the perusal of the aforesaid documents and the revenue records and the records of the **RUIA SHREE GREENWOOD ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD.**, and subject to whatever stated hereinabove, in my opinion the title of the said property appears to have marketable title and free from all encumbrances and reasonable doubts.

SEARCHED	INDEXED
SERIALIZED	FILED
COB. 920 Place, Mumbai	



ADV. MAHENDRA KADAM

Date :

M. S. Kadam
Advocate

Mobile - 91 9820781194
- 91 908240867
Tel. - 022-28926823

C. D. Bhakti Palace CHS. Ltd.,
Link Road, Kandivpada, LC Colony Ext.,
Opp. D Mart, Dahisar (West), Mumbai-400068

naumahesh@rediffmail.com



MAHENDRA KADAM
ADVOCATE

6. Under Agreement for development dated 30th November, 2001 the said M/s. Salasar Sterling Developers agreed to grant and/or sale the rights to construct residential flats in aggregate admeasuring of about 30,768 Sq. Ft. FSI to M/s. YASHASHVI DEVELOPERS the Builders/ Developers herein on the terms, conditions and consideration set out therein and have also executed irrevocable General Power of Attorney on 30.11.2001 in pursuance of the Agreement dated- 30.11.2001.
7. The Developer therein was absolutely seized and possessed piece or parcel of said property land bearing (a) SURVEY NO. 90, HISSA NO. 2/4 (P), (b) SURVEY NO. 91, HISSA NO. 1B (part), situate, lying and being in the Revenue Village of Ghodbunder, Mira Road, (East), Taluka & District Thane and said piece of land stands converted into non- agricultural as per N.A. order bearing no. revenue/ Div-1/T-7/NAP/SR-7/95 dated- 24.05.1995 and the said piece of land has been processed by Addl. Collector & Competent Authority (ULC) Thane Urban Agglomeration as per the ULC ACT 1976 and has passed an order Bearing no. ULC/TA/WSH 20/SR 754 Dated 21.12.2001. Local Municipal Authority i.e. Mira Bhayander Municipal Corporation have given their commoent certificate NPA/NR/1368/6955/2001/2002 Dt. 28.11.2001.
8. Subsequent to the execution of the said Development Agreement obtaining all the permission from local authorities' i.e. Mira Bhayander Municipal Corporation at that time, the Builders/ Developer constructed building which got registered and known as **RUIA SHREE GREENWOOD**

20/SR 754 Dated 21.12.2001
ULC
28.11.2001
100 920



Mobile : +91 9820281194
 : +91 9982200867
Tel. : 022-28926823

C 05, Bhakti Palace CHS., Ltd.,
Link Road, Kandarpada, J.C. Colony Ext.,
Opp. D Mart, Dahisar (West), Mumbai-400068

name: mahendra kadam



MAHENDRA KADAM
ADVOCATE

ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD., bearing (Regn. No. TNA/(TNA)/HSG/(TC)/18272/2007 Dated- 09.02.2007), consists of 30 units/ premises sold and delivered possession to prospective purchasers.

9. As per the terms of the Agreements for sale made and entered into by the builders/developers herein with each of the purchasers of the premises of the said building who are now members of the society herein and as per the provisions of The Maharashtra Ownership of Flat Act, 1964, the builders herein is required to cause the execution of the conveyance of the said Land along with the said Building by the Owners along with the consent of Confirming Party herein, in favour of the Co-operative Housing Society herein. The Builder/ Developer had agreed to grant and convey the part portion from the plot of land bearing (a) Survey no. 90, Hissa no. 2 admeasuring total area 2100 Sq. mtrs (b) Survey no. 90, Hissa no. 4(p) admeasuring total area 2050 Sq. Mtrs. (c) Survey No. 91, Hissa No. 1/B(pt) admeasuring total area 6230 Sq. Mtrs. Area in all total area admeasuring 10380 Sq. mtrs. Out of which 729.87 Sq. mtrs. Situate and lying and being at Village Ghodbunder, Mira Road (East), Tal & Dist. Thane and in the Registration District and Sub- district of Thane, and now within the limits of

Mira Bhayander Municipal Corporation to the Society.
That by virtue of the sign and execution of Deed Of Conveyance Dated 06.07.2018, the said (1) Smt. Lakshmi Shaligram Rakvi, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Asha Dineshchandra Rakvi, (4) Smt. Shailaja Harendra Bhattar, (5) Smt. Shalini Shashikant Rakvi, (6) Smt. Aarti Suresh

Mob: 9198208134
919082200867
Tel: 2228926827

COE, Bhakti Palace CHS, Ltd.,
Link Road, Kankarpada, FC Colony Ext.
Opp D Mart, Dabulsa (West), Mumbai-400065

niammaheshw@rediffmail.com



MAHENDRA KADAM
ADVOCATE

Sr. no.	Survey No.	Hissa no.	Area in Sq. Mtrs.
1.	90	2	2100
2.	90	4Pt	2050
3.	91	1/B Pt	6230
Total			10380

Herein after referred to as 'the said Larger Property'.

The said Shri Atmaram Jagannath Rakvi died intestate in the year 1931, leaving behind (1) Shri Shaligram Atmaram Rakvi and (2) Shri Yeshwant Atmaram Rakvi, two sons as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death.

2. The said Shri Yeshwant Atmaram Rakvi died intestate in the year 1973 leaving behind (1) Smt. Sumati Yeshwant Rakvi, (2) Shri Anil Yeshwant Rakvi, (3) Shri Ajay Yeshwant Rakvi, (4) Shri Kamlesh Yeshwant Rakvi, (5) Smt. Rekha Suresh Pathare, (6) Mrs. Geeta Amuiya Mantri and (7) Smt. Pushpa Prakash Ravte, (hereinafter called the First Group) as his only heirs and next of kin

under the death. The said Late Shri Yeshwant Atmaram Rakvi held an undivided 50% ownership rights/ shares in the said Large Property.

3. The said Shri Shaligram Atmaram Rakvi died intestate on 11th November, 1985, leaving behind (1) Smt. Laxmibai Shaligram, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Asha Dineshchandra Rakvi, (4) Smt. Shilpa Ramakant Patke, (5) Smt. Shailaja Harendra Bhatte, (6) Smt. Shalan

श्री यशवंत अमराम राकवी
समजा. ५६२२/१०१४
६७
२२०



Mobile : +91 9820281194

+91 9082200867

Tel : 022-28926823

C-3, Bhakti Palace CHS. Ltd.
Link Road, Kandarpada, Colaba, Mumbai - 400 054.
Opp. D Mart, Dahisar (West), Mumbai-400068

महाराष्ट्र शासन, मुंबई



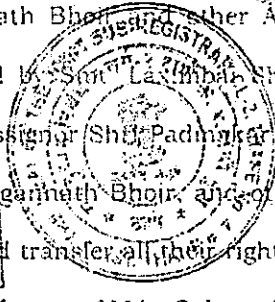
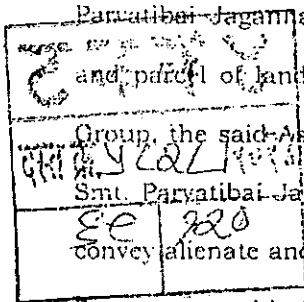
MAHENDRA KADAM
ADVOCATE

Shashikant Rakvi, (7) Smt. Aarti Suresh Thakur, (8) Shri Manoj Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, (11) Smt. Mangala Subhash Rakvi, (12) Smt. Saroj Rajesh Pathare, (13) Smt. Rajeshree Shashikant Bhatte (14) Smt. Rashmi Subhash Rakvi and (15) Shri Pradip Subhash Rakvi, (hereinafter collectively referred to as (Second Group) as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death. The said Shri Shaligram Atmaram Rakvi was entitled to undivided 50% ownership rights/ shares in the said Larger Property.

4. Under an Agreement dated 17.11.1993, the said First Group agreed to sell their 50% ownership right and/or share of the said Larger Property to M/s. Salasar Developers & Under an Agreement for Sale dated 04.07.1994, the said Second Group agreed to sell their 50% ownership rights/ share of the said Larger Property to the said M/s. Salasar Developers.

5. By Agreement for Assignment and Sale dated 22nd October, 1994, executed by one Shri Padmakar M. Mhatre, therein called the Assignor of the one Part M/s. Salasar Developers therein called the Assignees and confirmed by Smt.

Parvatibai Jagannath Bhoir, other Agricultural Tenants holding a piece and parcel of land by Smt. Parvatibai Jagannath Bhoir, Shaligram Rakvi and others the First Group, the said Assignor (Shri Padmakar M. Mhatre with due confirmation of Smt. Parvatibai Jagannath Bhoir, and others have agreed to assign, sell and convey, alienate and transfer all their right, title and interest of the said Larger Property to and in favour of M/s. Salasar Developers.



Mob: 9820181111
9820120186
Tel: 022-25926823

MAHENDRA KADAM & CO. CHN. LTD.
Link Road, Khar West, Mumbai-400016
Opp. D-Mart, Daxar (West) Mumbai-400068

namakadam@rediffmail.com



MAHENDRA KADAM
ADVOCATE

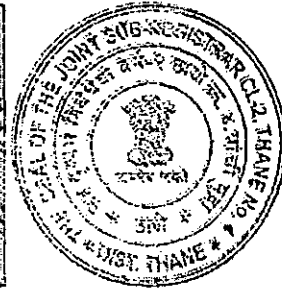
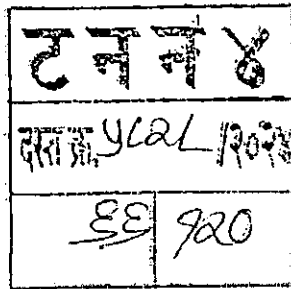
12. That as such from the perusal of the aforesaid documents and the revenue records and the records of the **RUIA SHREE GREENWOOD ENCLAVE AMAN CO-OPERATIVE HOUSING SOCIETY LTD.**, and subject to whatever stated hereinabove, in my opinion the title of the said property appears to have marketable title and free from all encumbrances and reasonable doubts.

Place : Mumbai

Date :

ADV. MAHENDRA KADAM

Mskadam
Advocate



Mobile : -91 9820281194
: -91 9082200867
Tel. : 022-28926823

C-03, Blaki Palace CHS., Ltd
Link Road, Kandarpada, LC Colony, L.V.
Opp. D Mart, Dahisar (West), Mumbai-400068

namimaheshwaridhimad.com



MAHENDRA KADAM
ADVOCATE

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

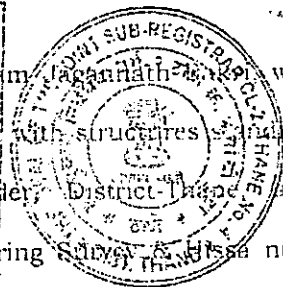
TITLE SEARCH REPORT of Plot of Land bearing (a) Survey No. 90, Hissa No 2, admeasuring at about 2100 Sq. Mtrs (b) Survey No. 90. Hissa No. 4(P), admeasuring at about 2050 Sq. Mtrs (c) Survey No. 91, Hissa No. 1/B(pt), admeasuring at about 6230 Sq. Mtrs. i.e. Totally admeasuring 10380 Sq. Mtrs out of which 401.25 Sq. Mtrs situated, lying and being at Revenue Village - Ghodbundar Mira Road(East), Taluka & District - Thane and now within the Mira-Bhayander Municipal Corporation.

That on the basis of the following documents given to me, I am issuing this Title Certificate:-

- (i) Registered Deed of Conveyance dated - 18.07.2018
- (ii) Search Report

WHEREAS:

That one Atmaram Jagannath
421
Agricultural land with structures
village-Ghodbundar
30 920
thereabouts bearing Survey & Hissa numbers with their respective area as



under:

Mobile : +91 9820281194
: +91 9082200867
Tel. : 022-28926823

C-03, Block Palace CHS, Ltd.
Link Road, Kandarpada, C Colony Ext.
Opp. D Mart, Dahisar (West), Mumbai-401068

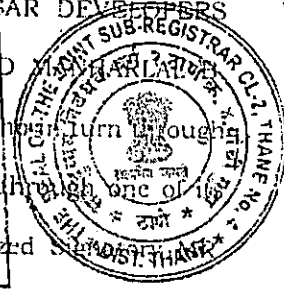
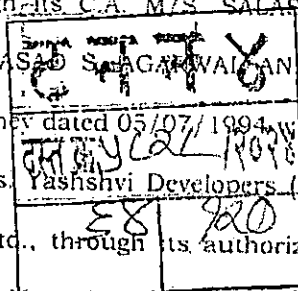
MAHENDRA KADAM ADVOCATE



MAHENDRA KADAM
ADVOCATE

10380 Sq. mtrs. Out of which 401.25 Sq. mtrs. Situate and lying and being at Village Ghodbunder, Mira Road (East), Tal & Dist, Thane and in the Registration District and Sub- district of Thane, and now within the limits of Mira Bhayander Municipal Corporation to the Society.

10. That by virtue of The sign and execution of Deed Of Conveyance Dated 16.07.2018 the said (1) Smt. Laxmibai Shaligram Rakvi, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Asha Dineshchandra Rakvi, (4) Smt. Shailaja Harendra Bhatte, (5) Smt. Shalan Shashikant Rakvi, (6) Smt. Aarti Suresh Thakur, (7) Shri Manoj Shashikant Rakvi, (8) Smt. Rajshree Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, through its C. A. MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy) AND (11) Shri Anil Yeshwant Rakvi, (12) Shri Ajay Yeshwant Rakvi, (13) Smt. Rekha Suresh Pathare, (14) Geeta Amulya Mantri and (15) Smt. Pushpa Prakash Ravte, (16) Smt. Sumati Yeshwant Rakvi (17) Mr. Kamlesh Yeshwant Rakvi, through its C.A. M/S. SALASAR DEVELOPERS through its partners MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of attorney dated 05/07/1994 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd., through its authorized Signatory Mr. BASANT SATPATHY) AND (18) Smt. Mangala Subhash Rakvi (19) Smt. Saroj



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+91 9082200867
Tel: 022-28926823

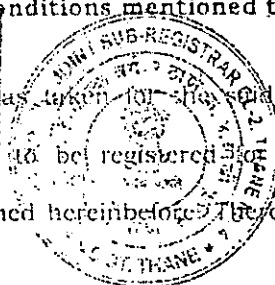
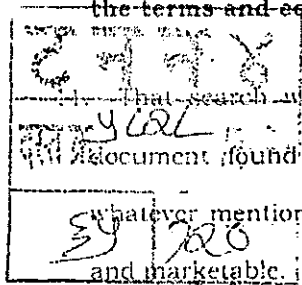
C-03, Bhakti Palace CHS. Ltd.,
Link Road, Kumbhpada, IC. Colaba East
Opp D Mart, Dahisar (West), Mumbai-400068



MAHENDRA KADAM
ADVOCATE

Rajesh Patharc (20) Reshmi Subhash Rakvi (21) Mr. Pradeep Subhash Rakvi (22) Smt. Shilja Rmakant Patke through its C.A. MR.RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy) hereinafter for the sake of brevity collectively referred to as THE CONFIRMING PARTY AND M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr. Basant Satpathy), having their office at 101/3, Kedia Chamber, S. V. Road, Malad (West), Mumbai - 400 064. Hereinafter for the sake of brevity collectively referred to as THE CONFIRMING PARTY/ BUILDERS/ DEVELOPERS AND RUIA SHREE GREENWOOD ENCLAVE AMAN CO-OPERATIVE HOUSING SOCIETY LTD., a co-op. Hsg. Society and duly registered under the provisions of the The Maharashtra co-op Societies Act, 1950 (Regn. No. TNA/(TNA)/HSG/(TC)/18271/2007 Dated- 09.02.2007), through its Governing Body THE PURCHASERS/ SOCIETY OF THE FOURTH PART said, assigned the said property to RUIA SHREE GREENWOOD ENCLAVE AMAN CO-OPERATIVE HOUSING SOCIETY LTD. on

~~the terms and conditions mentioned therein.~~



That search was taken for the said properties and no adverse entry or document found to be registered for the said property save and except whatever mentioned hereinbefore. Therefore, the title of the property is clear and marketable.

Mobile: 98 08 208 201
98 08 208 207
98 08 208 207

C/O: Bhakti Palace CHS. Ltd.,
Link Road, Kurlapada, EC Colony EMI,
4th Fl. Malad (W) West, Mumbai-400068

mailto:resha@rediffmail.com



MAHENDRA KADAM
ADVOCATE

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT of Plot of Land bearing (a) Survey No. 90, Hissa No. 2, admeasuring at about 2100 Sq. Mtrs (b) Survey No. 90, Hissa No. 4(P), admeasuring at about 2050 Sq. Mtrs (c) Survey No. 91, Hissa No. 1/B(pt), admeasuring at about 6230 Sq. Mtrs. Ie. Totally admeasuring 10380 Sq. Mtrs out of which 401.25 Sq. Mtrs situated, lying and being at Revenue Village - Ghodbunder Mira Road(East), Taluka & District - Thane and now within the Mira-Bhayander Municipal Corporation.

That on the basis of the following documents given to me, I am issuing this Title Certificate:-

- (i) Registered Deed of Conveyance dated - 18.07.2018
- (ii) Search Report

WHEREAS:

1. That one Atmaram Jagannath Raky, was the owner of piece of Agricultural land with structures standing thereon situate lying and being at village-Ghodbunder, District-Thane, admeasuring 10,380 Sq. Mtrs. or thereabouts bearing Survey & Hissa numbers with their respective area as under:

ट न न ४	
दस्तावेज क्र. ५६२८/२०१४	
००८	१२०



Mobile : 91 9820281194
91 9082200867
Tel. : 022-26926823

C-103, Bhakti Palace CHS - I, D
Link Road, Kandarpada, U. Colony 1st,
Opp. D Mart, Dabisar (West), Mumbai-400068

www.mahendrakadam.com



MAHENDRA KADAM
ADVOCATE

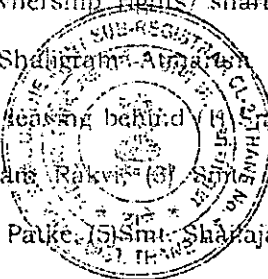
Sr. no.	Survey No.	Hissa no.	Area in Sq. Mtrs.
1.	90	2	2100
2.	90	4Pt	2050
3.	91	1/B Pt	6230
Total			10380

Herein after referred to as 'the said Larger Property'.

The said Shri Atmaram Jagannath Rakvi died intestate in the year 1931, leaving behind (1) Shri Shaligram Atmaram Rakvi and (2) Shri Yeshwant Atmaram Rakvi, two sons as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death.

2. The said Shri Yeshwant Atmaram Rakvi died intestate in the year 1973 leaving behind (1) Smt. Sumati Yeshwant Rakvi, (2) Shri Anil Yeshwant Rakvi, (3) Shri Ajay Yeshwant Rakvi, (4) Shri Kamlesh Yeshwant Rakvi, (5) Smt. Rekha Suresh Pathare, (6) Mrs. Geeta Amulya Mantri and (7) Smt. Pushpa Prakash Ravte, (hereinafter called the First Group) as his only heirs and next of kin under the death. The said Late Shri Yeshwant Atmaram Rakvi was entitled to undivided 50% ownership rights/ shares in the said Large Property.

3. The said Shri Shaligram Atmaram Rakvi died intestate or about 11 th November, 1931 leaving behind (1) Smt. Laxmibai Shaligram Rakvi, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Asha Dineshchandra Rakvi, (4) Smt. Shilpa Ramakani Patke, (5) Smt. Shalaja Harendra Bhatte, (6) Smt. Shalan



Mob: 91 982028 194
91 98220 9186
Tel: 022-25976523

C/O Bhakti Palace CHS. Ltd.,
Link Road, Kandopada, IC Colony Ext.,
Opp D Mart, Dahisar (West), Mumbai-400058

namprakash@rediffmail.com



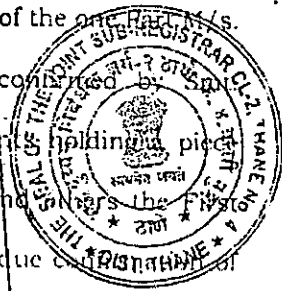
MAHENDRA KADAM
ADVOCATE

Shashikant Rakvi, (7) Smt. Aarti Suresh Thakur, (8) Shri Manoj Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, (11) Smt. Mangala Subhash Rakvi, (12) Smt. Saroj Rajesh Pathare, (13) Smt. Rajeshree Shashikant Bhatte (14) Smt. Rashmi Subhash Rakvi and (15) Shri Pradip Subhash Rakvi. (hereinafter collectively referred to as (Second Group) as his only heirs and next of kin under the Hindu Succession Act by which the said deceased was governed at the time of his death. The said Shri Shaligram Atmaram Rakvi was entitled to undivided 50% ownership rights/ shares in the said Larger Property.

4. Under an Agreement dated 17.11.1993, the said First Group agreed to sell their 50% ownership right and/or share of the said Larger Property to M/s. Salasar Developers & Under an Agreement for Sale dated 04.07.1994, the said Second Group agreed to sell their 50% ownership rights/ share of the said Larger Property to the said M/s. Salasar Developers.

5. By Agreement for Assignment and Sale dated 22nd October, 1994, executed by one Shri Padmakar M. Mhatre, therein called the Assignor of the one Part M/s. Salasar Developers therein called the Assignees and controlled by Smt. Parvatibai Jagannath Bhoir and other Agricultural Tenants holding a piece of land and parcel of land by Smt. Laxmi Shaligram Rakvi and others the First Group, the said Assignor Shri Padmakar M. Mhatre, with due consent of Smt. Parvatibai Jagannath Bhoir, and others have agreed to assign, sell and convey alienate and transfer all their right, title and interest of the said Larger Property to and in favour of M/s. Salasar Developers.

Handwritten signature and date: 22/10/94



Mobile : +91 9820281194
+91 9082200867
Tel. : 022-28926823

C-05, Bhakti Palace CHS., Ltd.
Link Road, Khandarpada, I.C. Colony Ex.
Opp. D Mart, Dahisar (West), Mumbai-40005

http://www.mahendrakadam.com

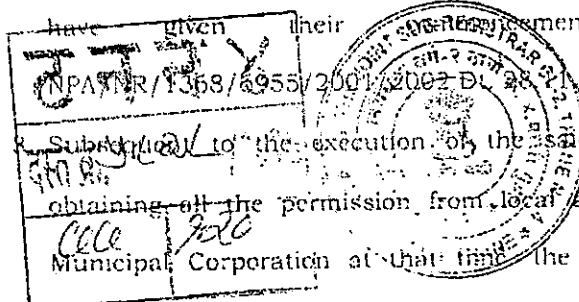


MAHENDRA KADAM
ADVOCATE

6. Under Agreement for development dated 30th November, 2001 the said M/s. Salasar Sterling Developers agreed to grant and/or sale the rights to construct residential flats in aggregate admeasuring of about 30,768 Sq. Ft. FSI to M/s. YASHASHVI DEVELOPERS the Builders/ Developers herein on the terms, conditions and consideration set out therein and have also executed irrevocable General Power of Attorney on 30.11.2001 in pursuance of the Agreement dated- 30.11.2001.

7. The Developer therein was absolutely seized and possessed piece or parcel of said property land bearing (a) SURVEY NO. 90, HISSA NO. 2/4 (P), (b) SURVEY NO. 91, HISSA NO. 1B (part), situate, lying and being in the Revenue Village of Ghodbunder, Mira Road, (East), Taluka & District Thane and said piece of land stands converted into non- agricultural as per N.A. order bearing no. revenue/ Div-1/T-7/NAP/SR-7/95 dated- 24.05.1995 and the said piece of land has been processed by Addl. Collector & Competent Authority (ULC) Thane Urban Agglomeration as per the ULC ACT 1976 and has passed an order Bearing no. ULC/TA/WSH 20/SR. 764, Dated - 21.12.1994 and the Local Municipal Authority i.e. Mira-Bhayander Municipal Corporation (MBMC)

have given their consent certificate order no. **NPAYNR/1368/6955/2001/2002-DL-28-21-2001.**
Subsequent to the execution of the said Development Agreement, after obtaining all the permission from local authorities' i.e. Mira Bhayander Municipal Corporation at that time the Builders/ Developer constructed building which got registered and known as **RUIA SHREE GREWOOD**



Mob: 91 982031194
91 982200867
Tel: 022-28926823

C-03 Bhakti Palace CHS. Ltd.,
Lark Road Khandrupada, EC Colony Est.,
Opp. D Mart, Dahisar (West), Mumbai-400058

www.mahendrakadam.com



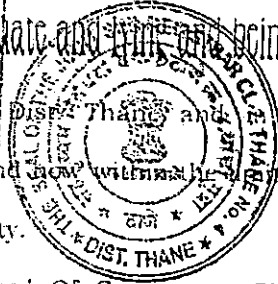
MAHENDRA KADAM
ADVOCATE

ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD., bearing (Regn. No. TNA/(TNA)/HSG/(TC)/18272/2007 Dated- 09.02.2007), consists of 30 units/ premises sold and delivered possession to prospective purchasers.

9. As per the terms of the Agreements for sale made and entered into by the builders/developers herein with each of the purchasers of the premises of the said building who are now members of the society herein and as per the provisions of The Maharashtra Ownership of Flat Act, 1964, the builders herein is required to cause the execution of the conveyance of the said Land along with the said Building by the Owners along with the consent of Confirming Party herein, in favour of the Co-operative Housing Society herein. The Builder/ Developer had agreed to grant and convey the part portion from the plot of land bearing (a) Survey no. 90, Hissa no. 2 admeasuring total area 2100 Sq. mtrs (b) Survey no. 90, Hissa no. 4(p) admeasuring total area 2050 Sq. Mtrs. (c) Survey No. 91, Hissa No. 1/B(p) admeasuring total area 6230 Sq. Mtrs. Area in all total area admeasuring

10380 Sq. mtrs. Out of which ~~27.54 sq. mtrs. private and 71.46 sq. mtrs. being at~~ Village Ghodbunder, Mira (East), Thane District Thane and the Registration District and Sub-district of Thane and now with the limits of Mira Bhayander Municipal Corporation to the Society.

दस्तावेज क्र. 4244/2018
01.9.20



(1) That by virtue of The sign and execution of Deed Of Conveyance Dated 16.07.2018 the said (1) Smt. Laxmibai Shaligram Rakvi, (2) Shri Subhash Shaligram Rakvi, (3) Smt. Asha Dineshchandra Rakvi, (4) Smt. Shailaja Harendra Bhatte, (5) Smt. Shalan Shashikant Rakvi, (6) Smt. Aarti Suresh

Mobile : +91 9820281194
+91 9082200867
Tel. : 022-28926823

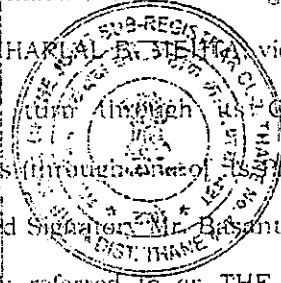
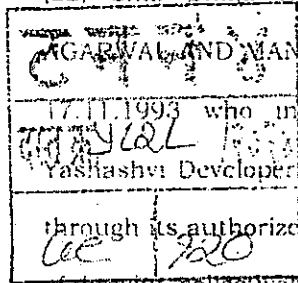
C/S. Bhakti Palace CHS. Ltd.,
Link Road, Karjatpada HC Colony I st,
Opp D Mart, Dahisar (West), Mumbai-400068.

mahaadkadam@gmail.com



MAHENDRA KADAM
ADVOCATE

Thakur, (7) Shri Manoj Shashikant Rakvi. (8) Smt. Rajshree Shashikant Rakvi, (9) Smt. Geetanjali Shashikant Rakvi, (10) Shri Rakesh Shashikant Rakvi, through its C. A. MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory Mr Basant Satpathy) AND (11) Shri Anil Yeshwant Rakvi, (12) Shri Ajay Yeshwant Rakvi, (13) Smt. Rekha Suresh Pathare. (14) Geeta Amulya Mantri and (15) Smt. Pushpa Prakash Ravte, (16) Smt. Sumati Yeshwant Rakvi (17) Mr. Kamlesh Yeshwant Rakvi, through its C.A. M/S SALASAR DEVELOPERS through its partners MR. RAMPRASAD S. AGARWAL AND MANHARLAL B. MEHTA, vide by the Power of attorney dated 05/07/1994 who in turn through its Constitute Attorney holder M/s. Yashshvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd., through its authorized Signatory MR. BASANT SATPATHY) AND (18) Smt. Mangala Subhash Rakvi (19) Smt. Saroj Rajesh Pathare (20) Reshmi Subhash Rakvi (21) Mr. Pradeep Subhash Rakvi (22) Smt. Shilpa Rmakant Patke through its C.A. MR. RAMPRASAD S.



AGARWAL AND MANHARLAL B. MEHTA vide by the Power of Attorney dated 17.11.1993 who in turn through its Constitute Attorney holder M/s. Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd through its authorized Signatory MR. Basant Satpathy) hereinafter for the sake of brevity collectively referred to as THE CONFIRMING PARTY AND M/s.

Yashashvi Developers (through one of its Partner Bloom Floriculture Pvt. Ltd

Mobile - 91 9820251194
91 982291855
Tel - 022 5877525

C/O S. Bhakti Palace CHS. Ltd.
Lins Road, Kandarpada, 1st Colony Ext.
Dep. B. Mar. District (West), Mumbai - 400068

mailto:mahendra.kadam@gmail.com

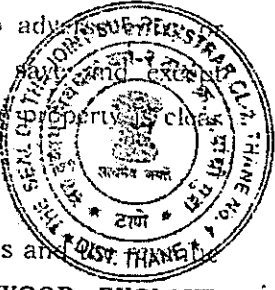


MAHENDRA KADAM
ADVOCATE

through its authorized Signatory Mr. Basant Satpathy), having their office at 101/3, Kedia Chamber, S. V. Road, Malad (West), Mumbai - 400 064. Hereinafter for the sake of brevity collectively referred to as THE CONFIRMING PARTY/ BUILDERS/ DEVELOPERS AND RUIA SHREE GREENWOOD ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD., a co-op. Hsg. Society and duly registered under the provisions of the The Maharashtra co-op Societies Act, 1960 (Regn. No. TNA/(TNA)/HSG/(TC)/18272/2007 Dated- 09.02.2007), having its registered office address at RUIA SHREE GREENWOOD ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD., Village Ghodbunder, Mira Road (East), Tal & Dist Thane Pin - 401 107. hereinafter for the sake of brevity referred to as THE PURCHASERS/ SOCIETY OF THE FOURTH PART sold, assigned the said property to Amitabh CH Ltd.

10. That search was taken for the said properties and no document found to be registered for the said property whatever mentioned hereinbefore. and marketable.

10/720



11. That as such from the perusal of the aforesaid documents and records and the records of the RUIA SHREE GREENWOOD ENCLAVE AMITABH CO-OPERATIVE HOUSING SOCIETY LTD., and subject to whatever stated hereinabove, in my opinion the title of the said property appears to have marketable title and free from all encumbrances and reasonable doubts.

Place : Mumbai
Date :

ADV. MAHENDRA KADAM
M.S. Kadam
Advocate

Mobile : +91 9820281194
: +91 9082200867
Tel. : 022-28926823

C/O. Bhakti Palace CHS., Ltd.,
Link Road, Kandarpada, I.C. Colony Ext.
Opp. D Mart, Dahisar (West), Mumbai-400068.

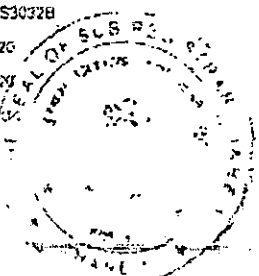
namamahesh@rediffmail.com



पृष्ठ सं 2

पंजीकरण सं. 100/2018/100
दि. 10/05/2018

1. पंजीकरण सं.	100/2018/100
2. पंजीकरण सं.	100/2018/100
3. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
4. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
5. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
6. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
7. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
8. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
9. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
10. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
11. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
12. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
13. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
14. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
15. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
16. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
17. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
18. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
19. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100
20. पंजीकरण सं. (अपेक्षित) का अंश	100/2018/100



पंजीकरण सं. 100/2018/100

टन नं ४

दस्तावेज क्र. 4624/2018

CR 920



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14) ... 36 ...
... 204 ...

15) ... 401107 ...
... 36 ...

16) ... 36 ...
... 2 ...

17) ... 36 ...
... 36 ...

18) ... 36 ...
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19) ... 36 ...
... 401107 ...

20) ... 36 ...
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21) ... 36 ...
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22) ... 36 ...
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24) ... 36 ...
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... 400043 ...

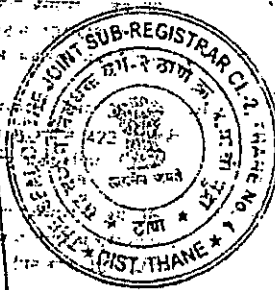
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... 400043 ...

29) ... 36 ...
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30) ... 36 ...
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31) ... 36 ...
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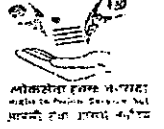


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : ip@mbmc.gov.in



महाराष्ट्र शासन
महानगरपालिका
मिरा भाईंदर

जा.क्र :- मनपा/नर/ 2389 / 2022. 2023

दिनांक :- 20/11/2022

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास वापरासाठीच करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिकार अभिलेख, ठाणे यांनी प्रमाणित केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात देऊन प्रतीमध्ये पाठविणेची आहे व त्यास मजुरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकार अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व घटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्न ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या रुंदी, जमिनी, प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. याबाबत तक्रार / निमित्त झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.

जागेच्या रुंदी, जमिनी, प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. याबाबत तक्रार / निमित्त झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
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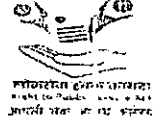


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 2389 | 2022 - 2023

दिनांक :- 20/11/2022

- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अग्निशमन टांक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाण्यापुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाठणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, विल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- 13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल विल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- 14) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

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दस्तावेज क्र. ५७२ रोड	
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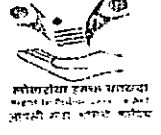
G.C. (Legal) 2022 (9)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : ip@mbmc.gov.in,



जा.क्र :- मनपा/नर/ 2359/ 2022 2023

दिनांक :- 20/12/2022

- 15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याचे खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
 - 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 24C अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stilt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र 2439.00 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त घटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी

विकास क्षेत्राची राहिल	तसेच या क्षेत्राच्या मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व
केवहाही वर्ग करत	येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर
संबंधितास व धारकास	स्वीकारता येणार नाही.
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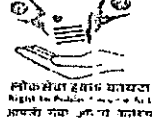


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 2389/ 2022 - 2023

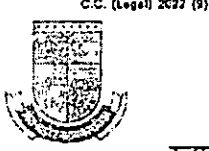
दिनांक :- 20/12/2022

- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे शिदशनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.09/04/2022 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.
- 26) यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	प्रस्तावित इमारत प्रकार - 1 व 2	1	(स्टिफ्ट + पोजियम + 2 ते 22)	13288.92
एकूण बांधकाम क्षेत्र				13288.92 चौ.मी.

दस्त क्र. 502/ 2022
20/12/22





C.C. (Legal) 2022 (9)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



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- 36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिथेत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्माती प्रकल्प उभास्व कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) रेषांकनातील प्रस्तावित वाहनतळांमध्ये इलेक्ट्रिक वाहनांकरीता मान्यताप्राप्त संस्थेकडून इलेक्ट्रिक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 40) दि.17/09/2022 रोजीच्या हमीपत्राच्या अनुषंगाने पुढील 90 दिवसांत विषयांकित जागेतील 7/12 उतान्यातील इतर हक्कातील युपलसी विभागाकडील नोंद रद्द करून त्याप्रमाणे निर्विवाद 7/12 उतारा सादर करणे विकासकावर बंधनकारक राहिल.
- 41) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 42) मा. सर्वोच्च न्यायालय, रिट याचिका क्र. 202/1955 मधील निर्देशांचे व त्या अनुषंगाने विकासकाकडील दि.17/09/2022 रोजीचे हमीपत्रांचे पालन करणे विकासकावर बंधनकारक राहिल.
- 43) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 44) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

दस्तावेज क्र. 42/2023
दि. 20/01/2023
22/720



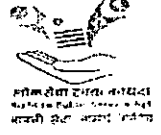


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455. • E-mail id : ip@mbmc.gov.in



जा.क्र. :- मनपा/नर/ 2389/ 2022 2023

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- 45) मंजूर रेखांकनातील विकास योजना रस्त्याखालील क्षेत्र (2439.00 चौ.मी.) मिरा भाईंदर महानगरपालिकेस पुढील 90 दिवसांत नोंदणीकृत करारनाम्याद्वारे हस्तांतरीत करून त्याची नोंद महसुल अभिलेखी 7/12 उतान्यावर महानगरपालिकेचे नावे करणे विकासकावर बंधनकारक राहिल.
- 46) मा. शासनाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.2.2.14(B) Option-2 अन्वये प्रिमियम शुल्कामध्ये सवलत घेतल्याने सादर केलेल्या प्रतिजापत्रानुसार उर्वरित प्रिमियम शुल्क (रु.4,42,92,129/-) हे 8.50% प्रति वर्ष व्याजाने मंजूर रेखांकनातील पहिल्या इमारतीचा भोगवटा दाखल्यावेळी भरणा विकासक व वास्तुविशारद यांचेवर बंधनकारक राहिल.
- 47) मा. शासनाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.2.2.14(i)A(a) नुसार प्रिमियम शुल्कामध्ये सवलत घेतल्याने सादर केलेल्या प्रतिजापत्रानुसार उर्वरित प्रिमियम शुल्क हे 8.50% प्रति वर्ष व्याजाने चार वार्षिक हप्त्यात महानगरपालिकेस जमा केल्यानुसार Post dated Cheque नुसार प्रति वर्षी रक्कमेचा भरणा करणे विकासक व वास्तुविशारद यांचेवर बंधनकारक राहिल.
- 48) भोगवटा दाखल्यापुर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सादर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.
- 49) प्रस्तावित जागेतील बांधकाम सुरु केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षीतेच्या दृष्टीने बांधकाम क्षेत्र तळापासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) ने झाकणे अत्यावश्यक व बंधनकारक आहे, यामध्ये काही कसूर झाल्यास संबंधित विकासक/ वास्तुविशारद/सल्लागार अभियंता यांचेवर नियमानुसार कारवाई करण्यात येईल.
- 50) पुर्नविकास इमारतीमधील विद्यमान सदनिकाधारकांना सामावून घेण्याची जबाबदारी प्रस्तावाचे विकासक यांची राहिल.
- 51) मंजूर रेखांकनातील विकासकाने इमारत प्रकार 2,3 व 4 च्या पुर्नविकास करतवेळी पाणी पुरवठा व मत्तनिस्सारण प्रकल्पासाठी पारीत केलेली 10.00 मी. रुंदीच्या रस्त्याखालील जागा सोडून बांधकाम परवानगीसाठी प्रस्ताव सादर करणे विकासकावर बंधनकारक राहिल.
- 52) बांधकाम परवानगी प्राप्त झाल्यापासून पुढील 90 दिवसांत "दि इस्टेट इनवेस्टमेंट कंपनी" त्यावेळील मालकीदारकून दाखला सादर करणे विकासकावर बंधनकारक राहिल.

व्यावहारीक मालकीदारकून दाखला सादर करणे	विकासकावर बंधनकारक राहिल.
दिनांक: 20/01/2022	
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लसल

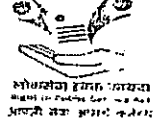


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121456, • E-mail Id : tp@mbmc.gov.in



जा.क्र. :- मनपा/नर/ 2389/2022 - 2023

दिनांक :- 20/11/2022

53) विषयांकीत जागेतील विद्यमान इमारत प्रकार 5 (नेहा को ऑप हो सो लि) या इमारतीस नुकसान होणार नाही याची खबरदारी घेऊन प्रस्तावीत इमारतीचे बांधकाम करण्याची जबाबदारी प्रस्तावाचे विकासक यांची राहिल.

जा.क्र. मनपा / नर / 2389 / 2022-23 दि. 20/11/2022

(सा. आयुक्त सो. यांच्या मंजूरीने)



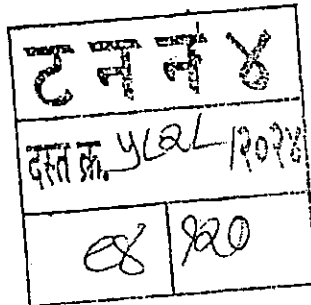
सहा. संचालक

(हे. रा. ठाकूर)

सहा. संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

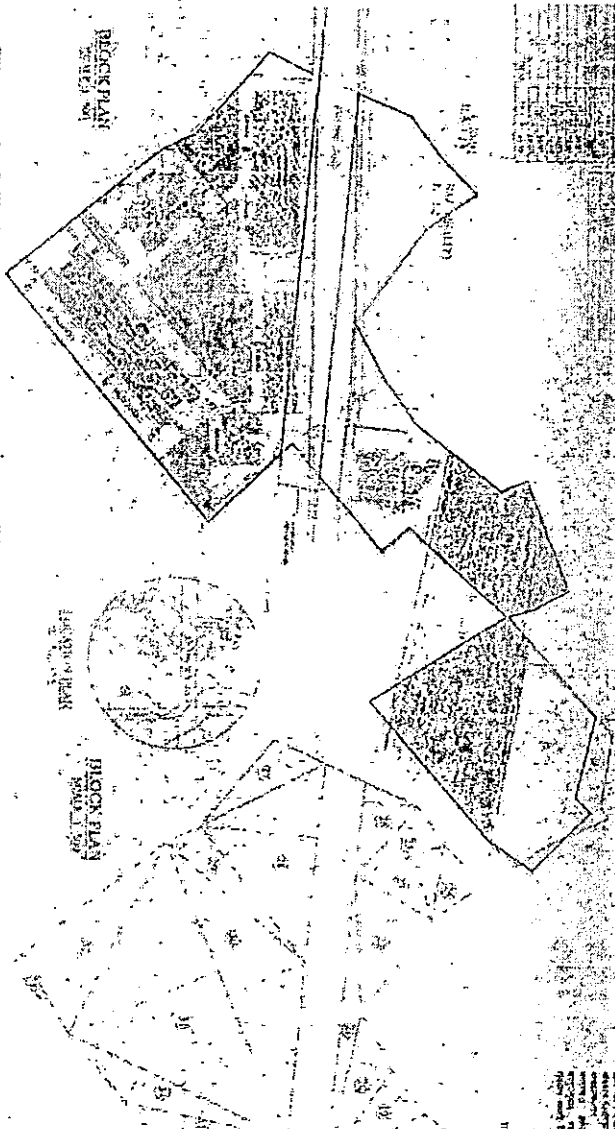
प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

- 1) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- 2) कर निर्धारक व संकलक अधिकारी
कर विभाग



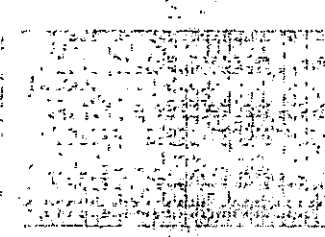
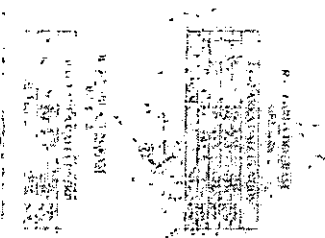


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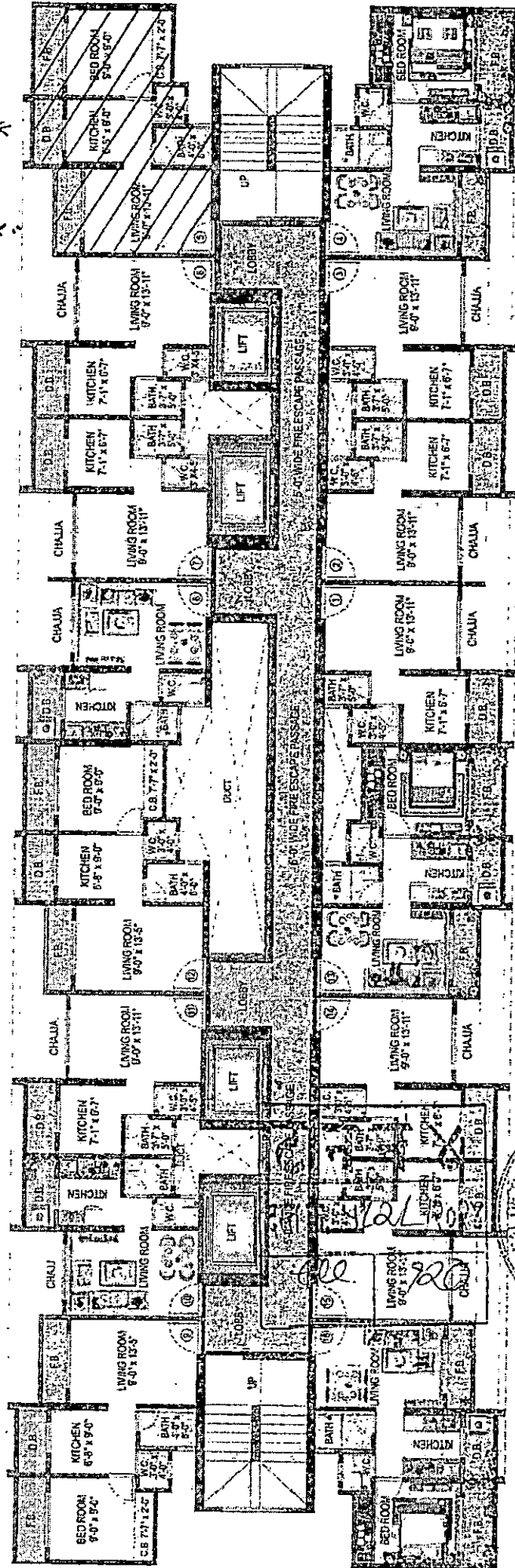


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ANSHU ASSOCIATES
PLOT NO. 100
SERIES 100



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1805
Pooja
Sankar

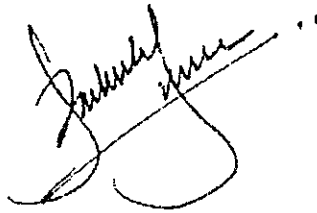


External Amenities :

- Sky Garden
- Jogging Track
- Kids Play Area
- Senior Citizen Sitting Area

Internal Amenities :

- Jaguar Fittings & Accessories
- OTIS Lift & equivalent
- Granite Kitchen Platform
- Branded Switches
- Anodised/ SDF
- Aluminium Sliding Windows
- Laminated Flush Door



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

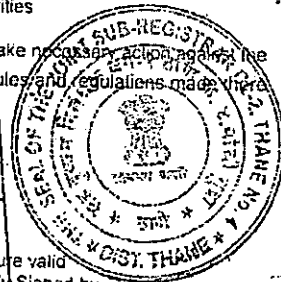
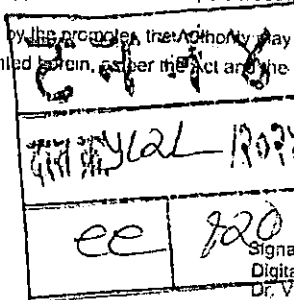
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700035177

Project: Salasar Courtyard . Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 90/2,4 AND 91/1B, 1st Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. Salasar Maxus Builders Llp having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 401101.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 10/05/2022 and ending with 31/12/2027 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
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, under the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:10-05-2022 11:39:32

Dated: 10/05/2022

Place: Mumbai

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



Permanent Account Number Card

ADGFS3032B

Entity Name
SALASAR MAXUS BUILDERS LLP

दिनांक, संस्था की तारीख
Date of Incorporation/Formation
01/11/2016

12022017

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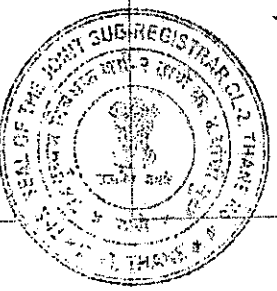
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STATE OF CHHATTISGARH
 DISTRICT THANE
 SUB-REGISTRAR'S OFFICE

Application for registration of...

1. Name of the applicant: ...

2. Address of the applicant: ...

3. Description of the property: ...

4. Date of application: ...

5. Signature of the applicant: ...

6. Stamp of the Sub-Registrar: ...

STATE OF CHHATTISGARH
 DISTRICT THANE
 SUB-REGISTRAR'S OFFICE

Application for registration of...

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3. Description of the property: ...

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6. Stamp of the Sub-Registrar: ...

STATE OF CHHATTISGARH
 DISTRICT THANE
 SUB-REGISTRAR'S OFFICE

Application for registration of...

1. Name of the applicant: ...

2. Address of the applicant: ...

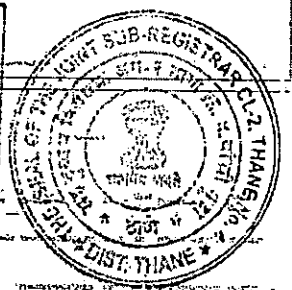
3. Description of the property: ...

4. Date of application: ...

5. Signature of the applicant: ...

6. Stamp of the Sub-Registrar: ...

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ट.न.न. - ७
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बनाने कारण से वे ही नए हस्त
 लेखन करने वाले होंगे.
 -लेखन करने वाले को (१५५)
 २५० नए
 २५५०० नए हस्त
 १६६
 १५५०० नए हस्त (१५५)
 २५० नए
 २५५०० नए हस्त



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प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे दि. 30.11.2013 रोजीचे परिपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. त्यातील सर्व अटी शर्ती आम्हास कबुल आहेत. तसेच नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकद्वारे अथवा दुबार विक्री होत नाही. मी/आम्ही सदर दस्तातील मिळकतीबाबत अभिलेखात शोध घेतलेला आहे. दस्तातील लिहून देणार/घेणार/कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व हयात आहोत व खात्री करून देण्यासाठी या दस्तासोबत दोन प्रत्यक्ष चांगल्याप्रकारे ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे. सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमची वैयक्तीक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे द्यात आहेत व उक्त कुलमुखमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. सदरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकीय, निमशासकीय कर्ज, हक्क, बोजा, हितसंबंध बँक बोजे, विकसन बोजे नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू याची जाणीव आहे दस्तातील मिळकती बाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई हुकूम नाही. तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही. याची मी/आम्ही खात्री देत आहोत. मी/आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/कमी पडली/बुडाली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणून आमची राहिल हे आम्हास कबुल आहे.

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपूर यांनी गोपाल द्वारकादास पांडे विरुद्ध जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्र. 29/2003, मध्ये 24/03/2003 रोजी दिलेल्या निकाल) विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिकाऱ्याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपर्टी अॅक्ट, 1882 कलम 55 नुसार संबधीत व्यवहार करणाऱ्या उभय पक्षकारांची असते याची आम्हास पूर्ण जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 12 तरतुदीचे अधीन राहून मी/ आम्ही प्रतिज्ञापत्र/घोषणापत्र लिहून देत आहोत. तसेच मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण जाणीव आहे.

नोंदणी अधिनियम 1908 चे कलम 83 भारतीय दंड संहिता 1960 मधील नमूद असलेल्या 7 वर्षांच्या शिक्षेस मी/आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र/घोषणापत्र दस्ताचा भाग म्हणून जोडत आहे.

लिहून देणार:-

[Signature]

साक्षीदार:-

1)

[Signature]

2)

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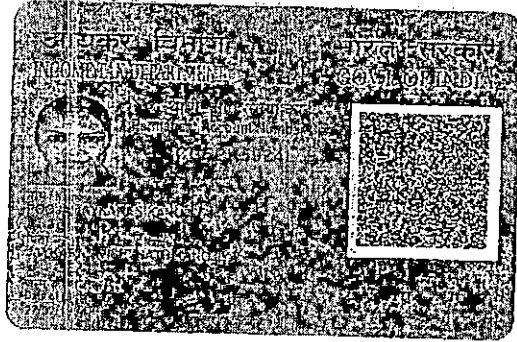
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भारत सरकार
GOVERNMENT OF INDIA


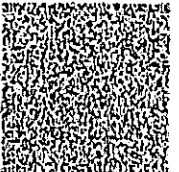
पूजा जयकर कनोजिया
Pooja Jaykaran Kanojiya
पिता : जयकर विश्वनाथ कनोजिया
Father : Jaykaran Vishvnath Kanojiya

जन्म वर्ष / Year of Birth : 1994
लिंग / Female

3303 3649 2488

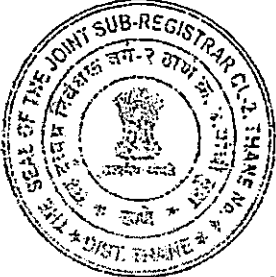


आधार - सामान्य माणसाचा अधिकार

<p>9312 9210 0762 VID : 9105 7311 7208 3233</p> <p>माझे आधार, माझी ओळख</p>	<ul style="list-style-type: none"> Downloaded on Aadhaar app to avail of Aadhaar services. Use the features of Lock/Unlock, Anomaly Detection to ensure security when not using Aadhaar services. Enables linking Aadhaar to obligated to book content.
<p>भारत सरकार GOVERNMENT OF INDIA</p>  <p>मिना कुमार ओझाकाशी गुप्ता Mayank Kumar Ojhaakashi Gupta जन्म तिथि/DOB: 05/10/1993 लिंग/MALE</p> <p>आधार (Aadhaar) is a proof of identity, not of citizenship or date of birth. It should be used with verification (police and institutions), or scanning of QR code (offline ATM).</p>	<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>एनआरआई/भारतीय नागरिकता प्राधिकरण UNION IDENTIFICATION AUTHORITY OF INDIA</p> <p>विवरण कक्षा 2, सल मोहल, चव्हाळी खेरवाडी तालुका, नवी मुंबई शहर, मुंबई, महाराष्ट्र, 400072</p> <p>Address: Chopra Kashi Gupta, Room No. 2, Sal Mohal Chavali Kherwadai Taluka, New Mumbai City, Mumbai, Sakinaka Kurla West, Mumbai, PG: Sakinaka, DIST: Mumbai Suburban, Maharashtra - 400072</p> 
<p>9312 9210 0762 माझे आधार, माझी ओळख</p>	<p>9312 9210 0762 VID : 9105 7311 7208 3233</p>

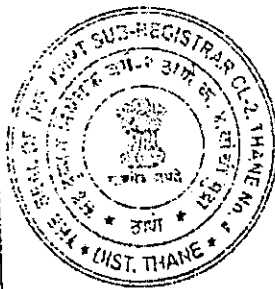
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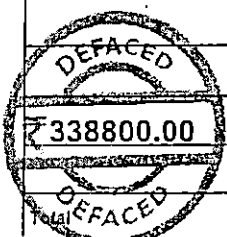




CHALLAN
MTR Form Number-6



GRN	MH017845596202324E	BARCODE	[Barcode]		Date	21/03/2024-17:15:49	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR			Full Name	POOJA JAYKRAN KANOJIYA						
Location	THANE										
Year	2023-2024 One Time			Flat/Block No.	A/1805, SALASAR COURTYARD						
Account Head Details			Amount In Rs.	Premises/Bullding							
0030046401	Stamp Duty		308800.00	Road/Street	AT OPP GCC, GHODBUNDER						
0030063301	Registration Fee		30000.00	Area/Locality	MIRA ROAD EAST						
				Town/City/District							
				PIN		4	0	1	1	0	7
				Remarks (If Any)	SecondPartyName=MS SALASAR MAXUS BUILDERS LLP-CA=:411000						
				Amount In	Three Lakh Thirty Eight Thousand Eight Hundred Rup						
				Words	ees Only						
Total			3,38,800.00								
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332024032122100	2860006680				
Cheque/DD No.				Bank Date	RBI Date	21/03/2024-17:17:17	22/03/2024				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Serial No., Date	100, 22/03/2024						
Department ID:				Mumbai No. 137324				[Stamp]			
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.											
Signature Not Verified				[Signature]				[Stamp]			
Challan Defaced Details				[Stamp]				[Stamp]			
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount						
1	(IS)-76-5828	0009591883202324	28/03/2024-13:21:47	IGR116	30000.00						
2	(IS)-76-5828	0009591883202324	28/03/2024-13:21:47	IGR116	308800.00						
Total Defacement Amount					3,38,800.00						



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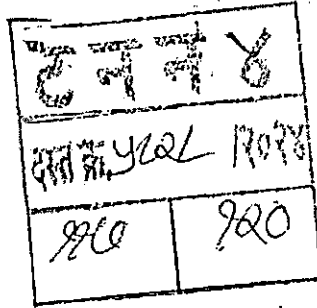
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आयल No.	
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मूल्यांकन पत्रक (याहरी क्षेत्र - बांधीच)						
Valuation ID	202403285544					28 March 2024, 01:19:16 PM
टनन-4						
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	8/34-यु-2) भु-विभाग घोडबंदर गावातील भु-भाग यु-1 वगळता गावातील सर्व मिळकती संव्दे क्रमांक					
क्षेत्राचे नांव	Mira Bhandar Municipal Corporation	सर्व्द नंबर /न. भु. क्रमांक :	सर्व्द नंबर#90			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
27700	101400	103100	126800	103100	चौ. मीटर	
बांधीच क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	35.255चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीच	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620 -	
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	32.05चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.109005/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर. = ((109005-27700) * (100 / 100)) + 27700 = Rs.109005/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 109005 * 35.255 = Rs.3842971.275/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तक्त्याचे मूल्य + भेडेंगुईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य (खुली जातकनी) + वरील गळीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बालकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3842971.275 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3842971/- = ₹ अडतीस लाख देवाळीस हजार नऊ शें एकाहत्तर /-					

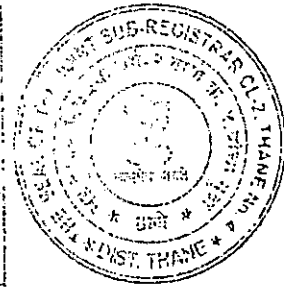
Home Print

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४



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3/28/24, 1:22 PM

Summary 1 (Dastgoshwara bhag 1)

76/5828

गुव्वार, 28 मार्च 2024 1:22 म.नं.

दस्त गोषवारा भाग-1

दनन4

दस्त क्रमांक: 5828/2024

दस्त क्रमांक: दनन4 /5828/2024

वाजार मुल्य: रु. 38,42,971/-

मोवदला: रु. 44,11,000/-

भरलेले मुद्रांक शुल्क: रु.3,08,800/-

डु. नि. सह. डु. नि. दनन4 यांचे कार्यालयात

अ. क्र. 5828 वर दि.28-03-2024

रोजी 1:20 म.नं. वा. हजर वेला.

पावती:6628

पावती दिनांक: 28/03/2024

सादरकरणाचे नाव: पुजा जयकरण कनोजिया - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृथांची संख्या: 120

दस्त हजर करणाऱ्याची मही:

एकुण: 32400.00

Joint Sub Registrar, Thane 4

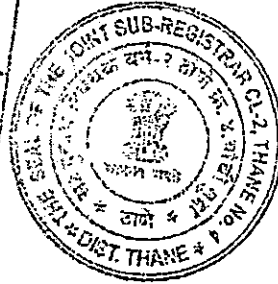
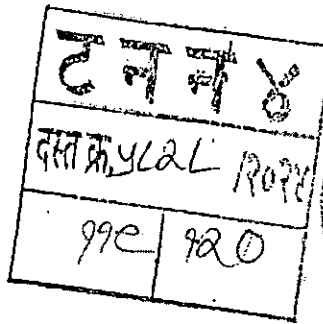
Joint Sub Registrar, Thane, 4

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 28 / 03 / 2024 01 : 20 : 21 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 28 / 03 / 2024 01 : 21 : 31 PM ची वेळ: (फी)



28/03/2024 2 27:53 PM

दस्तावेज भाग-2

दस्तावेज क्रमांक: 5828/2024

दस्तावेज क्रमांक: 5828/2024
दस्तावेज प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: मेमर्स सायनास मेक्सिम विल्डम एल एन पी चे भागीदार ग्रेग एम. मेहना यांच्या नॉक कु. मु. म्हणून - वेदा दिगीप कोठारी पत्ता: प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: जी-3 विंगराज, सायनास विज भूमी कॉम्प्लेक्स 150 फुट रोड, व्हाक नं: -, रोड नं: भाईर पश्चिम, भद्रागण, ठाणे. पिन नंबर: AOGFS3032B	लिहून देणार वय: -32 न्यायक्षेत्री <i>Yathai</i>		
2	नाव: पूजा जयकण्ठ कानोजिया -- पत्ता: प्लॉट नं: 256, भाळा नं: -, इमारतीचे नाव: स्टेट बँक गमन, उदय नगर मच्छी पार्क, व्हाक नं: मारुतीनाक, रोड नं: अंधेरी पूर्व, म्हाळगी- भद्रागण, मुम्बई. पिन नंबर: CLEPK5924L	लिहून देणार वय: -30 <i>Pooja</i>		

वरील दस्तावेज करून देणार न्यायक्षेत्री करारनामा चा दस्तावेज प्रकट दिल्याचे तब्युत करताना.
शिक्का क्र.3 ची वेळ: 28 / 03 / 2024 02 : 26 : 26 PM

ओळख-
राज्यीय इनाम असे निवेदीन करताना की ते दस्तावेज करून देणा-याचा व्यक्तीशः ओळखतात, न त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: मंजुषा फावकट्टे -- वय: 38 पत्ता: भाईर प पिन कोड: 401101	स्वाक्षरी <i>Mangusha</i>		
2	नाव: विजय गुमा -- वय: 30 पत्ता: सीरा रोड पूर्व पिन कोड: 401107	स्वाक्षरी <i>Vijay</i>		

शिक्का क्र.4 ची वेळ: 28 / 03 / 2024 02 : 27 : 35 PM

Pooja
Joint Sub Registrar, Thane 4

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Dcface Number	Deface Date
1	POOJA JAYKRAN KANOJIYA	eChallan	69103332024032122100	MH017845596202324E	308800.00	SD	0009591883202324	28/03/2024
2		DHC		0324281012113	400	RF		
3		DHC		0324282811991	2000	RF	0324282811991D	28/03/2024
4	POOJA JAYKRAN KANOJIYA	eChallan		MH017845596202324E	30000	RF	0009591883202324	28/03/2024

(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)

प्रमाणित करण्यात येत की, दस्ता क्र. *920/920* / 2024 मध्ये पाने आहेत सदर दस्ता प्रत्येक क्र. *9* वर नोंदला आहे. दिनांक *28/03/2024*

1. Verify the document for correctness through thumbnail (4 pages) on a side window after scanning.
2. Get print immediately after registration.

For feedback, please write to: public.feedback.isarta@gmail.com

Joint Sub Registrar, Thane 4



29/03/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. ठाणे 4

दस्त क्रमांक : 5828/2024

नोंदणी :

Regn:63m

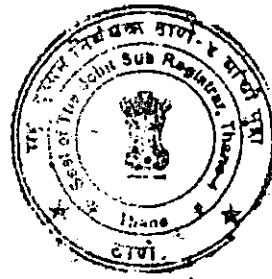
गावाचे नाव : घोडबंदर

(1) विवेकाचा प्रकार	करारनामा
(2) मोधदना	4411000
(3) वाजाराभाव (माचेपट्ट्याच्या वास्तवपट्ट्याकडून आकारणी घेणे कि पट्टेदार ते नसूद करावे)	3842971.275
(4) भू-मापन, पोट्टिस्ता व धरकमांक (असल्यास)	1) पानिकेचे नाव: मिरा-भाईदंग मनपा इतर वर्णन : इतर माहिती: इतर माहिती: मांजे घोडबंदर, वाडं वू-2, विभाग - 8/34, सदनिका क्र- 1805, अठरावा मजला, विंग ए, गालामार कोर्टघाई, ग्रीन वूड इकेल्व, इकेल्व इन्डस्ट्रीयल रोड, ऑप. ग्रीन कोर्ट क्लब, घोडबंदर, मीरा रोड पूर्व, (32.05 चौ. मीटर देरा कारपेट) ((Survey Number : 90/2, 4P, 91/1B (P) ;))
(5) क्षेत्रफळ	1) 32.05 चौ.मीटर
(6) आकारणी किंवा जुही देण्यात अंमल वेळ	
(7) दस्तावेज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा वृत्तनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेतर्स सात्यासर मेफॅस विल्डर्स एल एल पी चे भागीदार रथेप एम. मेहता यांच्या नॉर्मे कु. सु. म्हुपून - नेहा दिलीप कोशारी धर:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी-3 गिरीगज, गालामार विल भूमी कॉम्प्लेक्स 150 फुट रोड, ब्लॉक नं: -, रोड नं: भाईदंग पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ADGFS3032B
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा वृत्तनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पुजा जयकरण कनोजिया - - वय:-30; पत्ता:- प्लॉट नं: 256, माळा नं:-, इमारतीचे नाव: स्टेट बँक समोर, उदय नगर मच्छी मार्केट, ब्लॉक नं: साकीनाका, रोड नं: अंधेरी पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-CLEPK5924L
(9) दस्तावेज करून दिल्याचा दिनांक	28/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2024
(11) अनुक्रमांक, घड व पृष्ठ	5828/2024
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	308800
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) रेट	

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

मुद्रांकनामाठी विचारात घेतलेला नपथील:-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	POOJA JAYKRAN KANOJIYA	eChallan	69103332024032122100	MH017845596202324E	308800.00	SD	0009591883202324	28/03/2024
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4	POOJA JAYKRAN KANOJIYA	eChallan		MH017845596202324E	30000	RF	0009591883202324	28/03/2024

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

