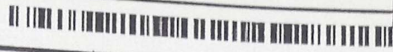




MH002848463202425E

BARCODE



Date 31/05/2024-10:58:07

Form ID 25.2

Department Inspector General Of Registration

Type of Payment Stamp Duty
Registration Fee

Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR

Location THANE

Year 2024-2025 One Time

Account Head Details

00046401 Stamp Duty

00063301 Registration Fee

Amount In Rs.

283500.00

30000.00

3,13,500.00

Payer Details

TAX ID / TAN (If Any)

PAN No.(If Applicable)

Full Name

Flat/Block No.

Premises/Building

Road/Street

Area/Locality

Town/City/District

PIN

Remarks (If Any)

PAN2=AACFL6945P~SecondPartyName=M/S. LAUKIK DEVELOPMENT CORPORATION~

Amount In

Words

Three Lakh Thirteen Thousand Five Hundred Rupees O

nly

Payment Details IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN

Ref. No.

69103332024053112344

2871533738

Cheque/DD No.

Bank Date

RBI Date

31/05/2024-10:59:08

Not Verified with RBI

Name of Bank

Bank-Branch

IDBI BANK

Name of Branch

Scroll No. , Date

Not Verified with Scroll

Document ID :

Mobile No. :

9825522882

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

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

Bargem

AGREEMENT FOR SALE

क ल न - ४
दस्त क्र. ८८८/२०२४
४/८०

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli on this 31st day of May 2024.

BETWEEN

M/S. LAUKIK DEVELOPMENT CORPORATION, a Partnership Firm, holding PAN-AACFL6945P, having its office at 1/5, Ulka Bldg., Opp. Anand Bal Bhavan, Chittaranjan Das Road, Dombivli (E)-421201, through its Partner MR. KETAN PATEL, hereinafter called and referred as **PROMOTERS/DEVELOPERS** (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include the partners for the time being, survivors and surviving partners of the said firm and their heirs, executors, administrators and assigns) of the **First Part**;

AND

MR.PARAG PRATAP PANGAM, Age 26 years, Occupation Service, PAN No. DFBPP0220Q, AND MR.PRATAP PARSHURAM PANGAM Age 55 years, Occupation Service, PAN No. AOCPP3396Q AND MRS.PRIYANKA PRATAP PANGAM Age 48 years, Occupation Housewife, PAN No. BKGPP4231D residing at- 2/2, Sai Apartment Chawl, Reti Bander Road, Near Nilkamal Bangla, Umesh Nagar, Dombivali (West), Kalyan, Thane, Maharashtra 421202. hereinafter called the **PURCHASER/ ALLOTTEE** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **Other Part**;

The Purchaser/Allottee whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the **Purchaser/Allottee** as singular masculine;

WHEREAS one Mr. Halya Mhatre was the head of the Joint Hindu Family (HUF) and he have three sons namely (1) Mr. Krishna Halya Mhatre (2) Mr. Gopal Halya Mhatre (3) Mr. Goma Halya Mhatre the above mentioned three sons of Halya Mhatre distributed the property to each other as per their possession and cultivation and they have put their names in revenue records i.e. 7/12 Extracts;

Ketan Patel *Parag* *Priyanka* *Pangam*



AND WHEREAS After the death of Krishna Halya Mhatre the share of property of Krishna Halya Mhatre goes to his sons (1) Mr. Baburao Krishna Mhatre (2) Mr. Shantaram Krishna Mhatre (3) Mr. Waman Krishna Mhatre (4) Mr. Tukaram Krishna Mhatre and (5) Mr. Sitaram Krishna Mhatre;

AND WHEREAS Mr. Baburao Krishna Mhatre expired and his legal heirs come on 7/12 extract record Mr. Jagannath Baburao Mhatre and Mr. Vinayak Baburao Mhatre after death of Waman Krishna Mhatre his legal heirs Smt. Kashibai Waman Mhatre is the owner of the property of Waman Krishna Mhatre;

AND WHEREAS After the death of Mr. Shantaram Krishna Mhatre, Mr. Gangaram Shantaram and Mr. Ananta Shantaram Mhatre are the legal heirs of Shantaram Krishna Mhatre;

AND WHEREAS Mr. Jagannath Baburao Mhatre and other legal heirs of Krishna Halya Mhatre are absolutely entitled to the immoveable property i.e. all piece or parcel of land mentioned hereinbelow in **Schedule "A"**;

AND WHEREAS After death of Gopal Halya Mhatre the share of the property of Gopal Halya Mhatre goes to (1) Mr. Govind Gopal Mhatre (2) Mr. NARAYAN GOPAL MHATRE (3) Mr. Pundalik Gopal Mhatre and they are the owners in respect of Gopal Halya Mhatre;

AND WHEREAS After death of Govind Gopal Mhatre the share of Govind Gopal Mhatre transferred to his legal heir Mr. Shalik Govind Mhatre, Mr. Prakash Govind Mhatre and Mr. Janardhan Govind Mhatre and his daughter. After death of Mr. Shalik Govind Mhatre, the share of Shalik Govind Mhatre goes to Anjana Shalik Mhatre, Jayesh Shalik Mhatre and Sandip Shalik Mhatre;

AND WHEREAS After death of Narayan Gopal Mhatre the share of Narayan Gopal Mhatre goes to Mr. Ankush Narayan Mhatre, Mr. Mohan Narayan Mhatre, Mr. Kishor Narayan Mhatre and Smt. Bayabai Narayan



99 / 10

AND WHEREAS on the demand of the Purchaser/Allottee, the Promoters/Developers have given inspection of all the documents relating to its title to the said land, including copies of Certificate of Title of the said land issued by Advocate of the Promoters/Developers, relevant revenue records being 7/12 Extracts and/or all other relevant documents showing the nature of title of the Owners and/or the Promoters/Developers to the said land, and the plans, designs and specifications prepared by the Architect, and approved by the competent authorities, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (RERA), and the rules made thereunder being The Maharashtra Real Estate (Regulation And Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest And Disclosures on Website) Rules 2017 (MAHARERA) (hereinafter called and referred to for the sake of brevity as **THE SAID ACT & THE SAID RULE**);

AND WHEREAS the Promoters/Developers have made full and true disclosure of the nature of its title to the said land and the Purchaser/ Allottee after going through the entire disclosures, the future course of development and also verifying the site of the building and the work of construction and its progress thereof, amenities and nature and scope thereof and after being satisfied about the same has offered to purchase/acquire and the Promoters/Developers have agreed to sell/allot a residential unit being **Flat No.1501**, on the **15th Floor**, in the **Wing-C**, of the project to be known as **VASTU LUXURIA**, situated at P & T Colony, Opp. Royal International School, Dombivli (E), and more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter called and referred to for the sake of brevity as the **SAID UNIT**);

AND WHEREAS the RERA carpet area of the said Unit is **437.34 Sq.Ft. (40.65 Sq.Mtrs.)**, alongwith an **Exclusive Area** being exclusive **Dry Balcony** admeasuring **20.34 Sq.Ft. (1.89 Sq.Mtrs.)**, and **EP Area** admeasuring **34.01 Sq.Ft. (3.17 Sq.Mtrs.)**. For the purposes of this Agreement (i) "**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 Unit for



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exclusive use of the Purchaser/Allottee or verandah area and exclusive 92/CO
open terrace area appurtenant to the said Unit for exclusive use of the
Purchaser/Allottee, but includes the area covered by the internal partition
walls of the Apartment and (ii) "**Exclusive Areas**" means exclusive
balcony appurtenant to the said Unit for exclusive use of the
Purchaser/Allottee or verandah area and exclusive open terrace, Flower
Bed area, appurtenant to the said Unit for exclusive use of the
Purchaser/Allottee, (iii) All walls which are constructed or provided on an
external face of an apartment shall be regarded as "external wall" and (iv)
All walls or independent columns constructed or provided within an
apartment shall be regarded as "internal partition wall";

AND WHEREAS prior to the execution of these presents the
Purchaser/Allottee has paid to the Promoters/Developers a sum of
Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand Only), being part
payment of the sale consideration of the said unit agreed to be sold by the
Promoters/Developers to the Purchaser/Allottee as advance payment and
the Purchaser/Allottee has agreed to pay to the Promoters/ Developers
the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS under Section 13 of the said Act the
Promoters/Developers are required to execute a written Agreement for
Sale of the said Unit with the Purchaser/Allottee, being in fact these
presents and also to register said Agreement under the Registration Act,
1908;

AND WHEREAS in accordance with the terms and conditions set out in
this Agreement and as mutually agreed upon by and between the parties,
the Promoters/Developers hereby agree to sell and the Purchaser/Allottee
hereby agrees to purchase the said Unit;

क ल न - ४
दस्ता क्र. ४८२ / २०२४
३९/८०

SCHEDULE 'C'

ALL that the piece and/or parcel of land having Survey No., Hissa No. and area mentioned below situated at Village Nandivali Tarfe Panchanand, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, Registration Office Thane and Sub-Registration Office Kalyan.

Sr. No.	Name of Owner	Old S.No	H. No.	New S.No.	H. No.	Area in Sq.Mtr
1.	Shri.Balkrishna Undrya Mhatre	39	5/1	39	5/A	1000
2.	Shri.Balkrishna Undrya Mhatre	39	6	39	6	3020
3.	Shri.Balkrishna Undrya Mhatre	39	2	39	2/A	2470

SCHEDULE 'D'

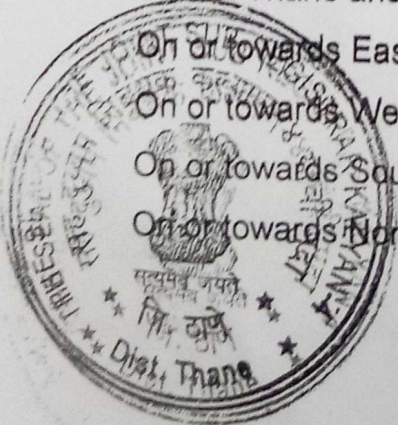
ALL that the piece and/or parcel of land bearing Survey No.39, Hissa No. 8 an area admeasuring **2070 Sq.Mtrs** situated at Village Nandivali Tarfe Panchanand, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, Registration Office Thane and Sub-Registration Office Kalyan.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the "Said land")

ALL THAT piece and parcel of N.A. land bearing S.Nos.39/1, 39/2A, 39/2B, 39/3, 39/4A, 39/4B, 39/4C, 39/4D and 39/5A, totally admeasuring 7940 Sq.Mtrs., or thereabout, lying, being and situate at village Nandivali Tarfe Panchanand, Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan and bounded as follows:

On or towards East :
 On or towards West :
 On or towards South :
 On or towards North :



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 Veta
 Parag
 Bangam

कलन - ४
दस्त क्र. ८८८/२०२४
२०/८०

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the "Said UNIT")

ALL THAT piece and parcel of Flat No.1501, having Carpet area admeasuring is 437.34 Sq.Ft. (40.65 Sq.Mtrs.), alongwith an Exclusive Area being exclusive Dry Balcony admeasuring 20.34 Sq.Ft. (1.89 Sq.Mtrs.), and EP Area admeasuring 34.01 Sq.Ft. (3.17 Sq.Mtrs.) appurtenant thereto, on the 15th Floor, in the C Wing of the project known as VASTU LUXURIA, situated at P & T Colony, Opp. Royal International School, Dombivli (E), as per floor plan attached herewith.

AREA Details	
Building Name :-	Vastu Luxuria
Wing No. :-	C
Flat No. :-	1501
Flat Type :-	1BHK

RERA Carpet Area		Exclusive Area	
Particulars	Sq. ft	Particulars	Sq. ft
Including internal walls as per RERA Carpet Area	437.34	Excluding internal walls carpet area	400.65
		Dry Balcony,	20.34
		EP Area,	34.01
RERA Area	437.34	Usable Area	455.00



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

कलन - ४
दस्तावेज क्र. ८८८२ / २०२४
२५ / ८०

This registration is granted under section 5 of the Act to the following project under project registration number : P51700050802

Project: VASTU LUXURIA , Plot Bearing / CTS / Survey / Final Plot No.: Survey No 39/1 , 39/2A, 39/2B, 39/3, 39/4A, 39/4B, 39/4C, 39/4D & 39/5A at DOMBIVLI, Kalyan, Thane, 421201;

1. **Laukik Development Corporation** having its registered office / principal place of business at Tehsil: **Kalyan**, District: **Thane**, Pin: **421201**.
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 (l) 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 **03/05/2023** and ending with **31/12/2028** 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
Mr. Arun Alpasaheb Nadagoudar
(Secretary-Incharge, MahaRERA)
Date: 03-05-2023 18:49:16

Dated: 03/05/2023
Place: Mumbai

Signature and Seal of Authorized Officer
Maharashtra Real Estate Regulatory Authority

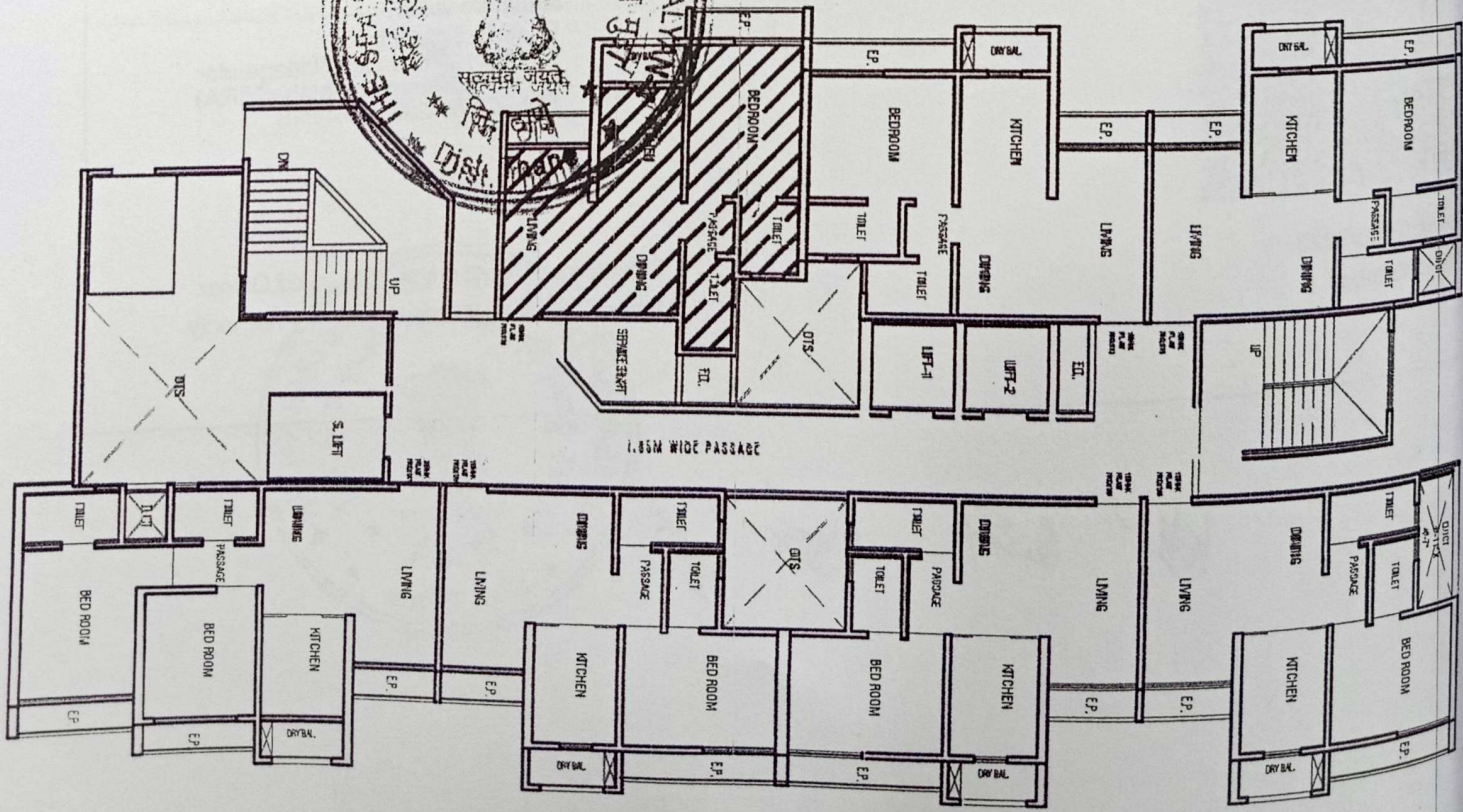
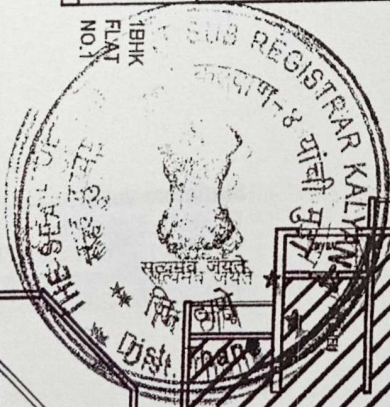
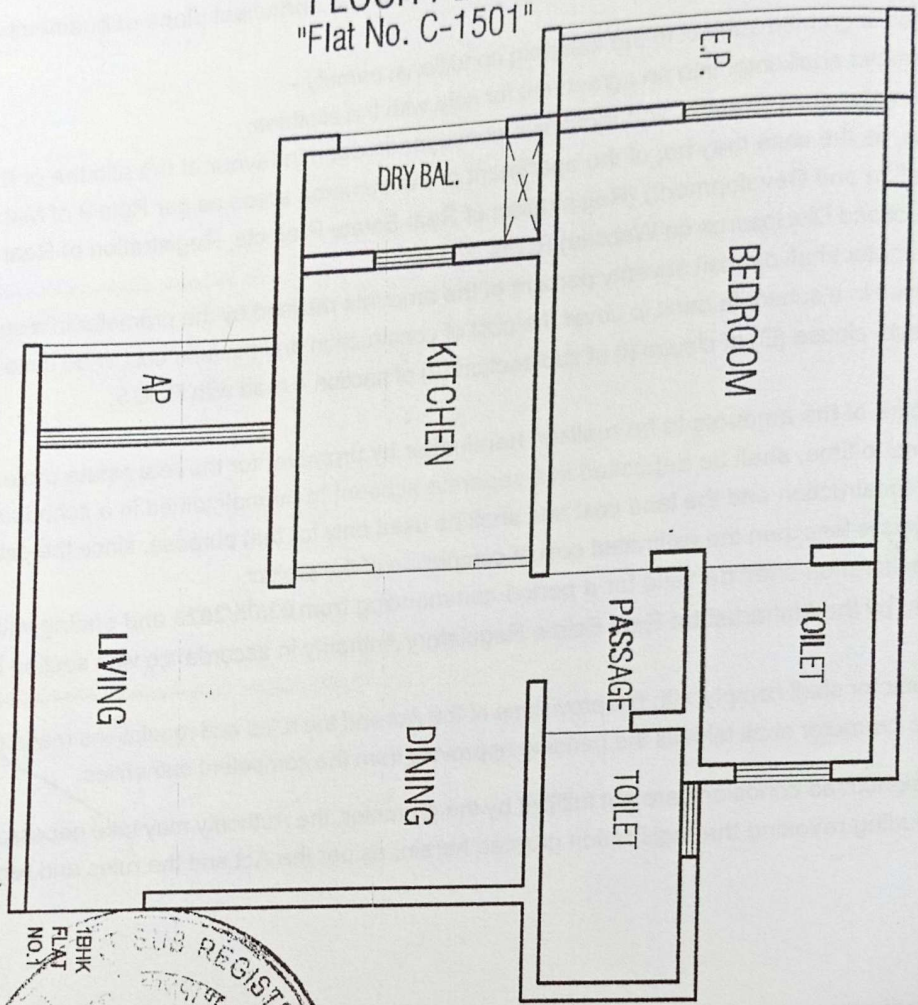


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कलन - ४
 दस्त क्र. CCL2/2028
 २६/८०

"SCHEDULE - B"

FLOOR PLAN
 "Flat No. C-1501"



WING-C

Handwritten signatures and initials: Ranganam, [Signature], [Signature]

९९/८०

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
Mr. Narayan Mhatre & Other.
P.O.A.- M/s. Loukik Development Partner through Mr. Y. S. Ravi
Architect – Mr. Vinayak Sahastrabuddhe, Thane
Structural Engineer – Mr. S. V. Patel, Dombivali

With reference to your application dated 16/07/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No.39/1, 39/2A, 39/2B, 39/3, 39/4A, 39/4B, 39/4C, 39/4D & 39/5A, Village- Nandivali Tarfe Panchanand, Situated at Dombivali (E), the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BP/27 village/2022-23/15.

Office Stamp

Date : 06/09/2022 .

Yours faithfully,

S. S. S. S.

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



Page No-1/4



Patel

Rangam



31/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 8882/2024

नोदणी :

Regn 63m

गावाचे नाव : नांदिवली तर्फे पाचानं द

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदल	4050000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3081000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: विभाग क्र. 36/101मुल्यदर 57000/ मौजे - नांदिवली तर्फे पांचानंद येथील सर्वे नं.39/1,39/2ए,39/2बी,39/3,39/4ए,39/4बी,39/4सी,39/4डी आणि 39/5ए या जगोवरील वास्तु लक्ष्मीया या इमारती मधील सदनिका क्र. 1501 पंधरावा मजला,सी विंग,क्षेत्र 437.34 चौ.फुट कारपेट(40.65 चौ. मीटर)ड्राय बाल्कनी क्षेत्र 20.34 चौ.फुट(1.89 चौ.मीटर)इपी क्षेत्र 34.01चौ.फुट(3.17 चौ.मीटर). ((Survey Number : सर्वे नं.39/1, 39/2ए, 39/2बी, 39/3, 39/4ए, 39/4बी, 39/4सी, 39/4डी आणि 39/5ए ;))
(5) क्षेत्ररूळ	1) 437.34 चौ.फुट
(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:-मैरुर्स. लौकिक डेव्हलपमेंट कॉर्पोरेशन तर्फे भागीदार केतन पटेल वय:-34 वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1/5, उल्का बिल्डींग, आनंद बाल भवन समोर, चित्तरंजन दास रोड, डोंबिवली पूर्व., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AACFL6945P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पराग प्रताप पांगम वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2/2, साई अपार्टमेंट चाळ, रेती बंदर रोड, नीलकमल बंगल्याजवळ, उमेश नगर, डोंबिवली पश्चिम., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-DFBPP0220Q 2): नाव:-प्रताप परशुराम पांगम वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2/2, साई अपार्टमेंट चाळ, रेती बंदर रोड, नीलकमल बंगल्याजवळ, उमेश नगर, डोंबिवली पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-AOCPP3396Q 3): नाव:-प्रियांका प्रताप पांगम वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2/2, साई अपार्टमेंट चाळ, रेती बंदर रोड, नीलकमल बंगल्याजवळ, उमेश नगर, डोंबिवली पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-BKGPP4231D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2024
(10) दस्त नोदणी केल्याचा दिनांक	31/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8882/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	283500
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

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



सह दुय्यम निबंधक कल्याण - 4

SSL

Code No. MUM99999

File

RPO 4/2014 24040063

Ref No.

id-02441546

ASE	Suhay Varne 9220745730 - Suhay.varne@sbicapsce.com
ASM	Sudhir Pedamkar
CH	
AQM	

RLMS Number	
RLMS Branch Name	
Branch Code	Nahur Road - 31387 (Mulund West)
Source Type	Connector
Expected Disbursement Date	
Reference ID	
Applicant Name	Parag Pangam - 91479719046
CIF NO	Priyanka Pangam - 91480083640
Co-Applicant Name	Pratap Pangam - 91480083016
CIF NO	
Date of Birth	03-05-1998
Pan Card Number	DFBPP0220Q
Bank Account Number	50100601621002
E-mail ID	pangamparag@gmail.com
Mobile No.	7021356547
Loan Amount & Interest Rate	35 Lac Moratorium - 18 months
Tenure	360 months
Connector Name & Code	Gaurav Sawant - MUM 019926396
Proposal Type	Home Loan (under construction)

PROPERTY	Yes/No
ASSING OFFICER	
FF	16/4/14 CMA ✓ DASHI
ION	
IC	

Yes
Ghattopar