

# WALCHAND PARADISE

A GREEN BUILDING

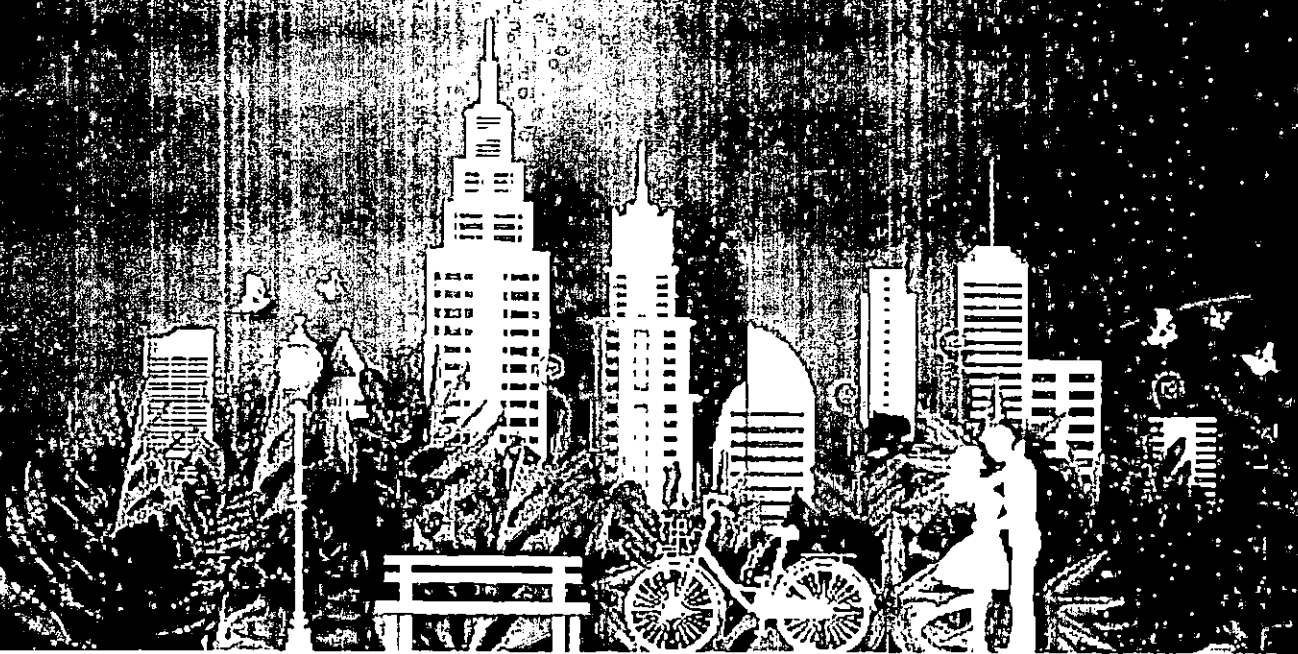
## Agreement For Sale

Shri / Smt. \_\_\_\_\_

Flat No. \_\_\_\_\_ Bldg. No. \_\_\_\_\_ On \_\_\_\_\_ Floor

**Pramanik Housing Pvt. Ltd.**

3rd Floor, Building No.1, Walchand Darshan, Opp. Dmart,  
Off. 150 Feet Road, Bhayandar West, Thane West



Receipt (pavti)

337/21184

Friday, November 17, 2023

5:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22949

दिनांक: 17/11/2023

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन7-21184-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कैलाश सोलंकी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:28 PM ह्या वेळेस मिळेल.

Joint/Sup Registrar Thane 7

सह दुय्यम निबंधक वर्ग. २

ठाणे क्र. ७

बाजार मूल्य: रु.7480344.93 /-

मोबदला रु.10025000/-

भरलेले मुद्रांक शुल्क : रु. 701750/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123179713351 दिनांक: 17/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011015803202324P दिनांक: 17/11/2023

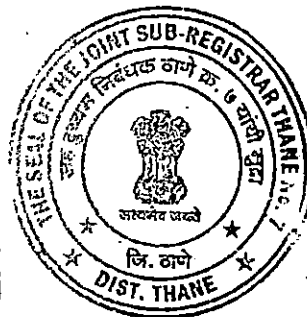
बँकेचे नाव व पत्ता:

*Caution*

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20231176910	17-November-2023.05.04:31 PM			
मूल्यांकनाचे वर्ष	2023	टनन7			
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	11/40-व्ही) भु-विभाग नवदर गावाच्या दक्षिण हद्दीपासून त्या गावातील सर्व मिळकती				
क्षेत्राचे नांव	Mira Bhaindar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#115		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
29950	98300	112300	120180	112300	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	66.011 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा-	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	60.011 चौ मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.108130/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )				
	= ( ( (108130-29950) * (100 / 100) ) + 29950 )				
	= Rs 108130/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 108130 * 66.011				
	= Rs.7137769.43/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (98300 * 25/100 )				
	= Rs.342575.5/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गॅझेटेड मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7137769.43 + 0 + 0 + 0 + 0 + 342575.5 + 0 + 0 + 0 + 0 + 0 =Rs.7480345/- = ₹ चौऱ्याहत्तर लाख ऐशी हजार तीन शे पंचेचाळीस /-				

Home Print

ट न न ७	
दस्त क्र 2997/2023	
9	900



*Parth...*  
*Print*

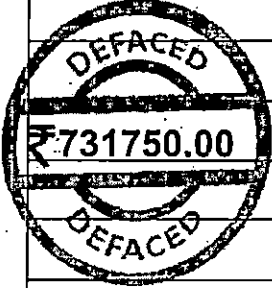


<b>ट न न ७</b>	
दस्त क्र २९९ ९४ / २०२३	
CHALLAN	१००
MTR Form Number-6	



GRN	MH011015803202324P	BARCODE	[Barcode]		Date	16/11/2023-14:00:25	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR			PAN No.(If Applicable)	APPPS9041H			
Location	THANE			Full Name	KAILASH SOLANKI			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. 2601, BUILDING NO.1, WALCHAND			
				Premises/Building	PARADISE			

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	701750.00	Road/Street	VILLAGE NAVGHAR
0030063301 Registration Fee	30000.00	Area/Locality	MIRA ROAD ESAT
		Town/City/District	
		PIN	4 0 1 1 0 7
		Remarks (If Any)	PAN2=AAKCP7974P-SecondPartyName=PRAMANIK HOUSING PRIVATE LIMITED-
		Amount In	Seven Lakh Thirty One Thousand Seven Hundred Fifty
Total	7,31,750.00	Words	Rupees Only



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023111602314	2172904215432
Cheque/DD No.		Bank Date	RBI Date	16/11/2023-14:00:39	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 8286436371  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलान केवल दुययम निबंधक कार्यालयात नोंदणी करायलाच्या दस्त्यासाठी लागू आहे. नोंदणी न करायलाच्या दस्त्यासाठी सदर चलान लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-337-21184	0005800618202324	17/11/2023-17:08:50	IGR119	30000.00

Page 1/2

*Cam s.* *Account*



[1] ट न न ७	
दस्त क्र २१११/२०२३	
५	१००



### AGREEMENT FOR SALE

This Agreement For Sale made at Bhayandar/Mira Road on this 17 day of November in the year Two Thousand and Twenty Three BETWEEN:

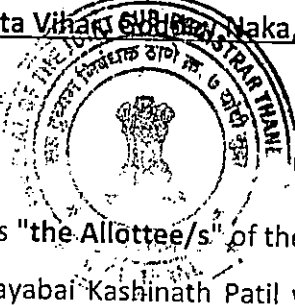
**PRAMANIK HOUSING PRIVATE LIMITED**, A Company Incorporated under the provisions of Companies Act, 2013 having its Corporate Identity No.U45309MH2019PTC331202 represented through its Director **Mr. Nilesh Prakash Jain** having its registered office at Third Floor, Building No.1, Walchand Darshan, Opp. Dmart, Off. 150 Feet Road, Bhayandar (West), District Thane – 401 101, Maharashtra, India, hereinafter referred to as "the Promoter" of the One Part.

*(Signature)* *(Signature)*

*(Signature)*

AND MR. KAILASH SOLANKI & MR. DR PRERIT KAILASH SOLANKI

Address: 101, A Wing, Sita Vihar, GURUBAN, Naka, Bhayandar East, Thane - 401105
Contact No: 8285436371
दस्तावेज क्र. 995/2023
Hereinafter referred to as "the Allottee/s" of the Other Part.



Email ID: preritsolanki@gmail.com

- A. Originally Mrs. Bayabai Kashinath Patil was the owner of lands bearing (1) Old Survey No. 442 i.e. New Survey No.115, Hissa No.2 admeasuring 510 sq. meters assessed at Rs.0.31 ps., (2) Old Survey No. 442 i.e. New Survey No.115, Hissa No.3 admeasuring 1740 sq. meters assessed at Rs.1.13 ps. & (3) Old Survey No. 442 i.e. New Survey No.115, Hissa No.4 admeasuring 560 sq. meters assessed at Rs.0.37 ps., all lands situate, lying and being at village Navghar, Taluka and District Thane, Registration Sub - Dist. Thane and within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "said larger property 1")
- B. Mr. Alex Gabrya Rabel was the owner of lands bearing (1) Old Survey No. 442 i.e. New Survey No.115, Hissa No.1 admeasuring 10490 sq. meters assessed at Rs.7.38 ps. & (2) Old Survey No. 442 i.e. New Survey No.115, Hissa No.5 admeasuring 780 sq. meters assessed at Rs.0.45 ps. both lands situate, lying and being at village Navghar, Taluka and District Thane, Registration Sub - Dist. Thane and within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "said larger property 2")
- C. The said Mrs. Bayabai Kashinath Patil sold the said larger property 1 to Mr. Jagannath Pandurang Patil vide Deed of Conveyance dated 09/04/1969 duly registered in the Sub-Registrar of Assurances at Thane bearing Document No.THN-313-1969 and in view of the said Deed of Conveyance the names of Mr. Jagannath Pandurang Patil was inserted in the 7/12 extract vide Mutation entry no.A012.
- D. The said Mr. Alex Gabrya Rabel sold the said larger property 2 to Mr. Jagannath Pandurang Patil vide Deed of Conveyance dated 20/10/1944 duly registered in the Sub-Registrar of Assurances at Vasai bearing Document No. B.S.N. /1120 / 1944.

*[Handwritten mark]*

*[Handwritten signature]*

*[Handwritten signature]*

[3] ट न न ७	
बलाक २११/१०३३	
७	१००

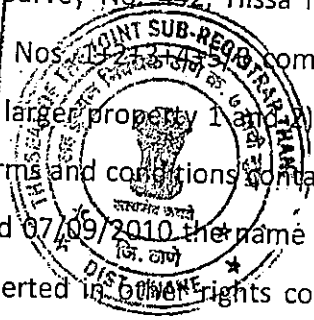


- E. And in pursuance to the said document the said Mr. Jagannath Patil was in possession and became the owner of the said larger property 1 & 2.
- F. The said Mr. Jagannath Pandurang Patil died intestate leaving behind 5 sons namely Kesrinath, Eknath, Chandrakant, Dattatray and Suresh and 2 married daughters namely Neerabai Babaji Patil and Maltibai Harishchandra Bhoir as his only heirs and legal representatives.
- G. The above said Neerabai Babaji Patil and Maltibai Harishchandra Bhoir executed Release Deed dated 21/02/1995 duly registered in Sub-Registrar of Assurances at Thane bearing Document No. TNN4-1671-1995 dated 27/03/1995 in favour of their mother Smt. Budhibai Jagannath Patil and above said 5 brothers namely Shri Kesrinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil. In pursuance to the said document the said Kesrinath Jagannath Patil, Eknath Jagannath Patil, Chandrakant Jagannath Patil, Dattatray Jagannath Patil, Suresh Jagannath Patil remained the owners of the said larger property 1 & 2.
- H. The said Mr. Kesrinath Jagannath Patil died intestate leaving behind (a) Mrs. Sunanda Kesrinath Patil, (b) Mr. Shailesh Kesrinath Patil, (c) Mr. Kanchan Kesrinath Patil, (d) Mr. Praful Kesrinath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said larger property 1 & 2. The said Mr. Eknath Jagannath Patil died intestate leaving behind (a) Mrs. Girija alias Girjabai Eknath Patil, (b) Mr. Dilip Eknath Patil, (c) Mr. Pravin Eknath Patil, (d) Mr. Vikas Eknath Patil, (e) Mr. Nitin Eknath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said larger property 1 & 2.
- I. The said (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil, (6) Mr. Dattatrey Jagannath Patil, (7) Mr. Eknath Jagannath Patil & (8) Mr. Suresh Jagannath Patil vide Agreement dated 07/09/2010 duly registered in the Sub-Registrar of Assurances at Thane bearing Document No. TNN7-07685-2010, agreed to sale and assign



development rights to the Sadguru Enclave Private Limited herein in respect of land admeasuring 7040 sq. meters out of total land admeasuring 14080 sq.

त न व ७
दस्ता क्र 299/2010
२६०



meters bearing Old Survey No. 442, Hissa Nos. 1 to 5 (now bearing New Survey No.115, Hissa Nos. 1+2+3+4+5/A) comprised after amalgamating and sub dividing the said larger property 1 and 2 of Village Navghar, Taluka and District Thane for terms and conditions contained therein and in view of the said Agreement dated 07/09/2010 the name of the Sadguru Enclave Private Limited has been inserted in the power rights column of the 7/12 extract vide Mutation entry no.1472. The said Mrs. Sunanda Kesrinath Patil and Others have also executed Power of Attorney dated 23/09/2010 in favour of the Sadguru Enclave Private Limited duly registered in the Sub-Registrar of Assurances at Thane bearing Document No. TNN7-08034-2010.

- J. The said Mrs. Sunanda Keshrinath Patil and Others also executed Supplement Deed dated 02/11/2011, duly registered with the Sub-Registrar of Assurances at Thane bearing Document No.TNN4-9134-2011 in favour of the Sadguru Enclave Private Limited herein for terms and conditions contained therein.
- K. The said Sadguru Enclave Private Limited have obtained NOC from The Estate Investment Company Ltd. and they have executed Deed of Release dated 03/05/2013 duly registered in the Sub-Registrar of Assurances at Thane bearing Document No.TNN7-3837-2013 on 17/05/13.
- L. On application of Mrs. Sunanda Kesrinath Patil and Others, the Hon'ble District Inspector of Land Records passed an order dated 30/11/2013 bearing no. N.BHU.1/Navghar/ Thane/Samilikaran/2013 for amalgamation of the said larger property 1 & 2 and further passed an order bearing no. POT.H,MO.R. NO.7134/2014 for subdivision of said larger property 1 & 2 into 3 lands viz. lands bearing (1) Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/A admeasuring 6570 sq. meters assessed at Rs.4.49 ps., (2) Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/B admeasuring 7040 sq. meters assessed at Rs.4.82 ps. And (3) Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/K admeasuring 470 sq. meters assessed at Rs.0.32 ps.

२

*Patil*

*Patil*

[5]

ट न न ७



M. After amalgamation and sub-division of the said larger property  
aforesaid the Mrs. Sunanda Kesrinath Patil and Others have executed  
Supplemental Deed No.2 dated 23/06/2015 duly registered in the  
Registrar of Assurances at Thane bearing Document No.TNN7-4459-2015  
in favour of the Sadguru Enclave Private Limited thereby confirming the said  
amalgamation and sub-division of the said larger property 1 and 2 as  
aforesaid and assignment of the said property viz. land bearing Old Survey  
No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/B admeasuring 7040 sq.  
meters assessed at Rs.4.82 ps. situate, lying and being at village Navghar,  
Taluka and District Thane, Registration Sub - Dist. Thane and within the limits  
of Mira Bhayandar Municipal Corporation was more specifically mentioned,  
marked and shown in the sub divided map annexed therein and for further  
declaration mentioned therein. The said Mrs. Sunanda Kesrinath Patil and  
Others also executed Power of Attorney dated 26/06/2015 in favour of  
Sadguru Enclave Private Limited duly registered in the Sub-Registrar of  
Assurances at Thane bearing Document No.TNN7-4460-2015.

N. The said Mrs. Sunanda Kesrinath Patil and Others further executed  
Supplemental Deed No.3 dated 02/06/2017 in favour of the Sadguru Enclave  
Private Limited in which certain terms and conditions of Agreement dated  
07/09/2010 were altered, varied and modified more particularly mentioned  
in the said document in detail.

O. The said Sadguru Enclave Private Limited filed a Special Civil Suit No.636 of  
2017 against the Owners herein under section 38 of Specific Relief Act and  
for restoring possession of Immovable Property as more particularly stated in  
the Plaint of the said Special Civil Suit No. 636 of 2017. The said suit is  
disposed off as the said Mrs. Sunanda Kesrinath Patil & Others and Sadguru  
Enclave Private Limited have amicably settled the dispute and have filed  
consent terms dated 11/03/2020 in the Court of Civil Judge Senior Division at  
Thane.

P. The names of the said (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh  
Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil,  
(5) Mr. Chandrakant Jagannath Patil, (6) Mr. Dattatray Jagannath Patil, (7)

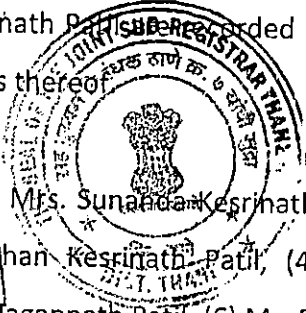
A

*Patil s.*

*Patil s.*

Mrs. Girija alias Girjabai Eknath Patil, (8) Mr. Dilip Eknath Patil, (9) Mr. Pravin Eknath Patil, (10) Mr. Vikas Eknath Patil, (11) Mr. Nitin Eknath Patil & (12) Mr. Suresh Jagannath Patil sub-registered in the 7/12 Extract of the said property

ट न न ६	
दस्ता क्र. 292	2023
90	900



as the owners thereof

WHEREAS (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh Kesrinath Patil, (3) Mr. Kandhan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil, (6) Mr. Dattatray Jagannath Patil, (7) Mrs. Girija alias Girjabai Eknath Patil, (8) Mr. Dilip Eknath Patil, (9) Mr. Pravin Eknath Patil, (10) Mr. Vikas Eknath Patil, (11) Mr. Nitin Eknath Patil & (12) Mr. Suresh Jagannath Patil alongwith their family members (hereinafter referred to as "the Original Owners") and Sadguru Enclave Private Limited as Assignor/Releasor of the One Part have executed Development Agreement dated 13/03/2020 duly registered in Sub-Registrar of Assurances at Thane bearing Document No. TNN4-2518-2020 dated 16/03/2020 and the same have also executed Irrevocable Power of Attorney dated 13/03/2020 duly registered in Sub-Registrar of Assurances at Thane bearing Document No. TNN4-2520-2020 dated 16/03/2020 in favour of the Promoter herein of the Other Part for Development of the said property (hereinafter referred to as "the Development Agreement").

- R. AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.
- S. AND WHEREAS the Promoter is in possession of the project land.
- T. AND WHEREAS the Promoter has proposed to construct two buildings viz. 1 & 2, one being Stilt + 26 Upper floors and other being Stilt + 27 floor respectively on the project land. The said Building shall comprise of residential units/premises/apartment/flats.
- U. AND WHEREAS the Allottee is offered an Apartment bearing no. 2601 on the 26<sup>th</sup> floor in Building No. 1, (herein after referred to as the said "Apartment") in Building called as "Walchand Paradise" (herein after referred to as the said

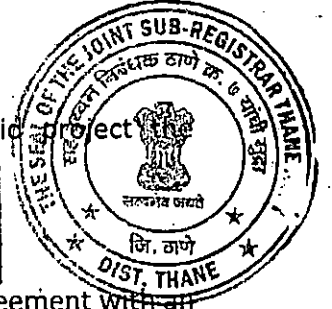
P

*Cailesh S.*

*Pravin*

[7]

ट न न ७	
दस्तावेज क्र. 299/2013	
99	900



"Building") being constructed in the 1<sup>st</sup> phase of the said Project Promoter.

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

W. AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai no. P51700033946; authenticated copy is attached in Annexure 'F'.

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

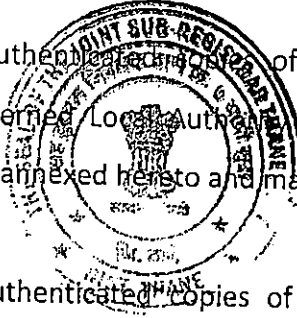
Y. AND WHEREAS by virtue of the Agreement for Development and Deed of Conveyance the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee/s of the Apartments to receive the sale consideration in respect thereof;

Z. AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s. D.N. Patel & Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder and referred in these presents.

AA. AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be

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

ट म म ७	
दस्त क्र. 29950/2023	
92	900



BB. AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority, i.e. Mira Bhaindar Municipal Corporation have been annexed hereto and marked as Annexure C-1.

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

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

EE. AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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

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

HH. AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment bearing no. 2601 on the 26<sup>th</sup> floor in Building No. 1, in the Building

A

Carols

Prunt

[9]

<b>ट न न ७</b>	
बस ७१/२००२	
९३	१००



called as "Walchand Paradise" being constructed in the purchase of the said project.

II. AND WHEREAS the carpet area of the said Apartment is 60.01 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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

KK. AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.50,000/- (Rupees Fifty Thousand Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

LL. AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

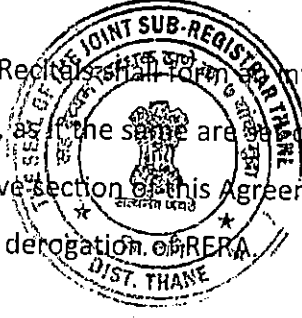
MM. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment and the garage/covered parking(if applicable).

*[Handwritten mark]*

*[Handwritten signatures]*

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

ट न न ७	
दस्त क्र	2995/2023
97	900



1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

2. The Promoter shall construct two buildings viz. 1 & 2, one being Stilt + 26 Upper floors and other being Stilt + 27 floor respectively on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

2(a) (i.) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment bearing no. 2601 on the 26<sup>th</sup> floor in Building No. 1, of carpet area admeasuring 60.01 sq. meters in the Building called as "Walchand Paradise" (hereinafter referred to as "the Apartment") more particularly described in the Second Schedule written hereinafter; as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs.1,00,25,000/- including Rs. --- --- /- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Annexure annexed herewith. The usage of the same shall be in common with other Allottees/Occupants/ Users.

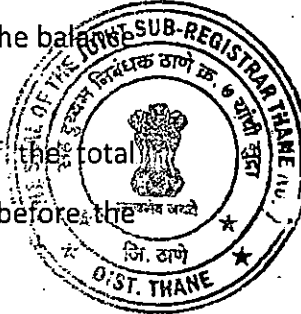
(ii.) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee stag parking spaces bearing Nos. --- situated at stilt and /or land appurtenant being constructed in the layout for the consideration of Rs. ---- /-

*Carach*

*Promot*

2(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs.1,00,25,000/-

2(c) The Allottee has paid on or before execution of this agreement a sum of Rs.50,000/- (Rupees Fifty Thousand Only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs.99,75,000/- in the following manner:

- |         |     |
|---------|-----|
| ट म म ठ |     |
| २५      | २०० |
- 
- i. Amount of Rs.10,02,500/- (not exceeding 10% of the total consideration) to be paid to the Promoter on or before the execution of Agreement.
  - ii. Amount of Rs.20,05,000/- (not exceeding 30% of the total consideration) to be paid to the Promoter on completion of the Piling of the building or wing in which the said Apartment is located.
  - iii. Amount of Rs.15,03,750/- (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
  - iv. Amount of Rs.5,01,250/- (not exceeding 50% of the total consideration) to be paid to the Promoter on completion of the 5<sup>th</sup> slab including podiums and stilts of the building or wing in which the said Apartment is located.
  - v. Amount of Rs.5,01,250/- (not exceeding 55% of the total consideration) to be paid to the Promoter on completion of the 10<sup>th</sup> slab including podiums and stilts of the building or wing in which the said Apartment is located.
  - vi. Amount of Rs.5,01,250/- (not exceeding 60% of the total consideration) to be paid to the Promoter on completion of the 15<sup>th</sup> slab including podiums and stilts of the building or wing in which the said Apartment is located.
  - vii. Amount of Rs.5,01,250/- (not exceeding 65% of the total consideration) to be paid to the Promoter on completion of the 20<sup>th</sup> slab including podiums and stilts of the building or wing in which the said Apartment is located.
  - viii. Amount of Rs.5,01,250/- (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of

①

*Carth* *Account*



the 26<sup>th</sup> slab including podiums and stilts of the building or wing in which the said Apartment is located.

ट न न ७	
दस्त क्र. 29958/2023	
१६	१००

x. Amount of Rs.5,01,250/- (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

Amount of Rs.5,01,250/- (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

xi. Amount of Rs.5,01,250/- (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

xii. Amount of Rs.10,02,500/- (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

xiii. Balance Amount of Rs.5,01,250/- against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

2(d) The Total Price above excludes other charges and taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, Good and Service Tax GST and all levies, duties and cesses and/or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including Service Tax, Value

*Carth* *Prakash*

ट न न ७

Added Tax, Goods and Service Tax and all other applicable indirect and direct taxes, stamp duty and registration charges on these presents and duties and impositions levied by the Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.



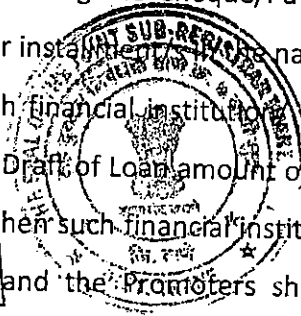
- 2(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/ rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 2(f) In the case of advance payment received, discount has been deducted from consideration, as mutually agreed and consideration mentioned in the agreement is net consideration.
- 2(g) If the Allottee/s in order to augment the resources in his/her/their hands for the purpose of payment of consideration amount to the Promoters under this Agreement for Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said premises then in such a case the Allottee/s shall be required to obtain on the letterhead of the respective financial institutions/bank"s, etc. the loan /pre-sanction loan letter and only against which the Promoters will issue the NOC for mortgage of the said Premises to the Allottee/s. Further when such financial institution/ bank, etc. makes a

①

*Carth* *Carth*

disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft, of the Loan amount or installment in the name of the Promoters only and in the event such financial institution/ bank, etc. issues Cheque/Pay Order Demand Draft of Loan amount of installment/s in any other name or account, then such financial institution/ bank, etc. shall do so at their own risk and the Promoters shall not be liable for any cost and consequences arising therefrom and in such event the Allottee/s shall not be absolved of payment of purchase consideration and consequences for non-payment/default in payment shall be followed.

ट न न ७	
दस्त क्र. 29986/2000	
95	900



2(h) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual c at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2(a) of this Agreement.

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

✓

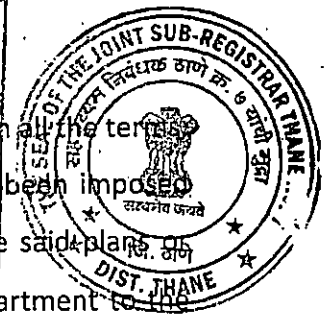
*Carters* *Pravet*

[15]

**ट न न ७**

वस. क्र. २१९/१००२

१९ १०



3.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans thereafer and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

3.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 2 (c) herein above.

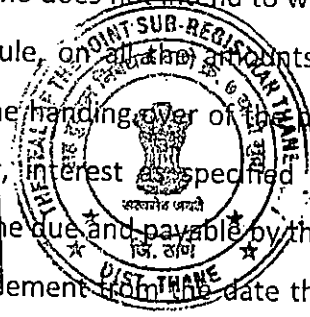
4. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 28640.43 square meters only and Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2.5 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. It is mutually agreed between the parties, that in case of increase in FSI the Promoter shall be permitted to construct the additional building/s and/or upper floors on the said building/s as may be permitted by the local authority. The Allottee hereby gives his consent unconditionally for allowing the Promoter to construct the said additional FSI that may arise in future on the said building/s or any other space/land in the said project.

*[Handwritten mark]*

*[Handwritten signatures]*

5.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the said Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

ट म म ७	
दस्त क्र २११७	२०२३
20	900



5.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 5.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount equivalent to 10% of the total consideration mentioned hereinabove which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

Further, upon termination of this agreement, the Promoter shall not be liable to pay to the Allottee any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee any Government Charges

*Coilab's*

*Pravak*

ट न न ७

दस्तावेज क्र. ११०/२०२३

२१ १००



such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall after deduction of the aforesaid Amounts, refund the balance amount to the Allottee simultaneously, with the Promoter and the Allottee executing and registering the Deed of Cancellation of this Agreement, the stamp duty, registration fee and other costs and expenses whereof shall be borne and paid by the Allottee entirely. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the car park/s and that the receipt of the said refund by cheque from the Promoter by the Allottee by registered post acknowledgement due at the address given by the Allottee in these presents whether the Allottee accept/s or encash/s the cheque or not, will amount to the said refund and the refund amount accepted by the Allottee is in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said Premises.

6. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
7. The Promoter shall give possession of Apartment to Allottee on or before 31<sup>st</sup> day of December, 2025. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 5.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -
  - (i) war, civil commotion or act of God ;
  - (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

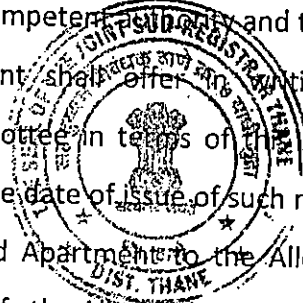
*[Handwritten mark]*

*[Handwritten signature]*

*[Handwritten signature]*

8.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee

ट न व ७
दस्त क्र 2958/2022
900



per the agreement shall offer possession of the said Apartment to the Allottee in terms of the Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the said Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

8.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promotor to the Allottee intimating that the said Apartments are ready for use and occupancy.

8.3 Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

#### 8.4 DEFECT LIABILITY:

- i. If within a period of five years from the date of handing over the said Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from

[19]

ट न न ७

दस्तावेज क्र. २१११/२०२३

२३

१००



the Promoter, compensation for such defect in the manner provided under the Act.

- ii. Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said apartment of phase/wing and in specific the structure of the said unit/wing/phase of the said building which shall include but not limit to columns, beams etc., or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of apartment by the Occupants, vagaries of nature etc.
- iii. That it shall be the responsibility of the allottee to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage.
- iv. Further where the manufacturer warranty as shown by the developer to the allottee ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/phase/wing, and if the annual maintenance contracts are not done/renewed by the allottee/s the promoter shall not be responsible for any defects occurring due to the same.
- v. That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipments, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable.
- vi. That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit/building/phase/wing

*[Handwritten mark]*

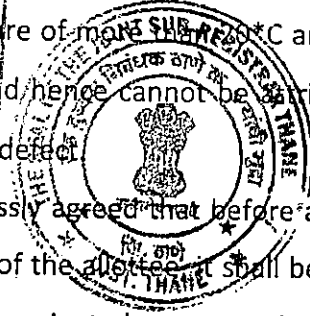
*[Handwritten signature]*

*[Handwritten signature]*



includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

टन नं ७	
दस्त क्र. 27750/2022	
28	vii. 700



It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and access the same and shall then submit a report to state the defects in materials used, in the structure built of the unit/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

9. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence and not for carrying on any industry or business. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

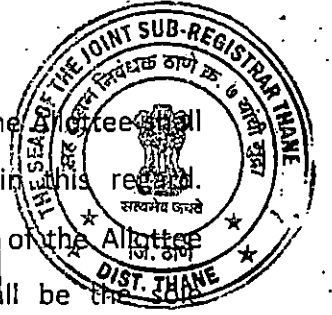
**10. COMPLIANCE OF LAWS RELATING TO REMITTANCES:-**

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

*R*  
*Patel S.*  
*Patel*

ट न न ७

दस्तावेज क्र. 29/2023



- ii. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said premises applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.
10. The Promoter shall be entitled to put up hoardings /boards/logo of its brand name viz. "WALCHAND" "WALCHAND PARADISE" in the form of neon signs, MS letters, vinyl and sun boards on the Real Estate Project and on the façade, terrace, compound wall or other parts of the Real Estate Project. The Promoter shall also be entitled to place, select and decide the hoarding/board sites.
11. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- 11.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the

society or Limited Company all the right, title and the interest of the Original Owner and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

ट न न ७	
11.2	The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid,
दस्त क्र. 2970/2023	cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the
२६	१००



owners in the project land on which the building with multiple wings or buildings are constructed.

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

४  
A  
B  
C

ट न न ७

दस्तावेज क्र. 277/2012

200 700



12. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-
- Rs. ---- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
  - Rs. ---- for formation and registration of the Society or Limited Company/Federation/ Apex body.
  - Rs. ---- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body.
  - Rs. ---- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
  - Rs. ---- For Deposit towards Water, Electric, and other utility and services connection charges &
  - Rs. ---- for deposits of electrical receiving and Sub Station provided in Layout.
13. The Allottee shall pay to the Promoter a sum of Rs. ---- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
14. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

so

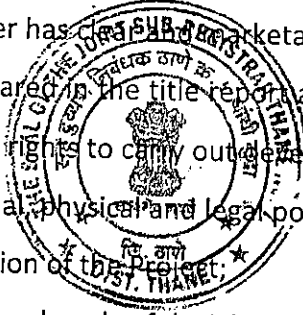
*Carish s.*

*Pranish*

15. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

ट न न ७	
दस्त क्र. 29978/2022	
25	300



- The Promoter has clear and marketable title with respect to the project land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
  - iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
  - iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
  - v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
  - vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
  - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

*(Signature)*

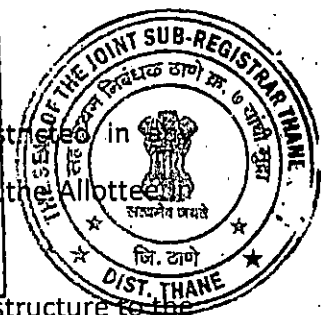
*(Signature)*

*(Signature)*

ट न न ७

दस्तावेज क्र. 2997/2023

900



- viii. The Promoter confirms that the Promoter/s not restrict in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the of the common areas of the structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities; however after the execution of these presents it shall be the liability of the Allottee/s to pay the same.
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
16. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
  - Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is

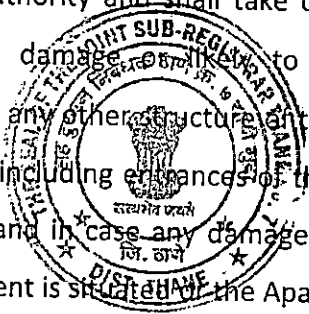
*[Signature]*

*[Signature]*

*[Signature]*

situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated the Apartment on account of negligence or

ट न न ७	
दस्त क्र. 297/2023	
30	500

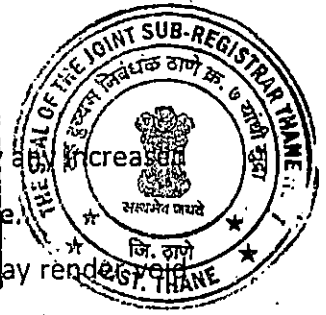


default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which

*(Signature)*  
Cash  
Account

127  
ट न न ७  
दस्तावेज क्र. ११८०/२०२३  
३/१ १००



- the Apartment is situated on or in or over or under or whereof or whereby any increased premium shall become payable, in respect of the insurance;
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Free Sale Portion and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- vii. Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoter and/or the said Organization and of the MCGM and other concerned authorities;
- viii. Not to affix air conditioner/s at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Building in any manner whatsoever;
- ix. Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises/Building in any manner whatsoever;
- x. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- xi. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- xii. Bear and pay in a timely manner and forthwith, all the amounts, dues, taxes, installments of the Sale Consideration, as required to be paid under this Agreement;
- xiii. Not to change the user of the said Premises without the prior written permission of the Promoter and the Society and the concerned government authority;
- xiv. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

R

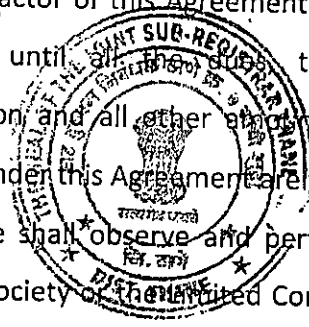
*[Signature]*

*[Signature]*



xv. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the due taxes, deposits, cesses, the Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement are fully paid up.

ट न न 6	
दस्त क्र. 295/2023	
32 xvi.	900



The Allottee shall observe and perform all the rules and regulations which the Society of the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

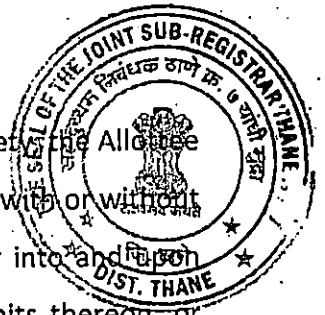
xvii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xviii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

xix. The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof; and

*[Handwritten signatures]*

ट न न ७



- xx. Till the Society Transfer is executed in favour of the Society, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Free Sale Plot, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.
- xxi. The Allottee shall not at any time do any work in the said Premises, which would jeopardize the soundness or safety of the said Building or prejudicially affect the same;
- xxii. To use the passenger lifts in the said Building for the period and in accordance with the rules and regulations framed by the Promoter or the Organization, from time to time. The Allottee shall not cause any damage to the lifts, staircases, common passages or any common facilities or any other parts of the said Building including the said Premises;
- xxiii. To pay all amounts agreed or liable to be paid by the Allottee pursuant to this Agreement and to observe and perform the terms, conditions, provisions, stipulations and covenants contained in this Agreement (and on the part of the Allottee to be paid observed and performed) as far as the same are required to be paid observed and performed by the Allottee and shall keep the Promoter indemnified against all actions suits and proceedings and all costs, charges, expenses, fines, penalties, levies and damages incurred or suffered by or caused to or levied or imposed on the Promoter by reason of non-payment non-observance and/or non-performance thereof;
- xxiv. The Promoter shall not be liable to pay non-occupancy charges (by whatever name called) in relation to the un-disposed premises in the said Building but the Allottee will pay all such charges without any dispute;
- xxv. The open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the said Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Allottee shall not use or permit the use of common passages, ducts, refuge areas, open spaces, lobbies, and staircases in the said Building for storage or for use by servants at any time;

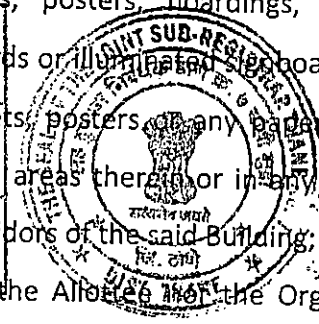
2

*[Handwritten signature]*

*[Handwritten signature]*

xxvi. The Allottee shall not display at any place in the said Premises /Building, any bills, posters, boardings, advertisement, name boards, neon sign boards or illuminated sign boards. The Allottee shall not stick or affix pamphlets, posters or any paper on the walls of the said Building or common areas therein or in any other place or on the window, doors and corridors of the said Building;

ट न न ७	
दस्त क्र ११५४	२०२३
३६	१००



xxvii. Neither the Allottee nor the Organization, as and when it is formed shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the Promoter under this Agreement, the Development Agreement, the Tender or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoter as mentioned herein, and the Allottee and the said Organization, as and when it is formed, shall be bound and liable to render to the Promoter, all necessary assistance and co-operation, to enable it to exercise and avail of the same;

xxviii. In the event Allottee would carry out any unauthorized construction / modification or has caused any damage to the said Premises or any portion of the said Building or any structure, facility or amenity on the said Free Sale Plot, then the Allottee shall rectify and make good all such defects, repairs and unauthorized changes within 7 (seven) days from the date of receipt of a written notice from the Promoter, the said Organization and/or the concerned government, local or public bodies or authorities in that regard;

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

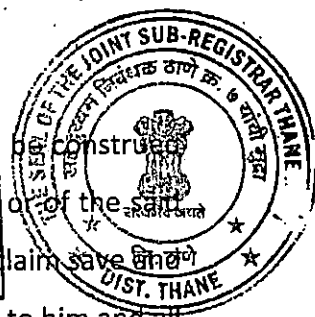
17. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

Ⓟ

*Carish*

*Aravind*

<b>ट न न ७</b>	
दस्ता क्र. 2978/2023	
314	900



18. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save except in respect of the said Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

19. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

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

20. **BINDING EFFECT:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

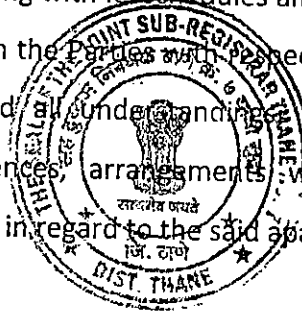
*[Signature]*

*[Signature]*

*[Signature]*

21. ENTIRE AGREEMENT:

ट न न ७	
दस्त क्र. 2957/2023	
3e	700



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

22. RIGHT TO AMEND:

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

23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES:

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

24. SEVERABILITY:

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

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

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

ट न न ७

दस्त क्र. ११७/२०२३



26. FURTHER ASSURANCES:

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

27. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Bhayandar/Miraroad.

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

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

Name of Allottee : MR. KAILASH SOLANKI & MR. DR PRERIT KAILASH SOLANKI  
 (Allottee's Address) : 101, A Wing, Sita Vihar, Goddev Naka, Bhayandar East, Thane - 401105  
 Notified Email ID : preritsolanki@gmail.com  
 M/s Promoter name : PRAMANIK HOUSING PRIVATE LIMITED  
 (Promoter Address) : 3<sup>rd</sup> Floor, Bldg. No.1, Walchand Darshan, Opp. Dmart, Off. 150 Feet Road, Bhayandar (West), Thane 401101  
 Notified Email ID : walchandparadise@gmail.com

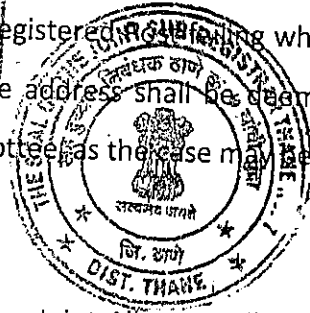
*h*

*Pratik*

*Pratik*

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Promoter. All communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

टॉप टॉप	
दस्ता क्र. 29956/2023	
35 30	900 JOINT ALLOTTEES:



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

**31. STAMP DUTY AND REGISTRATION:**

The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

**32. DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**33. GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and Thane Court will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Bhayandar/Mira Road in the presence of attesting witness, signing as such on the day first above written.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

ALL THESE piece or parcels of land bearing Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/B admeasuring 7040 sq. meters assessed at Rs.4.82 ps.

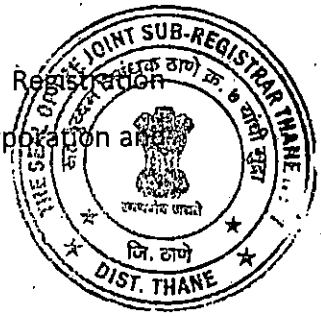
*(Signature)*

*(Signature)*

*(Signature)*

situate, lying and being at village Navghar, Taluka and District Thane, Registration  
 Sub - Dist. Thane and within the limits of Pratik Bhayandar Municipal Corporation and  
 in the Registration District and Sub-District of Thane.

<b>ट न न ७</b>	
३०	१००



**THE SECOND SCHEDULE ABOVE REFERRED TO :**

An Apartment bearing no. 2601 on the 26<sup>th</sup> floor in Building No. 1, of carpet area admeasuring 60.01 sq. meters in the building called as "Walchand Paradise" constructed on the property described in the First Schedule hereinbefore written.

SIGNED AND DELIVERED BY THE

WITHIN NAMED PROMOTER

PRAMANIK HOUSING PRIVATE LIMITED

Through its Director

MR. NILESH PRAKASH JAIN

For PRAMANIK HOUSING PVT. LTD.

Director / Auth. Signatory



in the presence of WITNESSES:

1. Name : Nidhistree Kailash Solanki
- Signature : Nidhistree
2. Name : Neha Solanki
- Signature : Neha

SIGNED AND DELIVERED BY THE

WITHIN NAMED ALLOTTEE

(including joint buyers)

1. MR. KAILASH SOLANKI

2. MR. DR PRERIT KAILASH SOLANKI

At Bhayandar on 17/11/2023

in the presence of WITNESSES:

1. Name : Nidhistree Kailash Solanki
- Signature : Nidhistree
2. Name : Neha Solanki
- Signature : Neha

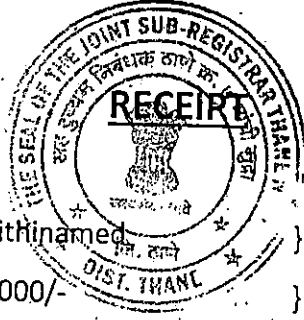
*Pratik*

*Prerit*





ट न न ७	
दस्त क्र. 299/१७/२०२३	
RECEIVED of and from the withinamed	१००



Purchaser, the sum of Rs.50,000/-

(Rupees Fifty Thousand Only)

by way of part payment / full sale price

/consideration hereinabove mentioned,

by ~~cash~~/cheque / DD / RTGS / NEFT bearing

No.034860 dated 17/08/2023

Drawn on Bank of India

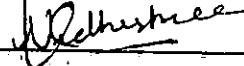

Rs.50,000/-

WE SAY RECEIVED

**PRAMANIK HOUSING PRIVATE LIMITED**

  
**DIRECTOR**

Witness:-

1.   
\_\_\_\_\_
2.   
\_\_\_\_\_

ट न न ७	
दस्तावेज क्र. २९९/२०२३	
६९	९००



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 :  
P51700033946

Project: WALCHAND PARADISE , Plot Bearing / CTS / Survey / Final Plot No.:442 OLD 115 NEW 1 2 3 4 5 Bal  
Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. Pramanik Housing Private Limited 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 14/03/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

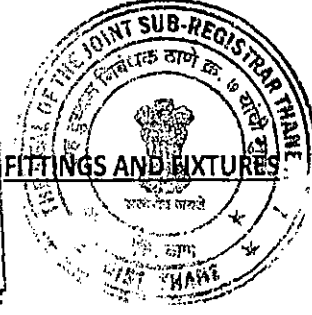
Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:14-03-2022 17:24:41

Dated: 14/03/2022  
Place: Mumbai

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

ट न न ७	
दस्त क्र. 29958 / 2023	
82	900

Amenities for each building:



- Entrance lobby
- Lift lobby on each level
- 4 elevators (including one fire) from Otis/Schindler/Kone/Hitachi/Mitsubishi\*\*
- Fire-fighting equipment

Amenities inside each apartment:

- 6 Feet windows in Living room and Master Bedroom
- Good quality vitrified tiles for living, dining, passage and bedrooms
- Kitchen with granite platform, stainless steel sink
- Toilets finished with sanitary ware from Cera/Plumber/Aquini/Kerovit\*\*
- CP fittings from Aquini/Plumber\*\*
- Provision for telephone / intercom connectivity

Complex Amenities:

- Children's Play areas
- Swimming Pool
- Gymnasium
- Indoor Games Room
- Jogging Track
- Sky Lounge
- 24 X 7 CCTV monitoring for key areas

\*\* or equivalent.

ट न न ७

दस्त क्र. 299/2023

४३

१००



C.C. (Legal) 2021-09



## मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर. वी. के. स्कूलच्या बाजूला, कनाकिया मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : mbmc.jp@gmail.com



जा.क्र :- मनपा/नर/ 2359 | 2023 - 2022

दिनांक :- 3/9/2023

प्रति,

अधिकार पत्रधारक - मे. प्रमाणिक हाऊसिंग प्रायव्हेट लि.

द्वारा - सल्लागार अभियंता - मे. डि. एन. पटेल अँड असो.



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर  
सर्वे क्र./ हिस्सा क्र. 442(जुना) 115(नविन), हि.क्र.1,2,3,4,5/ब  
या जागेत नियोजित बांधकामास बांधकाम परवानगी मिळणेबाबत.

संदर्भ :- 1) आपला दि. 02/08/2021 चा अर्ज.

- 2) नागरी जमीन कमाल धारणा कायदा कडील पत्र क्र. युएलसी/टिए/टे.नं.6/गोडदेव/एसआर-10 दि. 28/11/2007 अन्वये कलम 8(4) च आदेश पारित आहेत. ना.ज.क.धारणा कायदाकडील अतिरिक्त क्षेत्रासाठी 10(3) 10(5) नुसार कार्यवाही झाली नसल्याबाबत विहित नमुन्यात बंधपत्र, तसेच ना.ज.क.धा. कायद्याकडील पत्र क्र. युएलसी/टिए/असीपी/भाईंदर/मा.अ.क्र.600/2021, दि. 24/08/2021 अन्वये 10(3) व 10 (5) ची कार्यवाही झालेली नसल्याचे पत्र.
- 3) मा. तहसिलदार तथा कार्यकारी दंडाधिकारी ठाणे यांचेकडील पत्र क्र. महसुल/क.1/टे-2/ज.बा./कावि-4892/एनआर-105/2018 दि. 17/04/2018 अन्वयेचा रूपांतरीत कराचा भरणा केल्याबाबतची पावती सादर
- 4) दि इस्टेट इन्व्हेसमेंट प्रा.लि. यांनी पत्र क्र. ईआय/एनओसी/279/2010 दि. 13/10/2010 अन्वये नाहरकत दाखला
- 5) महानगरपालिकेच्या अग्निशमन विभागाकडील अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/227/21-22 दि. 06/05/2021 अन्वये नाहरकत दाखला
- 6) विकासाचे दि. 22/09/2020 रोजीचे शपथपत्र

सल्लागार

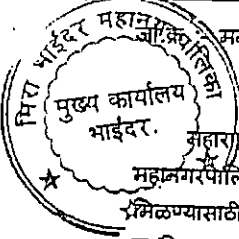
<b>ट न न ७</b>	
दस्त क्र: 29958/2023	
४६	१००



## मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया मिरारोड (पु.)  
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.tp@gmail.com



मनपा/नय 2359/2023 - 2024

दिनांक :- 31/09/2023

### :- बांधकाम परवानगी :-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपूर्व प्रक्रियासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. 442(जुना) 115(नविन), दि.क्र.1,2,3,4,5/ब या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रूढिवास्तु 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 तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसित करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चर्टईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजूला जे पूर्वीचे 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 संलग्नित 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 तरतुदींना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व सापुढे 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.

[Signature]



					हे.आर. चौ.मी		हे.आर. चौ.मी			हे.आर. चौ.मी	
२०२०- २१	संपूर्ण वर्ष								गयत फंड	०.६७३०	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- २५/११/२०२२  
सांकेतिक क्रमांक :- २७२१०००१४२१३००११००११२०२२१६६३

(नाव :- जि. ठाणे काराकर्म विंगळे)  
तलाठी कार्यालय :- नगरपालिका :- ठाणे जि :- ठाणे

ट न न ७	
दस्त क्र. २११४/२०२३	
४६	१००



ट न न ७	
दस्त क्र. 29987/2023	
२७	१००



C.C. (Logos) 2021-09

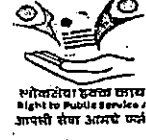


## मिरा भाईंदर महानगरपालिका

नगररचना विभाग

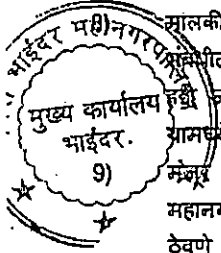
स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)

सि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.ip@gmail.com



जा.क्र. :- मनपा/नर/ 23591/2023 - 2022

दिनांक :- 21/09/2023



मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पॉंच मार्ग उपलब्ध असल्याची व जागेच्या जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे. 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 अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा 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 करतवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे 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 संबंधित सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग 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.
- 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.



ट न न ७	
दस्त क्र. 299/2023	
४५	१०६
C.G. (Form) 2021-09	



## मिरा भाईंदर महानगरपालिका

नगररचना विभाग

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

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



जा.क्र :- मनपा/नगर/ 2359 | 2023 - 2022

दिनांक :- 31/09/2023



बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही स्थळील 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 29C अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Still) 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 75.26 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केल्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 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 निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.

...

ट न न ७

दस्त क्र. 29958/2023

४८

१००

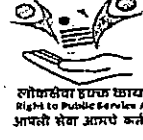


C.C. (Logo) 2021-09



## मिरा भाईंदर महानगरपालिका

नगररचना विभाग

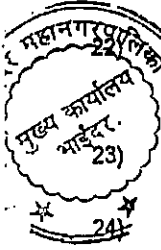


स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया मिरारोड (पु.)

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

जा.क्र. :- मनपा/नर/ 2359 | 2023 - 2022

दिनांक :- 3/9/2023



या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास UDCPR मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्वये सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.

सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.

सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.22/09/2020 व दि.25/05/2021 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 विकासकांची 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 1, 2	1	(स्टिफ्ट + 16 मजले)	17484.92
				17484.92 चौ.मी.

27) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

28) रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.

29) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

ट न न ७	
दस्ता क्र 29958/2022	
५०	१००



## मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला कनाकिया मिरारोड (पु.)  
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : mbmc.tp@gmail.com



सन/पांनर/ 23 59 | 2022-2022

दिनांक :- 31/9/2022

- भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 32) विषयांकित जागेसाठी रूपांतरीत कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
  - 33) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
  - 34) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
  - 35) 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.
  - 36) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
  - 37) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्मिती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
  - 38) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.

لبيد

ट न न ७	
दस्त क्र. ११७/२०२३	
५१	१००



C.C. (Legal) 2021-09



**मिरा भाईंदर महानगरपालिका**  
नगररचना विभाग



स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पु.)  
जि. ठाणे - 401 107, दूरध्वनी : 022-28121455, • E-mail Id : [mbmc.ip@gmail.com](mailto:mbmc.ip@gmail.com)

जा.क्र. :- मनपा/नर/ 2359/2029 - 2022

दिनांक :- 31/9/2029

- 39) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 40) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणाऱ्या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 41) 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.
- 42) भोगवटा दाखल्यापूर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.

जा.क्र. मनपा / नर / 2359 / 2029 - 2022

दि. 31/9/2029

(मा. आयुक्त सो. यांच्या मंजूरीने)



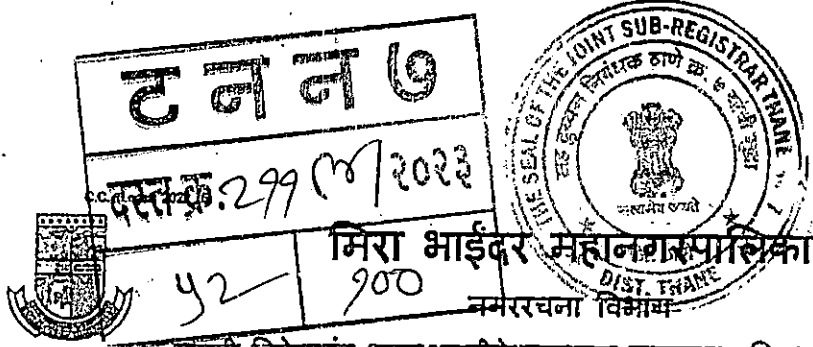
सिद्ध

(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



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 9594 2022 - 2023

दिनांक :- 9/10/2022

प्रति,

अधिकार पत्रधारक - मे. प्रामाणिक हाऊसिंग प्रायव्हेट लि. चे डायरेक्टर श्री. निलेश प्रकाश जैन  
व श्री. प्रकाश एच. जैन

व्दारा - सल्लागार अभियंता - मे.डी.एन. पटेल अॅन्ड असो.



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - नवधर  
सर्वे क्र./ हिस्सा क्र. 442(जुना), 115(नविन) हि.क्र. 1,2,3,4,5/ब  
या जागेसाठी UDCPR नुसार सुधारीत बांधकाम परवानगी मिळणेबाबत.

- संदर्भ :-
- 1) आपला दि.24/02/2022 चा अर्ज.
  - 2) युएलसी बाबत पत्र क्र. युएलसी/टिए/टेन.6/गोडदेव/एसआर-10, दि.28/11/2007 अन्वये कलम 8(4) चे आदेश व युएलसी/टिए/एटीपी/भाईंदर/ मा.अ.क्र.600/ 2021, दि. 24/08/2021 अन्वयेची 10(3) व 10(5) ची कार्यवाही झालेली असल्याचे दिसून येत नसल्याबाबतचे पत्र.
  - 3) तहसिलदार, ठाणे यांचेकडील रुपांतरीत कर भरणा करणेकामी क्र. महसूल/क-1/टे-2(ज.भा.)/कावि-4892/एसआर-105/2018, दि.17/04/2018 अन्वयेचे पत्र व दि. 25/07/2018, दि.11/05/2018 अन्वये रुपांतरीत कर भरणा केलेबाबत चलन.
  - 4) दि इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि., यांचेकडील पत्र क्र. ईआय/एनओसी/279/2010, दि. 13/10/2010 अन्वयेचा नाहरकत दाखला.
  - 5) महानगरपालिकेच्या अग्निशमन विभागाकडील पत्र क्र. जा.क्र.मनपा/अग्नि/1820/2021-22, दि.17/02/2022 अन्वयेचा तात्पुरता सुधारीत नाहरकत दाखला.
  - 6) महानगरपालिकेकडील जा.क्र.मनपा/नर/2381/2021-22, दि. 03/11/2021 अन्वये बांधकाम परवानगी.
  - 7) पर्यावरण विभागाकडील SIA/MH/MIS/212542/2021 दि.15/12/2021 अन्वयेचे clearance.
  - 8) विकासकाचे दि. 04/03/2022 रोजीचे शपथपत्र.

सल्लागार

ट न न ७

दस्त क्र. २११८७/२०२३

५३

१००

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

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

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




१५१५२०२२ - २०२३

दिनांक :- १५/०६/२०२२

-: सुधारीत बांधकाम परवानगी :-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व महाराष्ट्र महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - नवघर, सर्व क्र./हिस्सा क्र. ४४२(जुनी), ११५(नविन) हि.क्र. १,२,३,४,५/ब या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशास आपणांकडून खालील अटी व शर्तीचे अनुपालन होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिकार भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासकासाठी प्राधिकृत केल्यास दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईपत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस भूळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावित होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदींना 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.
- ७) 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. या

<b>ट न न ७</b>	
दस्त क्र. 29980/2023	
G.C. (Legal) 2022 (5)	900 मिरा
	



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/ 9494 2022 - 2023

दिनांक :- 9/10/2022

- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरूपाची खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा 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 करताना बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने स.क्र. / हि.क्र. मोजे, महानगरपालिका मंजूरी, विट्डरचे 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 अधिकाऱ्यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल विट्डींग 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 वृक्षापोषण करण्यात यावे.
- 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.



G.C. (Legal) 2022 (6)

मिरा भाईंदर महानगरपालिका ००

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)  
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : to@mbmc.gov.in



जा.क्र :- मनपा/नर/ 949E/2022 - 2023

दिनांक :- 9E/1/2022

- 16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपर्यंत रद्द करण्याची कार्यवाही 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. 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 याहयता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 24 अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (SILL) 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 बांधील होणारे क्षेत्र 75.26 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 विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 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 निदर्शनास 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.





ट न न ७	
दस्त क्र. ११७/२०२३	
	१००



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

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

जा.क्र :- मनपा/नर/१५९९/२०२२ - २०२३

दिनांक :- १९/०१/२०२२

- 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.०४/०३/०२२ 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	इमारत क्र. 1	1	स्टील्ट + 1 ते 26 मजले	14013.86
2	इमारत क्र. 2	1	स्टील्ट + 1 ते 27 मजले)	14554.42
एकूण बांधकाम क्षेत्र				28568.28 चौ.मी.

- 27) यापूर्वी पत्र क्र.मनपा /नर/2381/2021-22, दि. 03/11/2021 अन्वये देण्यात आलेली बांधकाम परवानगी रद्द करण्यात येत आहे.
- 28) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- 29) रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.
- 30) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDPCR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 31) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.



C.C. (Logos) 2022 (5)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

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

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

ट न न ७
दस्त क्र 299/2023
4/10



जा.क्र :- मनपा/नर/ 949E/2022 - 2023

दिनांक :- 9/10/2022

- 33) विषयांकित जागेसाठी रुपांतरीत कराचा भ्रंश करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.  
सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत शिबिरे घेण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 35) 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 कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत 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 गृहसकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्मिती प्रकल्प उभासून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम क्र.7.10 अट क्र. (iii) नुसार "In case that the developer fails to achieve committed rating as per pre-certification of the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per 'ASR for Incentive FSI for the rating not achieved" ही अट विकासकावर बंधनकारक राहिल.
- 40) रेखांकनातील प्रस्तावित वाहनतळांमध्ये इलेक्ट्रिक वाहनांकरिता मान्यताप्राप्त संस्थेकडून इलेक्ट्रिक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 41) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.



ट न न ७	
दस्ता क्र. २११८/२०२३	
C.C. (Legal) २०२२ (६)	१००



मिरा भाईंदर महानगरपालिका  
नगररचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)  
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : [lp@mbmc.gov.in](mailto:lp@mbmc.gov.in)

जा.क्र. :- मनपा/नर १५१९/२०२२ - २०२३

दिनांक :- १९/०१/२०२२

- 42) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 43) प्रस्तावित जागेतील विकास योजना रस्त्याने बांधित 75.28 चौ.मी. क्षेत्राची मिरा भाईंदर महानगरपालिकाचे नाथे महसूल अमितेथी नोंद झालेला निर्विवाद 7/12 उतारा 2 महिन्यात सादर करणे विकासक व सल्लागार अभियंता यांचेवर बंधनकारक राहिल.
- 44) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणाऱ्या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 45) 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.
- 46) भोगवटा दाखल्यापुर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.
- 47) 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.

जा.क्र. मनपा / नर १५१९/२०२२ - २०२३

दि. १९/०१/२०२२

(मा. आयुक्त सौ. यांच्या मंजूरीने)



سید

(हे. रा. ठाकूर)

सहा. संचालक, नगररचना  
मिरा भाईंदर महानगरपालिका

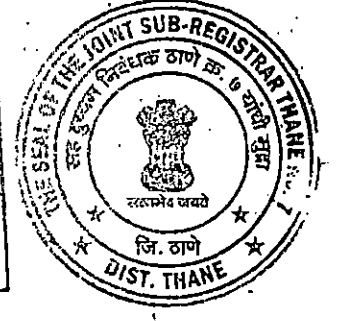
प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

1) विभाग प्रमुख

अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग

2) कर निर्धारक व संकलक अधिकारी, कर विभाग

ट न न ७	
दस्त क्र २९९/२०२३	
ye	१००



760

इतर पावती

Original/Duplicate

Monday, 02 December 2019 1:24 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14620 दिनांक: 02/12/2019

गावाचे नाव: नवघर

दस्तावेजाचा अनुक्रमांक: टनन4-0-2019

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: प्रमोद निकम

वर्णन अर्ज क्र. 2277/2019 शोध 30 वर्षे सन 1990 ते 2019 मीजे नवघर येथील जुना स.नं. 442 नविन स.नं. 115 हि.क्र. 1/2/3/4/5 व मिळमत एक

SEARCHFEE

₹. 750.00

एकूण:

₹. 750.00

Joint Sub Registrar, Thane 4

1); देयकाचा प्रकार: eChallan रकम: ₹.750/-

बीडी/घनादेश/पे ऑर्डर क्रमांक: MH008984158201920E दिनांक: 02/12/2019

बँकेचे नाव व पत्ता:

ठाणे क्र. ४

ट न न ७	
दस्त क्र. 299/2023	
९०	१००



P. Nikam  
Search Clerk  
Mumbai

SEARCH REPORT INVESTIGATION OF TITLE

Date: 05<sup>TH</sup> December, 2019

Subject: Investigation of Title in respect of :

Schedule: Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, Open Land, situated at Revenue Village Navghar, Tal. & Dist. Thane. (hereinafter referred to as "The Said Property")

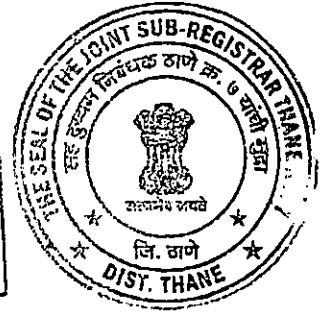
Dear Sir/Madam

As per your instruction, we have taken the search taken from Thane-1,2,4,5,7,10 Sub Registrar Office from year 1990 to 2019, 30 years.

SRO. THANE 1

1989	-	Nil / S. P. Torn
1990	-	Nil / S.P. Torn
1991	-	Nil / S.P. Torn
2005	-	Nil / Mix Record
2006	-	Nil / Mix Record
2007	-	Nil / Mix Record
2008	-	Nil / Mix Record
2009	-	Nil / Mix Record
2010	-	Nil / Mix Record
2011	-	Nil / Mix Record
2012	-	Nil / Mix Record
2013	-	Nil / Mix Record
2014	-	Nil / Mix Record
2015	-	Nil / Mix Record
2016	-	Nil / Mix Record

<b>ट न न ७</b>	
दस्त क्र. 2995/2023	
६९	१००



2017 - ENTRY

Nature of Document : NOTICE OF LEASE PENDENCY

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, area sub plot A-7040 Sq. Mtrs. & others.

BETWEEN

BY

M/S. SADGURU ENCLAVE PVT. LTD. THROUGH ITS DIRECTOR MR. PRAVIN LAXMICHAND CHHEDA

Execution Date : 05/12/2017

Index Date : 05/12/2017

Agreement Value: :Rs. 0/-

Market Value : Rs. 0/-

Document No : TNN1-16482-2017

2018 - Nil / Mix Record

2019 - Index Not Ready

**SRO THANE - 2**

2005 - Nil / Mix Record

2006 - Nil / Mix Record

2007 - Nil / Mix Record

2008 - Nil / Mix Record

2009 - Nil / Mix Record

2010 - Nil / Mix Record

2011 - Nil / Mix Record

2012 - Nil / Mix Record

2013 - Nil / Mix Record

2014 - Nil / Mix Record

2015 - Nil / Mix Record

2016 - Nil / Mix Record

2017 - Nil / Mix Record

2018 - Nil / Mix Record

2019 - Index Not Ready

**SRO. THANE - 4**

1992 - Nil / S.P. Torn

1993 - Nil / S.P. Torn

1994 - Nil / S.P. Torn

1995 - Nil / S.P. Torn

*(Handwritten signature/initials)*

ट न न ७	
दस्त क्र. 299/2023	
1996	Nil
1997	900
1998	Nil / S.P. Torn



1999	-	Nil / S.P. Torn
2000	-	Nil / S.P. Torn
2001	-	Nil / S.P. Torn
2002	-	Nil
2003	-	Nil
2004	-	Nil
2005	-	Nil
2006	-	Nil
2007	-	Nil
2008	-	Nil
2009	-	Nil
2010	-	ENTRY

**Nature of Document : AGREEMENT FOR SALE**

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, area sub plot A-7040 Sq. Mtrs. & others.

BETWEEN

MRS. SUNANDA KESHARINATH PATIL & OTHERS

TO

M/S. SUNDAR DEVELOPERS THROUGH PROP. MR. SHAIKESH S. SHAH

Execution Date : 14/10/2010

Index Date : 20/10/2010

Agreement Value: :Rs. 152500000/-

Market Value : Rs. 45821000/-

Document No : TNN4-9568-2010

2011 ENTRY

**Nature of Document : CONVEYANCE DEED**

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, area sub plot A-7040 Sq. Mtrs. & others.

NOTE : TNN7-7685-2010

BETWEEN

MRS. SUNANDA KESHARINATH PATIL & OTHERS 1 TO 8 THROUGH P.O.A. MR. PRAVIN L. CHHEDA

TO

M/S. SADGURU ENCLAVE PVT. LTD. THROUGH ITS DIRECTOR MR. KUNTHESH CHHEDA THROUGH P.O.A. MR. PRANAV SHROF

Execution Date : 02/11/2011

Index Date : 21/12/2011

Agreement Value: :Rs. 1/-

Market Value : Rs. 1/-

Document No : TNN4-9134-2011

*[Handwritten signature]*

<b>ट न न ७</b>	
दस्त क्र २९९७४/२०२३	
६३	१००



2012	-	Nil
2013	-	Nil
2014	-	Nil
2015	-	Nil
2016	-	Nil
2017	-	Nil
2018	-	Nil
2019	-	Index Not Ready

**SRO THANE - 5**

2005	-	Nil / Mix Record
2006	-	Nil / Mix Record
2007	-	Nil / Mix Record
2008	-	Nil / Mix Record
2009	-	Nil / Mix Record
2010	-	Nil / Mix Record
2011	-	Nil / Mix Record
2012	-	Nil / Mix Record
2013	-	Nil / Mix Record
2014	-	Nil / Mix Record
2015	-	Nil / Mix Record
2016	-	Nil / Mix Record
2017	-	Nil / Mix Record
2018	-	Nil / Mix Record
2019	-	Index Not Ready

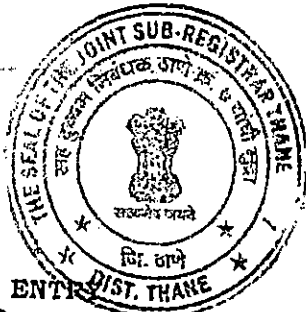
**SRO THANE - 7**

2005	-	Nil
2006	-	Nil
2007	-	Nil
2008	-	Nil
2009	-	Nil

*(Handwritten signature)*



ट न न ७	
दस्त क्र २९९४ / २०२३	
६६	२००
२०१०	



**Nature of Document : CONVEYANCE DEED**

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, area sub plot A-7040 Sq. Mtrs. & others.

BETWEEN

MRS. SUNANDA KESHARINATH PATIL & OTHERS

TO

M/S. SADGURU ENCLAVE PVT. LTD. THROUGH ITS DIRECTOR MR. PRAVIN L. CHHEDA

Execution Date : 07/09/2010

Index Date : 23/09/2010

Agreement Value: :Rs. 17500000/-

Market Value : Rs. 45820800/-

Document No : TNN7-7685-2010

**ENTRY**

**Nature of Document : POWER OF ATTORNEY**

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, area 14080 Sq. Mtrs.

BETWEEN

MRS. SUNANDA KESHARINATH PATIL & OTHERS

TO

M/S. SADGURU ENCLAVE PVT. LTD. THROUGH ITS DIRECTOR MR. PRAVIN L. CHHEDA

Execution Date : 23/09/2010

Index Date : 23/09/2010

Agreement Value: :Rs. 1/-

Market Value : Rs. 1/-

Document No : TNN7-8039-2010

**ENTRY**

**Nature of Document : POWER OF ATTORNEY**

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B.

BETWEEN

MRS. SUNANDA KESHARINATH PATIL & OTHERS

TO

M/S. SADGURU ENCLAVE PVT. LTD. THROUGH ITS DIRECTOR MR. PRAVIN L. CHHEDA

Execution Date : 09/03/2010

Index Date : 23/09/2010

Agreement Value: :Rs. 1/-

Market Value : Rs. 1/-

Document No : TNN7-8034-2010

2011 - Nil

2012 - Nil

*[Handwritten signature]*

ट न न ७	
दस्त क्र २ १११४/२०२३	
६५	१००



2013 - ENTRY  
Nature of Document : RELEASE DEED

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, area sub plot A-7040 Sq. Mtrs. & others.

BETWEEN

THE ESTATE INVESTMENT CO. PVT. LTD. THROUGH DIRECTOR MR. NANDKUMAR SEKSARIYA THROUGH P.O.A. MR. SITARAM DATTARAM SUTHAR

TO

M/S. SADGURU ENCLAVE PVT. LTD. THROUGH DIRECTOR MR. PRAVIN L. CHHEDA THROUGH P.O.A. MR. PRANAV SHROF

Execution Date : 03/05/2013

Index Date : 17/05/2013

Agreement Value: :Rs. 5304500/-

Market Value : Rs. 0/-

Document No : TNN7-3837-2013

2014 - Nil

2015 - ENTRY  
Nature of Document : SUPPLIMENT AGREEMENT

Schedule : Old Survey No. 442, New Survey No. 115, Hissa No. 1/2/3/4/5B, area sub plot A-7040 Sq. Mtrs. & others.

BETWEEN

MRS. SUNANDA KESHARINATH PATIL & OTHERS & EKNATH JAGANNATH PATIL THROUGH ITS LEGAL HEIRS

TO

M/S. SADGURU ENCLAVE PVT. LTD. THROUGH ITS DIRECTOR MR. PRAVIN L. CHHEDA THROUGH P.O.A. MR. SANKET VORA

Execution Date : 23/06/2015

Index Date : 26/06/2015

Agreement Value: :Rs. 0/-

Market Value : Rs. 1/-

Document No : TNN7-4459-2015

2016 - Nil

2017 - Nil

2018 - Nil

2019 - Index Not Ready

**SRO THANE- 10**

2005 - Nil

2006 - Nil

2007 - Nil

2008 - Nil

2009 - Nil

*[Handwritten signature]*

ट न न ७	
दस्त क्र. 29978/2023	
६६	201800

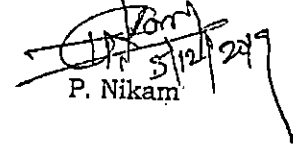


2011	-	Nil
2012	-	Nil
2013	-	Nil
2014	-	Nil
2015	-	Nil
2016	-	Nil
2017	-	Nil
2018	-	Nil
2019	-	Index Not Ready

Note: Search report is based upon the Index - II available in the SRO Office, subject to Torn Records/missing records, Recorded not mentioned properly.

Thanking you

Yours Truly

  
P. Nikam

**SHYAM P. BIRJE**  
M.Com., LL.B.  
ADVOCATE HIGH COURT

ट न न ७

दस्त क्र. 290/2023



Off. Add. : 002, First Floor, Mahatma Enclave Chs.Ltd., Near MBMG Sports Club, New Golden Nest Bhayandar (E), Tal & Dist. Thane, 401105 \*  
Res. Add.: 304, New Shankheshwar Chs. Ltd, J.P.Thakur Marg, Near Post Office, Bhayandar (W) - 401101. Tel.:- 28188230. Mob. 9819531901 \*

REF.NO:

21/03/2020

**TITLE CERTIFICATE**

1. This is to certify that I have investigated the title to the properties situated, lying and being at Revenue Village of Navghar, Registration Sub-District & District Thane, at present within limits of Mira Bhayandar Municipal Corporation, bearing Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/B admeasuring 7040 sq. meters assessed, at Rs.4.82 ps. (Hereinafter called the "Said Property"), owned by (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil, (6) Mr. Dattatray Jagannath Patil, (7) Mrs. Girija allas Girjabai Eknath Patil, (8) Mr. Dillip Eknath Patil, (9) Mr. Pravin Eknath Patil, (10) Mr. Vikas Eknath Patil, (11) Mr. Nitin Eknath Patil & (12) Mr. Suresh Jagannath Patil and have to state as under;
  - a) Originally Mrs. Bayabai Kashinath Patil was the owner of lands bearing (1) Old Survey No. 442 i.e. New Survey No.115, Hissa No.2 admeasuring 510 sq. meters assessed at Rs.0.31 ps., (2) Old Survey No. 442 i.e. New Survey No.115, Hissa No.3 admeasuring 1740 sq. meters assessed at Rs.1.13 ps. & (3) Old Survey No. 442 i.e. New Survey No.115, Hissa No.4 admeasuring 560 sq. meters assessed at Rs.0.37 ps., all lands situate, lying and being at village Navghar, Taluka and District Thane, Registration Sub - Dist. Thane and within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "sald larger property 1")
  - b) Mr. Alex Gabrya Rabel was the owner of lands bearing (1) Old Survey No. 442 i.e. New Survey No.115, Hissa No.1 admeasuring 10490 sq. meters assessed at Rs.7.38 ps. & (2) Old Survey No. 442 i.e. New Survey No.115, Hissa No.5 admeasuring 780 sq. meters assessed at Rs.0.45 ps. both lands situate, lying and being at village Navghar, Taluka and District Thane, Registration Sub -

ट न न ७	
दस्त क्र. 29976/2023	
६८	१००



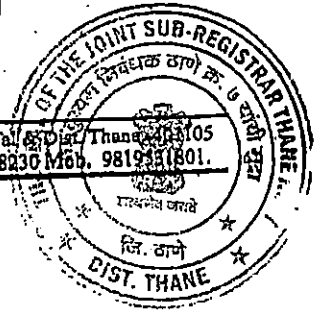
- Dist. Thane and within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "said larger property 2")
- c) The said Mrs. Bayabai Kashinath Patil sold the said larger property 1 to Mr. Jagannath Pandurang Patil vide Deed of Conveyance dated 09/04/1969 duly registered in the Sub-Registrar of Assurances at Thane bearing Document No. THN-313-1969 and in view of the said Deed of Conveyance the names of Mr. Jagannath Pandurang Patil was inserted in the 7/12 extract vide Mutation entry no. A012.
- d) The said Mr. Alex Gabrya Rabel sold the said larger property 2 to Mr. Jagannath Pandurang Patil vide Deed of Conveyance dated 20/10/1944 duly registered in the Sub-Registrar of Assurances at Vasai bearing Document No. B.S.N./1120/1944.
- e) And in pursuance to the said documents the said Mr. Jagannath Patil was in possession and became the owner of the said larger property 1 & 2.
- f) The said Mr. Jagannath Pandurang Patil died intestate leaving behind 5 sons namely Kesrinath, Eknath, Chandrakant, Dattatray and Suresh and 2 married daughters namely Neerabai Babaji Patil and Maltibai Harishchandra Bhoir as his only heirs and legal representatives.
- g) The above said Neerabai Babaji Patil and Maltibai Harishchandra Bhoir as against consideration of Rs. 10,00,000/- each paid to them vide cheques as mentioned in Release Deed dated 21/02/1995 executed in favour of their mother Smt. Budhibai Jagannath Patil and above said 5 brothers namely Shri Kesrinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil released and relinquished their rights in the said property. In pursuance to the said document the said Kesrinath Jagannath Patil, Eknath Jagannath Patil, Chandrakant Jagannath Patil, Dattatray Jagannath Patil, Suresh Jagannath Patil remained the owners of the said larger property 1 & 2.
- h) The said Mr. Kesrinath Jagannath Patil died intestate leaving behind (a) Mrs. Sunanda Kesrinath Patil, (b) Mr. Shailesh Kesrinath Patil, (c) Mr. Kanchan Kesrinath Patil, (d) Mr. Praful Kesrinath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said

**SHYAM P. BIRJE**  
M.Com., LL.B.  
ADVOCATE HIGH COURT

Off. Add.: 002, First Floor, Mahatma Enclave Chs. Ltd., Near MBMC Sports Club, New Golden Nest, Bhayandar (B), Tal. & Dist. Thane - 401105  
Res. Add.: 304, New Shankheshwar Chs. Ltd, J.P.Thakur Marg, Near Post Office, Bhayandar (W) - 401101. Tel.: - 28188230 Mob. 9819311801.

REF. NO:

ट न न ७	
दस्तावेज २२२०/२०१०	
२२	१००



larger property 1 & 2. The said Mr. Eknath Jagannath Patil died Intestate leaving behind (a) Mrs. Girija alias Girjabai Eknath Patil, (b) Mr. Dilip Eknath Patil, (c) Mr. Pravin Eknath Patil, (d) Mr. Vikas Eknath Patil, (e) Mr. Nitin Eknath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said larger property 1 & 2.

- i) The said (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil, (6) Mr. Dattatrey Jagannath Patil, (7) Mr. Eknath Jagannath Patil & (8) Mr. Suresh Jagannath Patil vide Agreement dated 07/09/2010 duly registered in the Sub-Registrar of Assurances at Thane bearing Document No. TNN7-07685-2010, agreed to sale and assign development rights to the Sadguru Enclave Private Limited herein in respect of land admeasuring 7040 sq. meters out of total land admeasuring 14080 sq. meters bearing Old Survey No. 442, Hissa Nos. 1 to 5 (now bearing New Survey No.115, Hissa Nos. 1+2+3+4+5/B comprised after amalgamating and sub dividing the said larger property 1 and 2) of Village Navghar, Taluka and District Thane for terms and conditions contained therein and in view of the said Agreement dated 07/09/2010 the name of the Sadguru Enclave Private Limited has been inserted in the 7/12 extract vide Mutation entry no.1472. The said Mrs. Sunanda Kesrinath Patil and Others have also executed Power of Attorney dated 23/09/2010 in favour of the Sadguru Enclave Private Limited duly registered in the Sub-Registrar of Assurances at Thane bearing Document No. TNN7-08034-2010.
- ii) The said Mrs. Sunanda Kesrinath Patil and Others also executed Supplement Deed dated 02/11/2011, duly registered with the Sub-Registrar of Assurances at Thane bearing Document No. TNN4-9134-2011 in favour of the Sadguru Enclave Private Limited herein for terms and conditions contained therein.
- iii) The said Sadguru Enclave Private Limited have obtained NOC from The Estate Investment Company Ltd. and they have executed Deed of-Release dated 03/05/2013 duly registered in the Sub-Registrar of Assurances at Thane bearing Document No. TNN7-3837-2013 on 17/05/13.

ट न न ७	
दस्त क्र २११४/२०२३	
७७	१००



- l) On application of Mrs. Sunanda Kesrinath Patil and Others, the Hon'ble District Inspector of Land Records passed an order dated 30/11/2013 bearing no. N.BHU.1/Navghar/ Thane/Samlikaran/2013 for amalgamation of the said larger property 1 & 2 and further passed an order bearing no. POT.H.MO.R. NO.7134/2014 for subdivision of said larger property 1 & 2 into 3 lands viz. lands bearing (1) Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/A admeasuring 6570 sq. meters assessed at Rs.4.49 ps., (2) Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/B admeasuring 7040 sq. meters assessed at Rs.4.82 ps. And (3) Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/K admeasuring 470 sq. meters assessed at Rs.0.32 ps.
- m) After amalgamation and sub-division of the said larger property 1 & 2 as aforesaid the Mrs. Sunanda Kesrinath Patil and Others have executed Supplemental Deed No.2 dated 23/06/2015 duly registered in the Sub-Registrar of Assurances at Thane bearing Document No.TNN7-4459-2015 in favour of the Sadguru Enclave Private Limited thereby confirming the said amalgamation and sub-division of the said larger property 1 and 2 as aforesaid and assignment of the said property viz. land bearing Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/B admeasuring 7040 sq. meters assessed at Rs.4.82 ps. situate, lying and being at village Navghar, Taluka and District Thane, Registration Sub - Dist. Thane and within the limits of Mira Bhayandar Municipal Corporation was more specifically mentioned, marked and shown in the sub divided map annexed therein and for further declaration mentioned therein. The said Mrs. Sunanda Kesrinath Patil and Others also executed Power of Attorney dated 26/06/2015 in favour of Sadguru Enclave Private Limited duly registered in the Sub-Registrar of Assurances at Thane bearing Document No.TNN7-4460-2015.
- n) The said Mrs. Sunanda Kesrinath Patil and Others further executed Supplemental Deed No.3 dated 02/06/2017 in favour of the Sadguru Enclave Private Limited in which certain terms and conditions of Agreement dated 07/09/2010 were altered, varied and modified more particularly mentioned in the said document in detail.

**SHYAM P. BIRJE**  
M.Com., LL.B.  
ADVOCATE HIGH COURT

ट न न ७	
दस्त क्र. 299/2023	
109	900



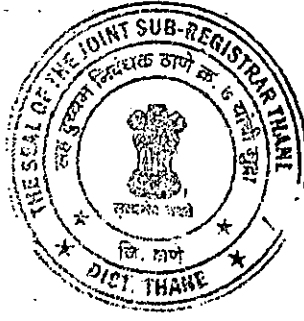
Off. Add. : 002, First Floor, Mahatma Enclave Chs.Ltd., Near MBMC Sports Club, New Golden Nest, Bhayandar (E), Tal & Dist. Thane - 401105  
Res. Add.: 304, New Shankheshwar Chs. Ltd, J.P.Thakur Marg, Near Post Office, Bhayandar (W) - 401101. Tel.- 28188230 Mob. 9819531807

REF. NO:

- o) The said Sadguru Enclave Private Limited filed a Special Civil Suit No.636 of 2017 against the Owners herein under section 38 of Specific Relief Act and for restoring possession of Immovable Property as more particularly stated in the Plaint of the said Special Civil Suit No: 636 of 2017. The said suit is disposed off as the said Mrs. Sunanda Kesrinath Patil and Others and Sadguru Enclave Private Limited have amicably settled the dispute and have filed consent terms dated 11/03/2020 in the Court of Civil Judge Senior Division at Thane.
- p) The said Owners herein are absolutely seized and possessed of the said properties and are legal and lawful owners of the said property and the names of the said (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shallesh Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil, (6) Mr. Dattatray Jagannath Patil, (7) Mrs. Girija alias Girjabai Eknath Patil, (8) Mr. Dillip Eknath Patil, (9) Mr. Pravin Eknath Patil, (10) Mr. Vikas Eknath Patil, (11) Mr. Nitin Eknath Patil & (12) Mr. Suresh Jagannath Patil are recorded in the 7/12 Extract of the said property as the owners thereof.
- q) The search is taken by Mr. P. Nikam, on 2/12/2019 as per Receipt No. 14620 in the Office of Sub-Registrar of Assurance Thane 1, 2, 4, 5, 7, 10 and no entry is seen by him in the concern books during the period of 1990 to 2019 except for transaction between the said Mrs. Sunanda Kesrinath Patil and Others and Sadguru Enclave Private Limited. So also there is one more entry between the said Mrs. Sunanda Kesrinath Patil and M/s. Sundar Developers Through its proprietor Mr. Shallesh S. Shah, the nature of document being Agreement for Sale; however the said entry is in respect of land bearing Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/A and not Hissa No.1+2+3+4+5/B that was executed and registered before amalgamation and sub-division of said larger property 1 & 2.
- r) A public notice in daily newspaper Navshakti dated 7th February, 2020, through Advocate Mr. Adesh Patil on behalf of owners along with Sadguru Enclave Pvt. Ltd, inviting objections from public at large for the sale of the




ट न न ७	
दस्त क्र २११४४/२०२३	
७२	१००



property, however no objections were received within the stipulated time of 15 days.

- s) The said (1) Mrs. Sunanda Kesrinath Patil, (2) Mr. Shailesh Kesrinath Patil, (3) Mr. Kanchan Kesrinath Patil, (4) Mr. Praful Kesrinath Patil, (5) Mr. Chandrakant Jagannath Patil, (6) Mr. Dattatray Jagannath Patil, (7) Mrs. Girija allas Girjabai Eknath Patil, (8) Mr. Dilip Eknath Patil, (9) Mr. Pravin Eknath Patil, (10) Mr. Vikas Eknath Patil, (11) Mr. Nitin Eknath Patil & (12) Mr. Suresh Jagannath Patil alongwith their family members and Sadguru Enclave Private Limited have executed Development Agreement dated 13/03/2020 duly registered in Sub-Registrar of Assurances at Thane hearing Document No. TNN4—2020 dated 16/03/2020 and the same have also executed Irrevocable Power of Attorney dated 13/03/2020 In favour of Pramanik Housing Private Limited for Development of the said property.
- t) I have also verified the Revenue Records In respect of the said property and on perusal of the same I am of the opinion that the owners and Sadguru Enclave Pvt. Ltd. had rights free from all encumbrances and doubts and they have validly executed Development Agreement In respect of land situated, lying and being at Revenue Village of Navghar, Registration Sub-District & District Thane, at present within limits of Mira Bhayandar Municipal Corporation, bearing Old Survey No.442 i.e. New Survey No.115, Hissa No.1+2+3+4+5/B admeasuring 7040 sq. meters assessed at Rs.4.82 ps. In favour of the Developers i.e. Pramanik Housing Private Limited.
- u) By virtue of Registered Development Agreement in respect of the said property the Developer i.e. Pramanik Housing Private Limited have every right to construct buildings on the said property subject to obtaining all requisite permissions from appropriate authorities.

Yours faithfully,

  
Mr. Shyam P. Birje  
Advocate, High Court



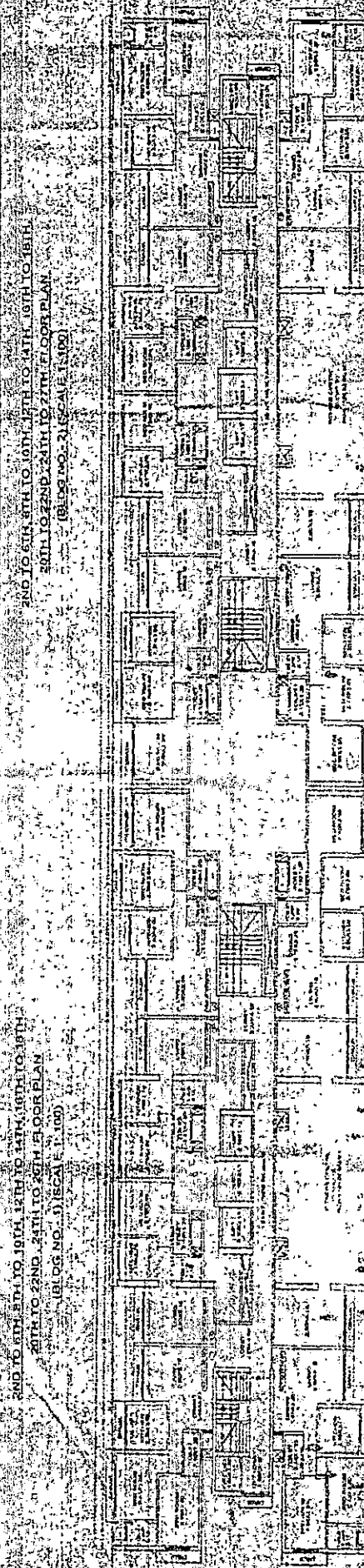
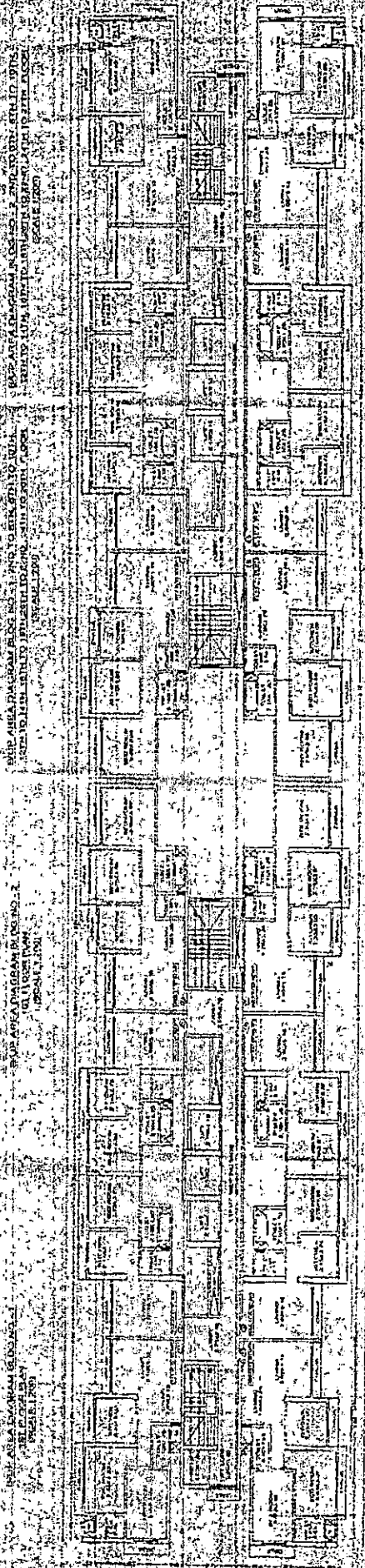
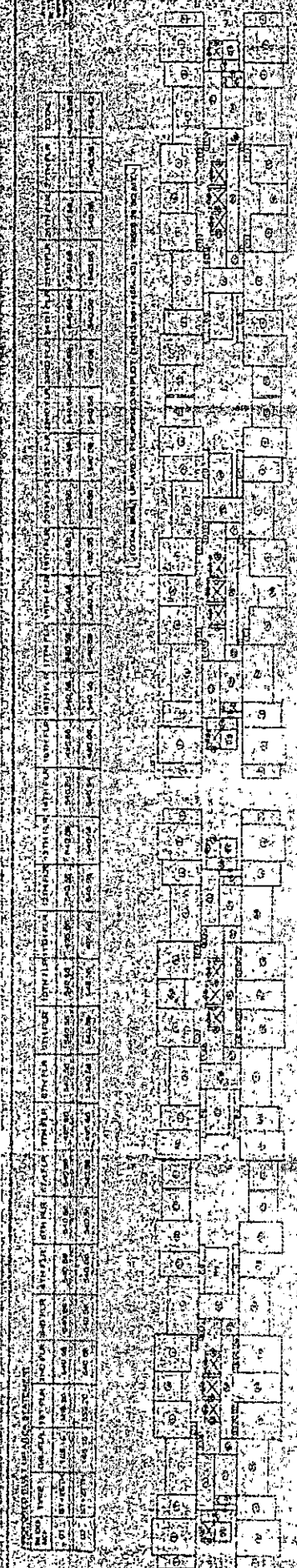




# तलवर्ग

लक्ष्मीनारायण मठ

(Bldg No. 1) (Scale 1:100)



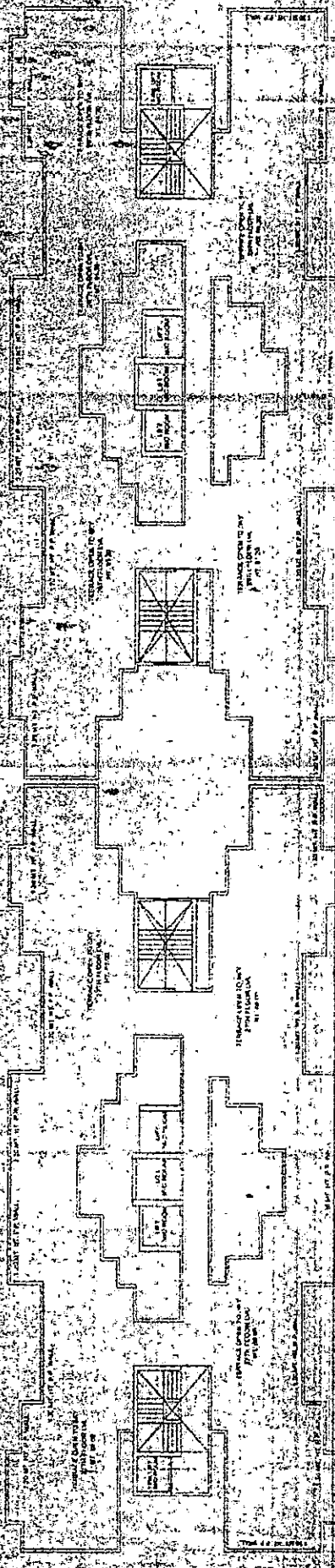
1ST FLOOR PLAN (Bldg No. 1) (Scale 1:100)

ट.स.नं. ७

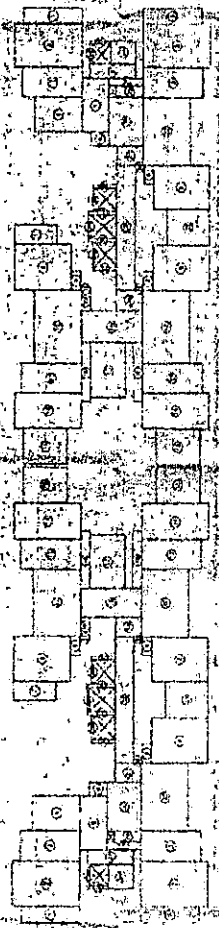
ब्लॉक. २१४४/२०२३

108

900

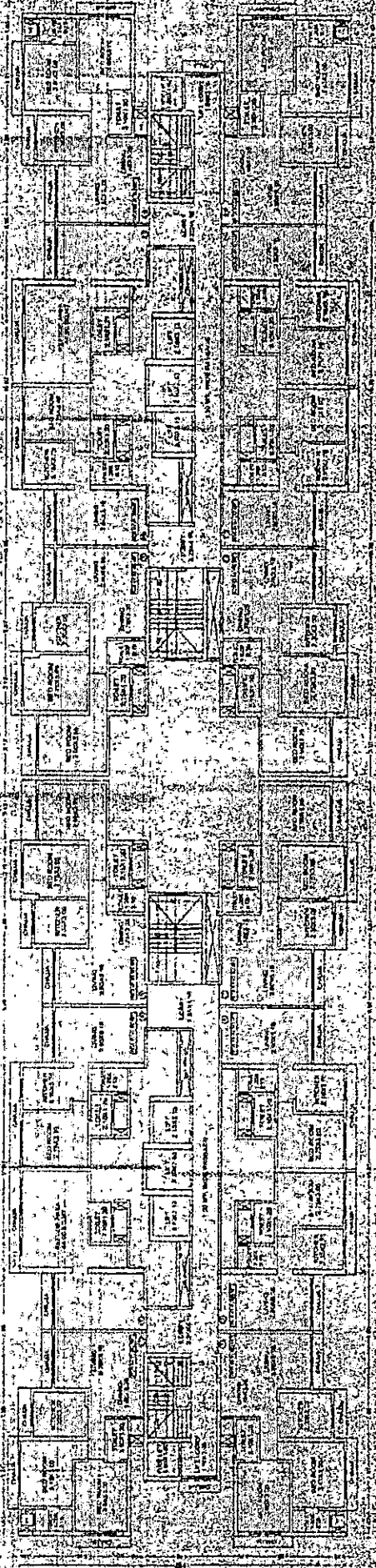


TERRACE PLAN (BLDG NO. 1) (SCALE 1:100)



TERRACE PLAN (BLDG NO. 2) (SCALE 1:100)

RAIP AREA DIAGRAM (BLDG NO. 1)  
FOR THE 1ST, 2ND & 3RD FLOOR (SCALE 1:100)



7TH, 11TH, 15TH, 19TH & 23RD FLOOR PLAN  
(BLDG NO. 1) (SCALE 1:100)

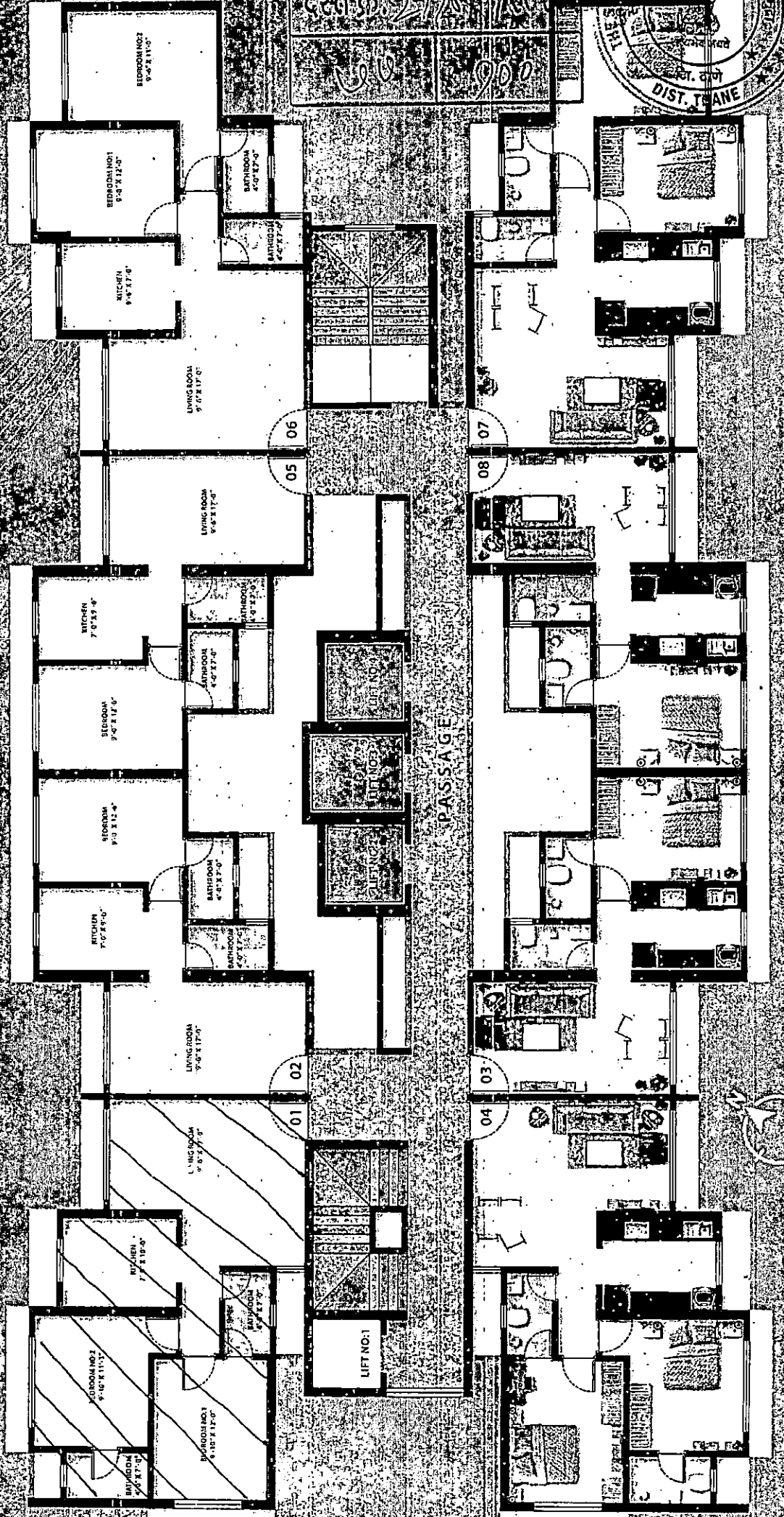
7TH, 11TH, 15TH, 19TH & 23RD FLOOR PLAN  
(BLDG NO. 2) (SCALE 1:100)



# WALCHAND PARADISE

## Typical Floor Plan

WALCHAND



टन न ७

दस्तावेज क्र. ११११/२००  
७७ १००



Building No 1

1/2601

*Handwritten signature*

*Handwritten signature*

(R)

337/21372  
Monday, December 19, 2022  
8:00 PM

ट न न ७	
दस्त क्र २१९९/२०२३	
पावती	१००



पावती क्र.: 23718 दिनांक: 19/12/2022

गावाचे नाव: नवघर  
दस्तावेजाचा अनुक्रमांक: टनन7-21372-2022  
दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र  
सावर करणाऱ्याचे नाव: विरेन मेहता - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 260.00
पृष्ठांची संख्या: 13	
एकूण:	रु. 360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

वाजार मुल्य: रु. 1/-  
मोवदला रु. 1/-  
भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक (वर्ग-२)  
ठाणे क्र. ७

- 1) देयकाचा प्रकार: DHC रकम: रु. 260/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1912202225046 दिनांक: 19/12/2022  
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012408880202223P दिनांक: 19/12/2022  
वॅकेचे नाव व पत्ता:

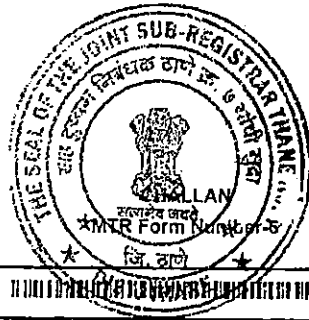
मुळदस्त परत मिळाला

ट न न ७

दस्तावेज 299/2023

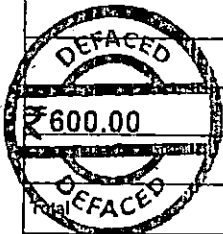


900



GRN MH01240889020223P BARCODE Date 19/12/2022-18:34:36 Form ID 48(f)

Department Inspector General Of Registration		Payer Details	
Stamp Duty		AXIS BANK (If Any)	
Type of Payment Registration Fee		PAN No. (if Applicable)	
Office Name THN7_THANE NO 7 JOINT SUB REGISTRAR		Full Name	
Location THANE		Flat/Block No.	
Year 2022-2023 One Time		Old Survey No. 115, Hissa	
Account Head Details		Premises/Building No. 1,2,3,4,5/B,	
0030046401 Stamp Duty	Amount In Rs. 500.00	Road/Street Village Navghar	
0030063301 Registration Fee	Amount In Rs. 100.00	Area/Locality MIRA ROAD EAST	
		Town/City/District	
		PIN 4 0 1 1 0 7	
Remarks (If Any)			
SecondPartyName=PRAMANIK HOUSING PRIVATE LIMITED-			
Amount In		Six Hundred Rupees Only	
600.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502022121906221 4518642468827
Cheque/DD No.		Bank Date	RBI Date 19/12/2022-18:34:50 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID: Mobile No.: 0000000000  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
अदर चलन केवल दृश्य निवाहक कार्यालयत नोदणी कार्याच्या दस्ताराठी लागू आहे. नोदणी न कार्याच्या दस्ताराठी अदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-337-21372	0006146044202223	19/12/2022-20:00:09	IGR119	100.00
2	(IS)-337-21372	0006146044202223	19/12/2022-20:00:09	IGR119	500.00
Total Defacement Amount					600.00

Handwritten mark or signature.



<b>ट न न ७</b>	
दस्त क्र. 29960/2022	
८०	१००



**CHALLAN**  
MTR Form Number-6

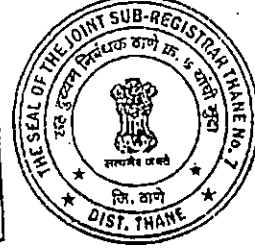
GRN	MH012409880202223P	BARCODE	Date		19/12/2022-18:34:36	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (if Any)					
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR	दस्त क्र. 29960/2022					
Location	THANE	Full Name					
Year	2022-2023 One Time	Flat/Block No.					
Account Head Details	Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	600.00	Road/Street	Village Navghar			
0030063301	Registration Fee	100.00	Area/Locality	MIRA ROAD EAST			
			Town/City/District				
			PIN	4 0 1 1 0 7			
Remarks (If Any)							
SecondPartyName=PRAMANIK HOUSING PRIVATE LIMITED--							
Total		600.00	Amount in Words	Six Hundred Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502022121906221	4518642468827
Cheque-DD Details				Bank Date	RBI Date	19/12/2022-18:34:50	Not Verified with RBI
Name of Bank				STATE BANK OF INDIA			
Name of Branch				Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दस्तावेज निलंबक कार्यालयत नोंदणी करवावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजांसाठी सदर चलान लागू नाही.

ट न न ७	
दस्त क्र. 299 वी / 2022	
६९	९००



ट न न ७	
दस्त क्र. 293 वी / 2022	
३	९२



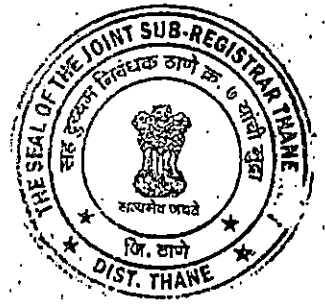
### GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY is made and executed at Bhayandar, Tal. & Dist. Thane, On This 19<sup>th</sup> Day of December 2022.

TO ALL TO WHOM THESE PRESENTS SHALL COME We M/S. PRAMANIK HOUSING PRIVATE LIMITED, A Company Incorporate Under The Provision Of Companies Act, 2013 Having Its Corporate Identity No. U45309MH2019PTC331202 Represented Through Its Director Mr. Nilesh Prakash Jain Having Office At Third Floor, Building No.1, Walchand Darshan, Opp. Dmat, Off. 150 Feet Road, Bhayandar (West), Thane - 401101, Hereinafter Referred As 'Executant' Do Hereby Send Greetings.

✍

ट न न ७	
दस्त क्र १११७/२०२३	
२	१००



ट न न ७	
दस्त क्र. २०३५	
४	९२



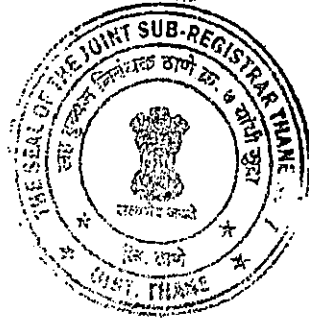
WHERE AS PRAMANIK HOUSING PRIVATE LIMITED Represented Through Its Director Mr. Nilesh Prakash Jain and in the course of business are required to execute various documents including Agreement for sale of Flats/Shops and Deed of Confirmation, Cancellation Deed, Rectification deed and other agreements/s of already executed documents signed by us, In The Buildings Known as WALCHAND PARADISE constructed on land bearing Old Survey No. 442, New Survey No. 115, Hissa No. 1+2+3+4+5/B, having admeasuring 7040 sq. meters, lying and being at Village Navghar, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limit of Mira Bhayandar Municipal Corporation.

AND WHEREAS we are desirous to appoint 1) Mr. Biren Mehta adults, Indian inhabitants, having office address at Shop No. 29, A/3, Kamla Park CHS. Ltd., Phatak Road, Before MTNL Office, Bhayandar (W), Dist. Thane & 2) Mr. Ganesh Acharya adults, Indian inhabitants, having office address at Shop No.11, Milan Plaza Building, 90 Feet Road, Bhayandar West, Dist. Thane as my/our true and lawful attorney) for the purpose of registration of such documents.

NOW KNOW I/We by these presents, that I/We PRAMANIK HOUSING PRIVATE LIMITED Represented Through Its Director Mr. Nilesh Prakash Jain do hereby appoint, nominate and constitute 1) Mr. Biren Mehta & 2) Mr. Ganesh Acharya as my true and lawful attorney to act jointly and severally to do the following acts, deeds and things.

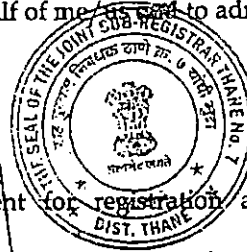
Q

ट न न ७	
दस्त क्र. 2997/2023	
3	900



1. To appear before the Sub-Registrar of Assurances, Thane 4,7,10,& 12 etc. concerned in respect of any documents, hereto before executed by me/us or to be executed by me/us and for me/us and on my/our behalf of me/us and to admit execution of such documents executed by me/us

ट न न ७	
दस्त क्र. 29362/2023	
4	92



2. For me/us and on my/our behalf to present for registration any documents here to executed by me/us or to be executed by me/us as PRAMANIK HOUSING PRIVATE LIMITED.

3. To do all acts, deeds and things to sign and on my/our behalf to cause to attendance of me/us executing parties to any documents before the Sub-Registrar of Assurance Thane / Mumbai to make any application or submission in writing for the purpose of effectively registering any documents as my/our said attorneys may deem fit and proper.

A N D we agree to ratify and confirm all and whatsoever my/our said Attorney shall purpose to do or cause to be done virtue of these presents.

#### SCHEDULE OF THE PROPERTY

TO Constructed on land bearing Old Survey No. 442, New Survey No. 115, Hissa No. 1+2+3+4+5/B, having admeasuring 7040 sq. meters, lying and being at Village Navghar, Taluka and District Thane and District Thane and in the Registration District and Sub-District of Thane and within the limit of Mira Bhayandar Municipal Corporation in the Building known as WALCHAND PARADISE, Within the Jurisdiction of MIRA BHAYANDAR MUNICIPAL CORPORATION & in the Registration District and Sub-District Thane.

12

ट न न ७

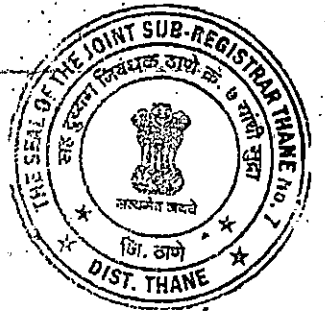
ट न न ७

दस्त क्र 23102

६ १३

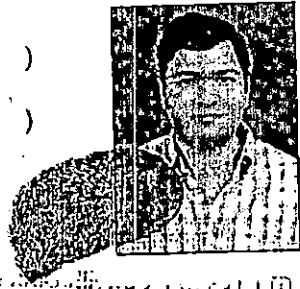
दस्त क्र. 299 58/2023

900



IN WITNESS WHEREOF We PRAMANIK HOUSING PRIVATE LIMITED  
Represented through Its Director Mr. Nilesh Prakash Jain, have put our hands  
on this 19<sup>th</sup> day of December 2022, at Bhayandar.

SIGNED, SEALED AND DELIVERED by )  
The within named EXECUTANT/S )  
PRAMANIK HOUSING PRIVATE LIMITED  
Through Its Director  
Mr. Nilesh Prakash Jain



Director / Auth. Signatory

In the presence of .....

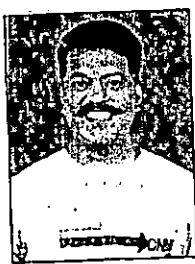
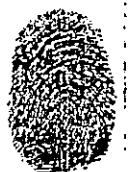
- 1.
- 2.

(SPECIMEN SIGNATURE OF POWER OF ATTORNEY HOLDER/S)

Mr. Biren Mehta



Mr. Ganesh Acharya



In the presence of .....

- 1.
- 2.

337/21372  
सोमवार, 19 डिसेंबर 2022 8:00 म.नं.

दस्त गोपवारा भाग-1

दनन 7  
दस्त क्रमांक: 21372/2022

दस्त क्रमांक: दनन 7 /21372/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. दनन 7 यांचे कार्यालयात

पावती:23718

पावती दिनांक: 19/12/2022

अ. क्र. 21372 वर दि.19-12-2022

सादरकरणाचे नाव: विरेन मेहता --

रोजी 7:55 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण: 360.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

Joint Sub Registrar Thane 7

दस्तावा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

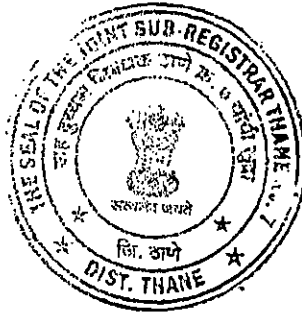
शिक्षा क्र. 1 19 / 12 / 2022 07 : 55 : 29 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 19 / 12 / 2022 07 : 56 : 04 PM ची वेळ: (फी)

दस्त क्र 29901	
99	92



दनन ७	
दस्त क्र. 29901/2022	
६८	१००



प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे दिनांक 30.12.2013 रोजीचे मी/आम्ही सादर दस्तातील मिळकतीबाबत केलेले आहे. व त्यातील सर्व अटी शर्ती आम्हास कबूल आहेत. मी/आम्ही सादर दस्तातील मिळकतीबाबत अभिलेखात शोध घेतलेला आहे. नोंदणीसाठी सादर दस्तातील मिळकतीबाबत कोणत्याही प्रकारचा खर्च असल्यास तो मी/आम्हीकडून होईल अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार / घेणार / कुलमुखत्यारधारक हे खरे असल्यास तो रोजी आम्ही सर्व हयात आहोत व सादर दस्तातील सहया, अंगठे, फोटो, माझे/आमचे आहेत याची कबुली देणे व खात्री करून देण्यासाठी या दस्तासोबत आम्हाला चांगल्याप्रकारे ओळखणारे दोन इसम/व्यक्ती कबुलीजबाब व स्वाक्षरीसाठी घेऊन आलो आहे. सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही. याची मी / आम्ही कबुली देत आहोत. सादरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकिय, निमशासकिय, खाजगी कर्ज, बँक बोजे, हक्क, हितसंबंध, विकासन बोजे, नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू, याची जाणिव आहे. दस्तातील मिळकतीबाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे. हे कबुल करतो.

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

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपुर यांनी गोपाल व्दारकादास पांडे विरुद्ध जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्रं 29/2003 मध्ये दिनांक 24/03/2003 रोजी दिलेल्या निकाल) देणार/विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिका-याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपर्टी अँक्ट, 1882 कलम 55 नुसार संबंधित व्यवहार करणा-या उभय पक्षकारांची असते याची मला/आम्हास पूर्ण जाणिव आहे. कबुल करतो.

स्थावर मिळकतीविषयी 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 82 तरतुदीचे अधिन 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 उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक पक्षकार व ओळख देणारे जबाबदार राहू, हे कबुल आहे. नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या तरतुदीनुसार 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणिव आहे. त्यामुळे हे प्रतिज्ञापत्र / घोषणापत्र सादर दस्ताचा भाग म्हणून जोडत आहे.

साक्षीदार - 1)

2)

लिहून देणार

लिहून घेणार

*Carish*  
*Purush*

337/21184

शुक्रवार, 17 नोव्हेंबर 2023 5:09 म.नं.

दस्त गोषवारा भाग-1

टनन7

दस्त क्रमांक: 21184/2023

दस्त क्रमांक: टनन7 /21184/2023

बाजार मुल्य: रु. 74,80,345/-

मोबदला: रु. 1,00,25,000/-

भरलेले मुद्रांक शुल्क: रु.7,01,750/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

अ. क्रं. 21184 वर दि.17-11-2023

रोजी 5:07 म.नं. वा. हजर केला.

पावती:22949

पावती दिनांक: 17/11/2023

सादरकरणाराचे नाव: कैलाश सोलंकी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

Joint Sub Registrar Thane 7

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 17 / 11 / 2023 05 : 07 : 56 PM ची वेळ: (सांदरीकरण)

शिक्का क्रं. 2 17 / 11 / 2023 05 : 08 : 37 PM ची वेळ: (फी)

ट न न ७	
दस्त क्र. 29977/2023	
ee	900







17/11/2023 5 11:03 PM

दस्त गोषवारा भाग-2

टनन7

दस्त क्रमांक:21184/2023

दस्त क्रमांक :टनन7/21184/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रमाणिक हौसिंग प्रायव्हेट लिमिटेड चे डायरेक्टर निलेश प्रकाश जैन तर्फे कु. मु. म्हणून बिरेन मेहता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तीसरा मजला, बालचंद्र दर्शन, बिल्डिंग नं.1, डी मार्ट समोर, ऑफ 150 फीट रोड, भाईदर प., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AAKCP7974P	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:केलाश सोलंकी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 101, ए विंग, सीता विहार, गोडदेव नाका, भाईदर पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:APPPS9041H	लिहून घेणार वय :-62 स्वाक्षरी:-		
3	नाव:डॉ. प्रेरित कैलाश सोलंकी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 101, ए विंग, सीता विहार, गोडदेव नाका, भाईदर पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:DZWPS4831P	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:17 / 11 / 2023 05 : 10 : 05 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:निधीश्री सोलंकी - - वय:33 पत्ता:भाईदर पूर्व. जी-ठाणे पिन कोड:401105		
2	नाव:नेहा प्रेरित सोलंकी - - वय:30 पत्ता:भाईदर पूर्व. जी-ठाणे पिन कोड:401105		

शिक्का क्र.4 ची वेळ:17 / 11 / 2023 05 : 10 : 46 PM

शिक्का क्र.5 ची वेळ:17 / 11 / 2023 05 : 10 : 55 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 7

ट न न ७

दस्त क्र. 29958/2023



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	
1	KAILASH SOLANKI	eChallan	10000502023111602314	MH011015803202324P	701750.00	SD	0005800618202324	17/11/2023
2		DHC		1123179713351	2000	RF	1123179713351D	17/11/2023
3	KAILASH SOLANKI	eChallan		MH011015803202324P	30000	RF	0005800618202324	17/11/2023

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

21184 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on प्रमाणित करायला येते की, या दस्तामध्ये
2. Get print immediately after registration.

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

एकूण २०० पाने आहेत.  
सदर दस्त पुस्तक क्र. १  
अ. क्र. ....२९९५८....वर नोंदला

आर. एच. फेरख  
सह. दुय्यम निबंधक, वर्ग-२ ठाणे क्र.७  
दि.१७ / ११ / २०२३



17/11/2023

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 21184/2023

नोंदणी :

Regn:63m

गावाचे नाव : नवधर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10025000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7480344.93
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे नवधर, वार्ड क्र. व्ही, उपविभाग 11/40, जुना सर्वे क्र. 442, नवीन सर्वे क्र. 115, हिस्सा क्र. 1, 2, 3, 4, 5/बी, सदनिका क्र. 2601, 26वा मजला, वालचंद पॅराडाइज, बिल्डिंग नं. 1, नवधर व्हिलेज, मीरा रोड पू. जी. ठाणे-401107, सदनिका चे एकूण क्षेत्रफळ 60.01 चौ.मी. कारपेट, व कार पार्किंग, तसेच सदर दस्तात नमुद केल्याप्रमाणे. ( Survey Number : 115 ; HISSA NUMBER : 1, 2, 3, 4, 5/बी ; )
(5) क्षेत्रफळ	1) 60.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- प्रमाणिक हौसिंग प्रायव्हेट लिमिटेड चे डायरेक्टर निलेश प्रकाश जैन तर्फे कु. मु. म्हणून बिरेन मेहता वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: तीसरा मजला, वालचंद दर्शन, बिल्डिंग नं.1, डी मार्ट समोर, ऑफ 150 फीट रोड, भाईदर प., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:- AAKCP7974P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कैलाश सोलंकी - - वय:-62; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. 101, ए विंग, सीता विहार, गोडदेव नाका, भाईदर पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-APPPS9041H 2): नाव:- डॉ. प्रेरित कैलाश सोलंकी - - वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. 101, ए विंग, सीता विहार, गोडदेव नाका, भाईदर पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-DZWPS4831P
(9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21184/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	701750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग. २  
ठाणे क्र ७

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

