

Flat no 1405

71/12026

Wednesday, June 12, 2024

9:58 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12877

दिनांक: 12/06/2024

गावाचे नाव: चिकणघर

दस्तऐवजाचा अनुक्रमांक: कलन2-12026-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजेश्वरी प्रकाश दवे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 31300.00

आपणाम मूळ दस्त ,थंवनेल प्रिंट,सूची-२ अंदाजे

10:15 AM ह्या वेळेस मिळेल.


 Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २;

कल्याण क्र. २

वाजार मुल्य: रु.3112743 /-

मोवदला रु.3800000/-

भरलेले मुद्रांक शुल्क : रु. 228000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624113313620 दिनांक: 12/06/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003061568202425E दिनांक: 12/06/2024

वॅकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

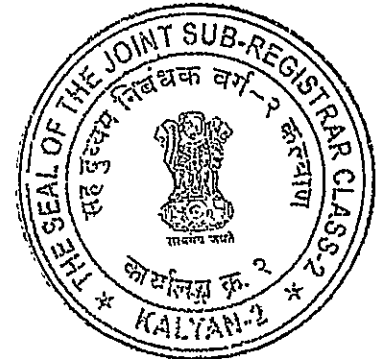
1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

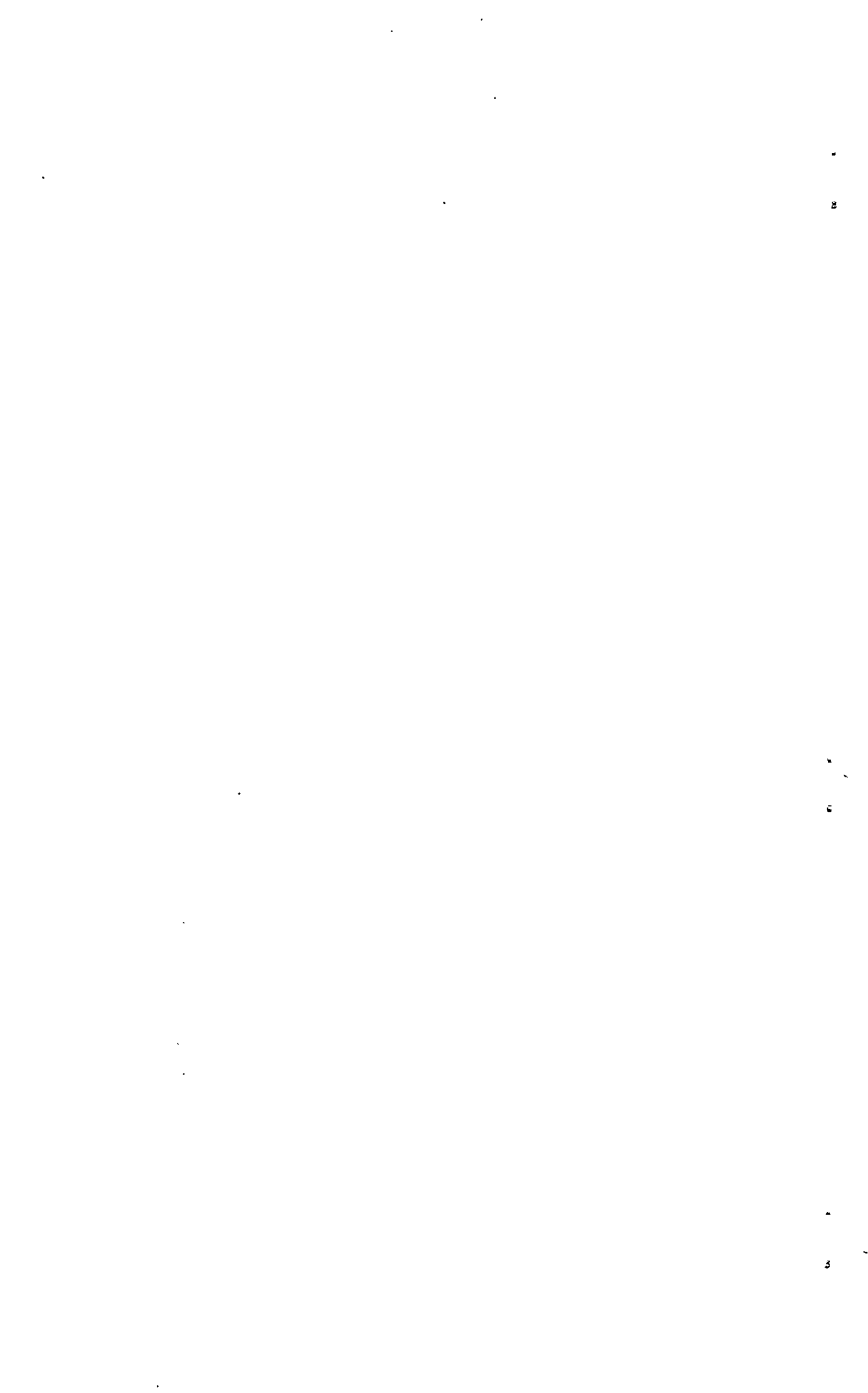
Rajeshwari Dave

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20240612180	12 June 2024, 09:12:53 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
उप मूल्य विभाग	2/16-विभाग 9 उरलेल्या भागातील मिळकती वरील विभागातील सि स न झालेल्या भागातील मिळकती				
क्षेत्राचे नांव	Kalyan/Dornbival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#86		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
24000	63100	72500	80100	72500	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	44.077चौ मीटर	मिळकतीचा वापर-	निवासी सदानिका	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	बांधीव
उद्ववाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कर्पेट क्षेत्र-	Rs 26620/-
40.07चौ मीटर					
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला नैऋत्य घट/वाढ = 107.5 / 100 Apply to Rate= Rs 67832/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((67832-24000) * (100 / 100)) + 24000) = Rs 67832/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 67832 * 44.077 = Rs 2989831.064/-					
F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 4.53चौ मीटर लागतच्या गच्चीचे/खुली बाल्कनी मूल्य = 4.53 * (67832 * 40/100) = Rs 122911.584/-					
Applicable Rules = 3, 9, 18, 19, 14					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2989831.064 + 0 + 0 + 0 + 0 + 122911.584 + 0 + 0 + 0 + 0 = Rs.3112743/- = २ एकतीस लाख वारा हजार सात शें त्रेचाळीस /-					

Home Print



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CHALLAN
MTR Form Number-6



GRN	MH003061568202425E	BARCODE		Date	05/06/2024-11:20:21	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	EKMPD8820B				
Location	THANE	Full Name	RAJESHWARI PRAKASH DAVE				
Year	2024-2025 One Time	Flat/Block No.	Flat No 1405 on 14th floor in the Building KISAN				
		Premises/Bullding	HEIGHTS				

Account Head Details	Amount In Rs.							
30046401 Stamp Duty	228000.00	Road/Street	Village Chikanghar					
0030063301 Registration Fee	30000.00	Area/Locality	Taluka Kalyan					
		Town/City/District						
		PIN	4	2	1	3	0	1
		Remarks (If Any)	PAN2=ALZPB4107H~SecondPartyName=SHREE GANESH BUILDERS AND DEVELOPERS~CA=3800000					
		Amount In	Two Lakh Fifty Eight Thousand Rupees Only					
Total	2,58,000.00	Words						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910333202406054746 2872365370			
Cheque/DD No.		Bank Date	RBI Date	05/06/2024-11:21:58 Not Verified With RBI			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified With Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

क. ल. न. २
दस्त क्र. २०२६ २०२४
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Rajeshwari Dave

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624113313620	Date 11/06/2024
Received from Joint Sub Registrar Kalyan , Mobile number 9220801338, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 11/06/2024
Bank CIN 10004152024061112895	REF No. 416346426655
This is computer generated receipt, hence no signature is required.	

Basement, Stilt(Part), Ground(Part) + 21st Floor

Ward No. _____

Flat No. 1405 on 14th floor

in the Building known as "KISAN-HEIGHTS"

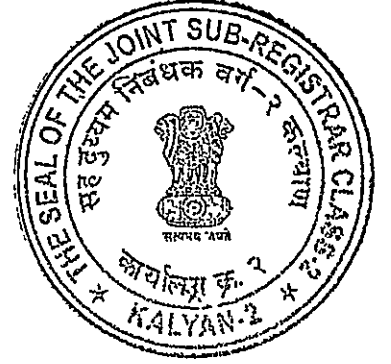
Area : 37.76 sq. meters.(Carpet)

+ Balcony 2.31 sq. meters

+ Terrace 4.53 sq. meters

Market Value Rs. 31,12,743 /-

Actual Value Rs. 38,00,000/-



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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 12th DAY OF JUNE 2024

BETWEEN

Radeshwan' Dave

M/S SHREE GANESH BUILDERS AND DEVELOPERS, a Proprietary Firm, having its Office at Survey No. 86/1/1, Chikanghar, Rambaug Lane No. 4 End, Kalyan (W), Tal Kalyan, District Thane 421301, email address sgbdevelopers20@gmail.com, through its Proprietor, Shri Pravin Kisan Bhoir, (Pan No. ALZPB4107H) hereinafter called and referred to as the PROMOTER/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

MRS. RAJESHWARI PRAKASH DAVE

Pan No. EKMPD8820B

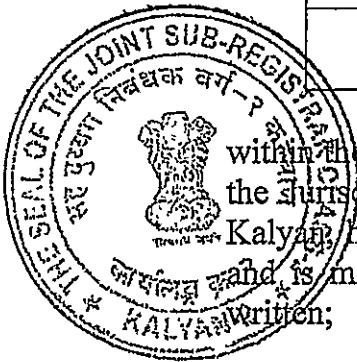
Email address daveprakash1976@gmail.com

aged about 46 years, occupation Service/Business/Housewife

residing at Rajguru Niwas, Jijamata Colony, Agra Road, Ganesh Icecream Galli, Kalyan (w), Dist Thane 421301., hereinafter called and referred to as the ALLOTTEE/S /PURCHASER/S (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS Shri Pravin Kisan Bhoir and Smt. Hirabai Kisan Bhoir are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at Village Chikanghar, TalukaKalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. Paise)
86	1/1	0-32-0 P. K. 0-01-8	7.31



within the limits of the Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "Said Entire Property " and is more particularly described in the FIRST SCHEDULE hereunder written;

AND WHEREAS there was Ground + 2 upper floor building known as "Sagun Co-operative Housing Society Ltd" consisting total 18 tenements, standing on area admeasuring 720 sq. meters out of the said entire property and same was occupied by members of said Sagun Co-Operative Housing society, hereinafter called as "said old building";

AND WHEREAS portion of said entire property is affected by 9.00 Meter, 18.00 Meter Wide Road and Reservation Site No.163 (Garden);

AND WHEREAS one of the Co-owner of said entire property, shri Pravin Kisan Bhoir is doing business of constructing building in the name and

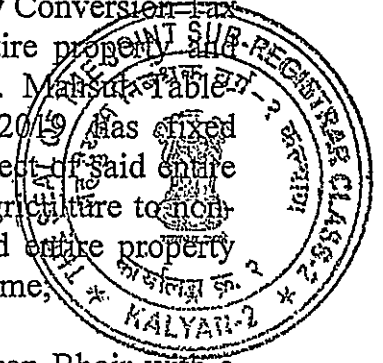
Rajeshwari Prakash Dave

style of his proprietary firm M/s Shree Ganesh Builders and Developers i.e. Promoter/s herein;

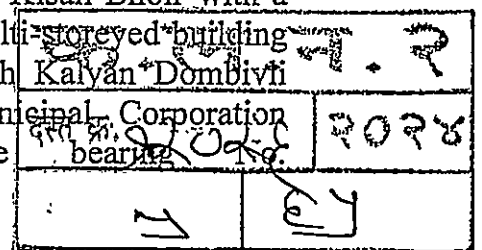
AND WHEREAS the members of said "Sagun Co-operative Housing Society Ltd" decided to re-develop the said old building by demolishing the existing building through Promoter/s herein and accordingly no objection certificate is obtained from Dy. Registrar of Co-operative Society, Kalyan Taluka, Dist Thane bearing No. UPN/ Kalyan/B-4/Sagun/ Housing/ Punarvikas/ 1736/2018 dated 24.09.2018 in respect of redevelopment of said old building through Promoter/s herein;

AND WHEREAS by and under Development Agreement Dated 08.02.2019, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 1769/2019 dated 08.02.2019 made and executed between Promoter/s herein, as Developers and M/s Sagun Co-operative Housing Society Ltd., as the Society and Smt. Hirabai Kisan Bhoir and another, as the Owners, said M/s Sagun Co-operative Housing Society Ltd. alongwith Smt. Hirabai Kisan Bhoir and another granted/assigned the development rights in respect of an area admeasuring 720 sq. meters from said entire property in favour of Promoter/s herein on terms, conditions and for the consideration mentioned therein and in pursuance to said Development Agreement M/s Sagun Co-operative Housing Society Ltd. alongwith Smt. Hirabai Kisan Bhoir and another have also granted the power of attorney in favour of Promoter/s herein., hereinafter said area admeasuring 720 sq. meters is called and referred to as area of said old building;

AND WHEREAS said owners of the said entire property made necessary application to Tahsildar, Kalyan to fix amount of necessary Conversion Tax and Non Agricultural Assessment in respect of said entire property accordingly Tahsildar Kalyan by his order bearing No. Malsudhable 2/Jaminbab-1/Conversion Tax/ SR/40-19 dated 30.03.2019 has fixed Conversion Tax and Non Agricultural Assessment in respect of said entire property for change of use of said entire property from agriculture to non-agriculture purpose i.e. for constructing buildings on said entire property and said owners of the said entire property have paid the same,



AND WHEREAS Promoter/s herein and Smt Hirabai Kisan Bhoir with a view to develop the said property, by constructing multi-storied building thereon, submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation and Kalyan Dombivli Municipal Corporation granted Building Commencement Certificate bearing KDMP/NRV/BP/KV/CC/0001/20 dated 04.01.2020.



AND WHEREAS in terms of said sanction plan and permission area admeasuring 1154.63 sq. meters out of said entire property is under 9.00 Meter and 18.00 Meter Wide Road and said road is passing through the said entire property and accordingly said entire property is divided into Two Parts, Plot No. A having area admeasuring 2072.37 sq. Meters & Plot No. B having area admeasuring 153.00 sq. meters. That Plot A includes area under Reservation of Garden i.e. 868.62 sq. meters and area under R Zone

Rajiv Rajashwan' Dave

i.e. 1203.75 Sq. Meters and presently building plan is sanctioned on area admeasuring 3227 sq. meters, (Plot A + area under Road) hereinafter called and referred as "Said Property";

AND WHEREAS by and under Deed of Release Dated 29.06.2021, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 12208/2021 dated 29.06.2021 made and executed between Smt Hirabai Kisan Bhoir as the Releasor and Shri Pravin Kisan Bhoir as the Releasee, the said Smt Hirabai Kisan Bhoir has released her undivided rights, title and interest in respect of area admeasuring 2660 sq. meters out of said entire property (excluding area admeasuring 720 sq. meters out of said entire property on which said old building was standing) in favour of Shri Pravin Kisan Bhoir and the name of said Smt Hirabai Kisan Bhoir was removed from the record of rights as evidenced by mutation entry No. 5349 dated 10.01.2022 and accordingly said shri Pravin Kisan Bhoir became absolute owner of the said area admeasuring 2660 sq. meters out of said entire property;

AND WHEREAS in terms of Release Deed dated 29.06.2021 Mr. Pravin Kisan Bhoir became the absolute owner of area admeasuring 2660 sq. Meters and in terms of Development Agreement Dated 08.02.2019 Promoter/s herein have acquired development rights in respect of remaining area admeasuring 720 sq. Meters, therefore Promoter/s herein is well and sufficiently entitled to develop said entire property as per the sanctioned plan and permission;

AND WHEREAS Builders/Promoters herein have obtained revised building permission from Kalyan Dombivli Muncipal Corporation under Revised Building Permission bearing No. KDMC/TPD/KD/2019-20/0001/236 dated 30.07.2021.

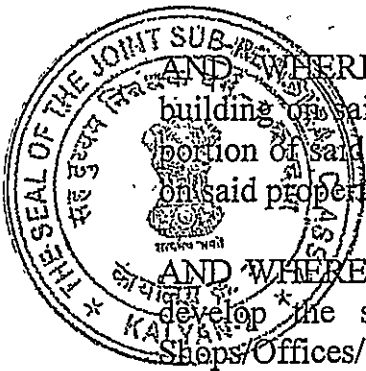
AND WHEREAS in terms of said revised sanctioned plan and permission at present Single building is sanctioned on the Plot A, viz.

Building : Basement, Stilt(Part), Ground(Part), First Floor to Twenty First Floor (Residential + Commercial).

AND WHEREAS said old building standing on the portion of said property has been demolished and Promoter/s herein have started construction of said new building on said property ;

AND WHEREAS Promoter/s herein have for constructing said new building on said property has demolished the old building standing on the portion of said property and have started construction of said new building on said property ;

AND WHEREAS the Promoter/s herein is well and sufficiently entitled to develop the said Building on said property and to sell the Flats/ Shops/Offices/Units constructed therein to intending purchaser/s and appropriate the sale proceeds thereof for their exclusive i.e. Promoter/s use and benefits;



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Pravin Pravin Kisan Bhoir Dave

AND WHEREAS the Promoter/s herein declare that the above said Development Agreement, sanctions and permissions are valid subsisting and completely in force ;

AND WHEREAS the Builders / Promoters have entered into a standard Agreement with an Architect **Shri Bhalchandra Ranade** of Dombivli registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects ;

AND WHEREAS the Promoter/s has appointed **Pentacon Structural Consultants Pvt. Ltd, Thane (w)** as Structural Engineer for the preparation of the structural design and drawings of the said building and the Promoter/s accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings ;

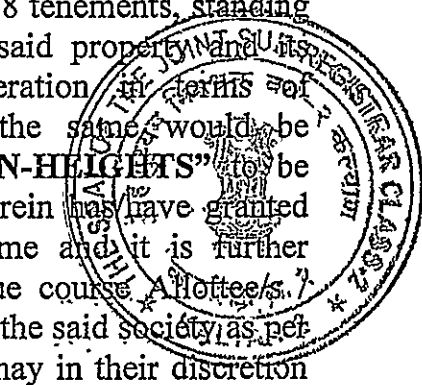
AND WHEREAS proposed building/s consist of Flats/Shops/Offices/Units;

AND WHEREAS as recited hereinabove, the Promoter/s are entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the Flat/Shop/Office/Unit constructed in the building on ownership basis and to enter into agreements with the allottee/s / Purchaser/s and to receive the sale price in respect thereof.

AND WHEREAS Builders / Promoters have started construction work of said building on said property as per sanctioned plans and permissions and expressed their intention to dispose off the Flat/Shop/Office/Unit in the proposed said building to be known as "KISAN-HEIGHTS" ;

AND WHEREAS allottee/s / Purchaser/s herein shown his willingness to purchase Flat/Shop/Office/Unit in the said building/s to be known as "KISAN-HEIGHTS";

AND WHEREAS it is brought to the notice of allottee/s / Purchaser/s herein that there was Ground + 2 upper floor old building known as "Sagun Co-operative Housing Society Ltd" consisting total 18 tenements, standing on area admeasuring 720 sq. meters out of the said property and its existing members are entitled to kind Consideration in terms of Development Agreement dated 08.02.2019 and the same would be provided in the Building to be known as "KISAN-HEIGHTS" to be constructed on said property and the Purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and it is further brought to the notice of the Purchaser/s that in due course Allottee/s / Purchaser/s herein will be admitted as the member of the said society as per rules, regulations and Bye-Laws and/or Promoter/s may in their discretion wind up the existing society Viz. Sagun Co-operative Housing Society Ltd, Kalyan and will form a new Society of all those various persons Purchasing/acquiring the flat/shops/Offices/units in the said building known as "KISAN-HEIGHTS" along with existing members of said



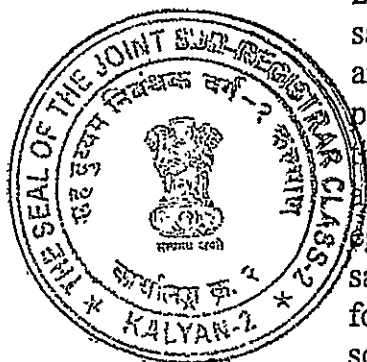
Sagun Co-operative Housing Society Ltd	
Kalyan	
2019	2028
10	EN

Robert Rameshwar Dave

Sagun Co-operative Housing Society Ltd, Kalyan and Purchaser/s herein will become member of such Society.

AND WHEREAS Promoter/s herein have further specifically brought to the notice of Allottee/s / Purchaser/s herein that,

- a) That in terms of said sanction plan and permission area admeasuring 1154.63 sq. meters out of said entire property is under 9.00 Meter and 18.00 Meter Wide Road and said road is passing through the said entire property and accordingly said entire property is divided into Two Parts, Plot No. A area admeasuring 2072.37 sq. Meters (it includes area under Reservation of Garden i.e. 868.62 sq. meters and area under R Zone i.e. 1203.75 Sq. Meters) & Plot No. B having area admeasuring 153.00 sq. meters. and presently building plan is sanctioned on area admeasuring 3227 sq. meters, (Plot A + area under Road)
- b) That in terms of sanctioned plan area under 9.00 Meter and 18.00 Meter Wide Road i.e Road Set Back area 1154.63 sq. meters out of the said property is to be handed over to Kalyan Dombivali Municipal Corporation in the due course;
- c) i) That on Plot No. A one single building of Basement, Stilt(Part), Ground(Part), First Floor to Twenty First Floor (Residential + Commercial) is sanctioned and said building is registered as a project under the provision of Real Estate (Regulation and Development) Act 2016.
- ii) That Promoter/s herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium, ancillary F.S.I and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of building may be raised to upper floors and/or construction in stilt are may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same.
- iii) That in terms of sanctioned plan there is area admeasuring 260.58 sq. meters out of Plot A shown as "R" Zone area in the sanctioned plan and Promoter/s have reserved their rights to sanction and construct building /Bungalow on the said portion. That said portion may be retained by the Promoter/s as the absolute owner/s hereof along with building/bungalow to be constructed thereon and along with the clear, unobstructed right of access for ingress and egress for effectual use, utilization and beneficial enjoyment of the said portion and the said structure thereon and/or and same will not form a part of formation and registration of co-operative housing society and at the time of transfer of the said property by way of conveyance, the said portion and structure thereon along with the open marginal spaces, and right of access shall be retained by



S. S. N. S.	
No. 2024/2028	
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Promoter/s and necessary covenant to that effect will be incorporated in such further declarations, applications and submissions at the time of formation of society as well as at the time of preparing, executing and registering the final transfer documents in favour of the society and at all material times the ownership right, title and interest of the Promoter/s in respect of the said portion and Structure as well as marginal space will be safeguard and protected and the purchaser herein has granted his /her irrevocable consent for the same and shall not raise any objection thereto.

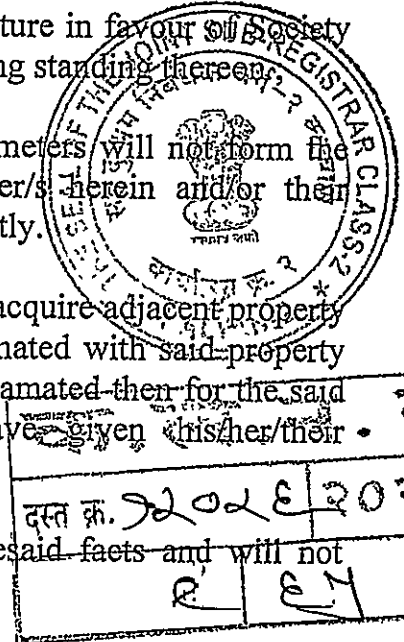
That Promoter/s have further reserved their rights to develop said retainable portion i.e. said 260.58 sq. meters of land separately or by amalgamating with adjacent property in latter stages by themselves or through their nominees/assignees and to dispose of the Flat/Shop/Office/Unit constructed in the building to be constructed on said portion or said amalgamated property on ownership basis and to enter into agreements with the Various Purchaser /Allottee/s and to receive the sale price in respect thereof and said building to be constructed on said portion /said amalgamated property may or may not form the part of present scheme.,

It is clearly brought to the notice of Purchaser that, building to be constructed on said portion forms the part of present scheme or not will be a sole discretion of the builders/Promoters herein Only.

iv) That in terms of sanctioned plan area admeasuring 608.04 sq. Meters out of area 868.62 sq. meters under Reservation of Garden site No. 163 forming part of said entire property is to be handed over to Kalyan Dombivali Municipal Corporation in the due course and therefore the property to be conveyed in future in favour of Society will be 1203.75 sq. meters alongiwth building standing thereon.

- d) That said Plot B admeasuring 153.00 sq. meters will not form the part of present development and Promoter/s herein and/or their nominees will develop the same independently.
- e) That Promoter/s herein are further going to acquire adjacent property to said property and same may be amalgamated with said property and if such adjacent property will be amalgamated then for the said amalgamation Purchaser/s herein has/have given his/her/their consent for the same.

That purchaser/s has understood the abovesaid facts and will not raise any question about the same in future.



AND WHEREAS allottee/s / purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the allottee/s /

Abhis Rajeshwar Dave

purchaser/s and agreed to sell him/her/them Flat/Shop/Office/Unit by becoming member / share holder / constituent of the proposed co-operative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters **Rs. 38,00,000/- (Rupees Thirty Eight Lakhs only)** as the agreed lumpsum price / consideration in respect of the said Flat bearing No. 1405 on 14th floor, admeasuring 37.76 Sq. Meters (Carpet), in Building to be known as "KISAN-HEIGHTS", hereinafter for the sake of brevity called and referred to as the "Said Apartment" allotted to the allottee/s / purchaser/s and shown and marked accordingly on the floor plan annexed hereto ;

That Said Apartment will have **Balcony** area of **2.31 sq. meters** and **Terrace** area of **4.53 sq. meters** which areas are for exclusive use and benefit of Said Apartment.

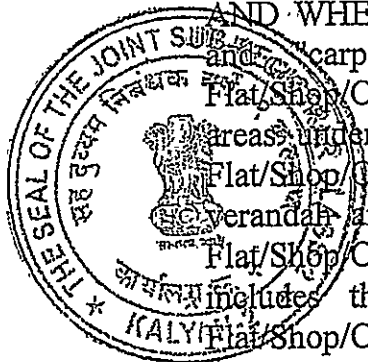
AND WHEREAS the allottee/s / purchaser/s have agreed to pay the sale price / consideration in respect of Said Apartment to Promoter/s herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme;

AND WHEREAS it is further specifically brought to the notice of allottee/s / purchaser/s that Promoter/s herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium, ancillary F.S.I and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of building may be raised to further upper floors and/or construction in stilt area may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same ;

AND WHEREAS the allottee/s / purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove ;

AND WHEREAS the allottee/s / purchaser/s has/have seen the site of said building/s and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same ;

AND WHEREAS the carpet area of the said Flat is 37.76 square meters and "carpet area" means the net usable floor area of an Flat/Shop/Office/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Office/Unit for exclusive use of the allottee/s / purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop/Office/Unit for exclusive use of the allottee/s / purchaser/s, but includes the area covered by the internal partition walls of the Flat/Shop/Office/Unit.



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AND WHEREAS on demand from the allottee/s / purchaser/s, the Promoter/s has given inspection to the allottee/s / purchaser/s of all the	
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documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter/s abovenamed Architects including the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto 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 WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders / Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Builders / Promoters to the project land on which the building/s and/or Flat/Shop/Office/Units are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C- 1.

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

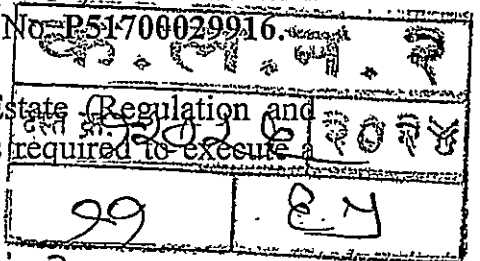
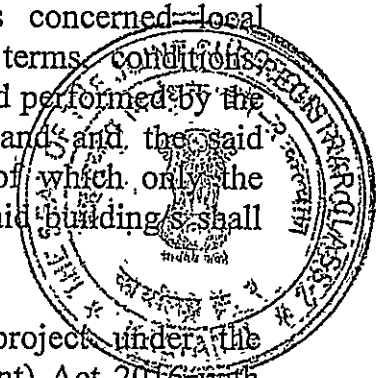
AND WHEREAS the authenticated copies of the plans and specifications of the Flat/Shop/Office/Unit agreed to be purchased by the allottee/s / purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

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

AND 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 Builders / Promoters while developing the project lands and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS Promoter/s have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing No. P51706029916.

AND WHEREAS, under section 13 of the Real Estate (Regulation and Development) Act 2016 the Builders / Promoters is required to execute



Abhishek Rameshwar Dave

written Agreement for sale of said Flat/Shop/Office/Unit with the allottee/s / purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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;

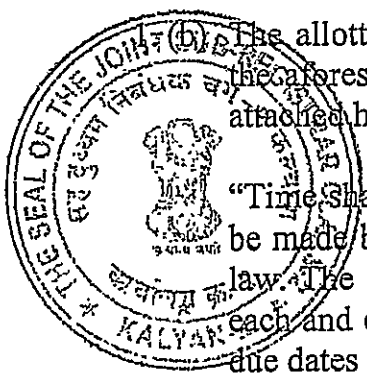
NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE Promoter/s have started construction and shall construct the building on the said property in accordance with the plans, design specifications 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/s / Purchaser/s in respect of variations or modifications which may adversely affect Said Apartment of the allottee/s / Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

1. (a) THE allottee/s / purchaser/s hereby agrees to purchase from the Promoter/s and the Promoter/s hereby agrees to sell to allottee/s / purchaser/s the Flat bearing No. 1405 on 14th floor, admeasuring 37.76 Sq. Meters (Carpet) in the building to be known as "KISAN-HEIGHTS" and as shown on the floor plan hereto annexed hereinafter called and referred to as "Said Apartment" as shown in the Floor Plan thereof hereto annexed and marded Annexure C-1 and C-2 for the Lumpsum price/consideration of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs only) the above said lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises. The nature , extent and description of the common areas and facilities which are more particularly described in the Second Scheduled annexed herewith.

That Said Apartment will have Balcony area of 2.31 sq. meters and Terrace area of 4.53 sq. meters which areas are for exclusive use and benefit of Said Apartment.



The allottee/s / purchaser/s hereby agrees to pay to the Promoter/s the aforesaid consideration / price as per Payment Scheduled A as attached hereto.

"Time shall be the essence of contract" for all payments/deposits to be made by the allottee/s / purchaser/s under this Agreement and at law. The allottee/s / purchaser/s hereby agree and undertake to pay each and every installment within 15 (fifteen) days of the respective due dates as per schedule mentioned hereinabove.

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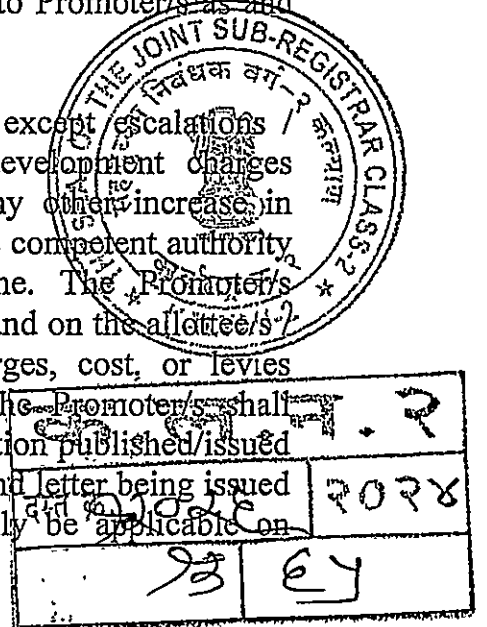
Without prejudice to the above, if the allottee/s / purchaser/s fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the allottee/s / purchaser/s agrees to pay to the Promoter/s interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2%.

Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the Promoter/s on account of any default/ breach committed by the allottee/s / purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the allottee/s / purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Promoter/s will be first appropriated towards interest receivable by the Promoter/s

1. (c) The Total Price above excludes any Taxes consisting of tax paid or payable by the Promoter/s by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter/s up to the date of handing over the possession of Said Apartment.

It is agreed and understood by and between parties that ALL costs, charges and expenses, penalties, Sales-Tax, service tax. VAT, GST, LBT and if any taxes, cesses imposed in future, in connection with the present transaction shall be borne and paid by allottee/s / purchaser/s to Promoter/s herein and will pay to Promoter/s as and when demanded.

1. (d) 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/s undertakes and agrees that while raising a demand on the allottee/s / purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter/s 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/s / purchaser/s, which shall only be applicable on subsequent payments.



1. (e) The Promoter/s may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the allottee/s / purchaser/s by discounting such early payments @ ____% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be

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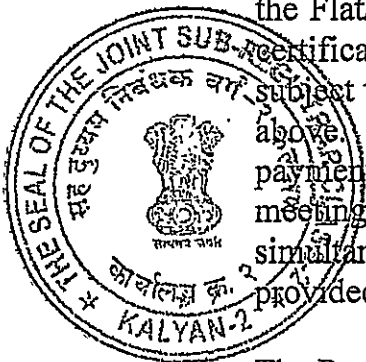
subject to any revision/withdrawal, once granted to allottee/s / purchaser/s by the Promoter/s.

1. (f) The Promoter/s shall confirm the final carpet area that has been allotted to the allottee/s / purchaser/s 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/s. If there is any reduction in the carpet area within the defined limit then Promoter/s shall refund the excess money paid by allottee/s / purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the allottee/s / purchaser/s. If there is any increase in the carpet area allotted to allottee/s / purchaser/s, the Promoter/s shall demand additional amount from the allottee/s / purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1 (a) of this Agreement.

1.(g) The allottee/s / purchaser/s authorizes the Promoter/s 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/s may in its sole discretion deem fit and the allottee/s / purchaser/s undertakes not to object / demand / direct the Promoter/s to adjust his payments in any manner.

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

2.2 Time, is essence for the Promoter/s as well as the allottee/s / purchaser/s. The Promoter/s shall abide by the time schedule for completing the project and handing over the Said Apartment to the allottee/s / purchaser/s and the common areas to the association of the Flat/Shop/Office/Unit Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by allottee/s / purchaser/s as agreed above. Similarly, the allottee/s / purchaser/s 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/s as provided in payment schedule mentioned hereinabove.



3. The Promoter/s hereby declares that the Floor Space Index available on date in respect of the project land is _____ square meters only and Promoter/s has planned to utilize Floor Space Index of _____

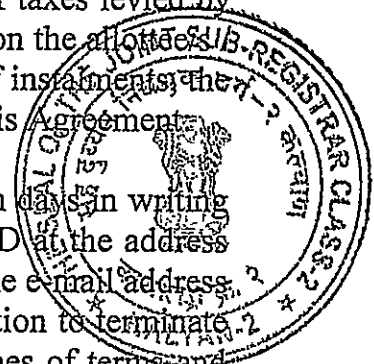
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_____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter/s has disclosed the Floor Space Index of _____ as proposed to be utilized by him on the project land in the said Project and allottee/s / purchaser/s have agreed to purchase the Said Apartment based on the proposed construction and sale of Flat/Shop/Office/Units to be carried out by the Promoter/s by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder only.

- 4.1 If the Promoter/s fails to abide by the time schedule for completing the project and handing over the Said Apartment to the allottee/s / purchaser/s, the Promoter/s agrees to pay to the allottee/s / purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the allottee/s / purchaser/s, for every month of delay, till the handing over of the possession. The allottee/s / purchaser/s agrees to pay to the Promoter/s, interest as specified above, on all the delayed payment which become due and payable by the allottee/s / purchaser/s to the Promoter/s under the terms of this Agreement from the date the said amount is payable by the allottee/s / purchaser/s to the Builders / Promoters.
- 4.2 Without prejudice to the right of Promoter/s to charge interest in terms of sub clause 4.1 above, on the allottee/s / purchaser/s committing default in payment on due date of any amount due and payable by the allottee/s / purchaser/s to the Promoter/s under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee/s / purchaser/s committing three defaults of payment of instalments, the Promoter/s shall at his own option, may terminate this Agreement.

Provided that, Promoter/s shall give notice of fifteen days in writing to the allottee/s / purchaser/s, by Registered Post AD at the address provided by the allottee/s / purchaser/s and mail at the e-mail address provided by the allottee/s / purchaser/s, 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/s / purchaser/s fails to rectify the breach or breaches mentioned by the Promoter/s within the period of notice then at the end of such notice period, Promoter/s shall be entitled to terminate this Agreement.



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Provided further that upon termination of this Agreement as aforesaid, the Promoter/s shall refund to the allottee/s / purchaser/s the amount paid by purchaser/s to Promoter/s herein, after deducting 20% of amount of sale consideration of Said Apartment, as

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liquidated damages, within a period of thirty days of the termination, subject to execution and registration of Deed of cancellation by allottee/s / purchaser/s of present agreement for sale.

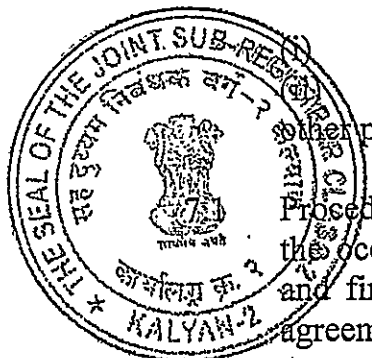
If allottee/s / purchaser/s failed to execute Deed of cancellation then in such case termination shall be through notice and in such case liquidated damages shall be 30 % of amount of sale consideration of Said Apartment and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement. Further, the Promoter/s shall not be liable to reimburse to the allottee/s / Purchaser/s any Government Charges such as stamp duty, registration charges, LBT, GST etc. Upon the termination of this agreement, under this clause, the Promoter/s shall be at liberty to sell the Said Apartment to any other person of their choice and at such price as the Promoter/s may deem fit and the allottee/s / Purchaser/s shall not object to the same.

5. 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/s in the said building and the Said Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter/s shall give possession of the Said Apartment to the allottee/s / purchaser/s on or before 30.09.2027. If the Promoter/s fails or neglects to give possession of the Said Apartment to the allottee/s / purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter/s shall be liable on demand to refund to the allottee/s / purchaser/s the amounts already received by him in respect of Said Apartment with interest at the same rate as mentioned above from the date the Promoter/s received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter/s shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Office/Unit on the aforesaid date, if the completion of building in which the Flat/Shop/Office/Unit is to be situated is delayed on account of -

war, civil commotion or act of God;
any notice, order, rule, notification of the Government and/or other public or competent authority/court.

Procedure for taking possession - The Promoter/s, upon obtaining the occupancy certificate from the competent authority and on full and final payment made by the allottee/s / purchaser/s as per the agreement shall offer in writing the possession of the Said Apartment, to the Flat Purchaser/s in terms of this Agreement to be taken within 3(Three months) from the date of issue of such notice and the Promoter/s shall give possession of the Said Apartment to



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Radeshwar Dave

the allottee/s / purchaser/s. The Promoter/s agrees and undertakes to indemnify the allottee/s / purchaser/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter/s. The allottee/s / purchaser/s agree(s) to pay the maintenance charges as determined by the Promoter/s or association of various allottee/s / purchaser/s, as the case may be. The Promoter/s on its behalf shall offer the possession to the Flat Purchaser/s in writing within 7 days of receiving the occupancy certificate of the Project.

- 7.2 The allottee/s / purchaser/s shall take possession of the Flat/Shop/Office/Unit within 15 days of the written notice from the Promoter/s to the Flat Purchaser/s intimating that the said Flat/Shop/Office/Units are ready for use and occupancy.
- 7.3 Failure of allottee/s / purchaser/s to take Possession of Said Apartment : Upon receiving a written intimation from the Promoter/s as per clause 7.1, the allottee/s / purchaser/s shall take possession of the Said Apartment from the Promoter/s by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter/s shall give possession of the Said Apartment to the allottee/s / purchaser/s. In case the allottee/s / purchaser/s fails to take possession within the time provided in clause 7.1 such allottee/s / purchaser/s shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the Said Apartment to the allottee/s / purchaser/s, the allottee/s / purchaser/s brings to the notice of the Promoter/s any structural defect in the Said Apartment or the building in which the Said Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter/s at their own cost and in case it is not possible to rectify such defects, then the allottee/s / purchaser/s shall be entitled to receive from the Promoter/s, compensation for such defect in the manner as provided under the A

Provided that if, purchaser/s has/have made holes, drilled to interior and/or external walls, chajjasetc nailed while doing interior work of fixing grills or cause damaged to structure, walls in any manner whatsoever then in such case Promoter/s shall not be liable and responsible for rectifying such defects. and/or paying any compensation to allottee/s / purchaser/s and/or other purchaser/s in building.

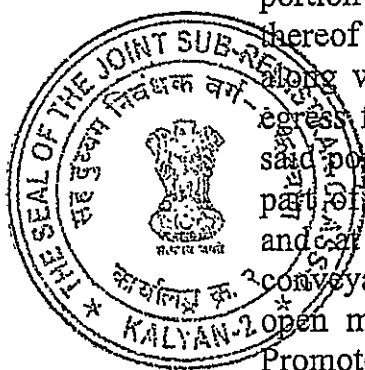
8. The allottee/s / purchaser/s shall use the Said Apartment or any part thereof or permit the same to be used only for purpose for which it is allotted.

- 9.1 That Promoter/s herein have specifically brought to the notice of purchaser/s herein that

Raveshwar Dave

- a) That in terms of said sanction plan and permission area admeasuring 1154.63 sq. meters out of said entire property is under 9.00 Meter and 18.00 Meter Wide Road and said road is passing through the said entire property and accordingly said entire property is divided into Two Parts, Plot No. A area admeasuring 2072.37 sq. Meters (it includes area under Reservation of Garden i.e. 868.62 sq. meters and area under R Zone i.e. 1203.75 Sq. Meters) & Plot No. B having area admeasuring 153.00 sq. meters. and presently building plan is sanctioned on area admeasuring 3227 sq. meters, (Plot A + area under Road)
- b) That in terms of sanctioned plan area under 9.00 Meter and 18.00 Meter Wide Road i.e Road Set Back area 1154.63 sq. meters out of the said property is to be handed over to Kalyan Dombivali Municipal Corporation in the due course;
- c) i) That on Plot No. A one single building of Basement, Stilt(Part), Ground(Part), First Floor to Twenty First Floor (Residential + Commercial) is sanctioned and said building is registered as a project under the provision of Real Estate (Regulation and Development) Act 2016.
- ii) That Promoter/s herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium, ancillary F.S.I and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of building may be raised to upper floors and/or construction in stilt are may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same.

iii) That in terms of sanctioned plan there is area admeasuring 260.58 sq. meters out of Plot A shown as "R" Zone area in the sanctioned plan and Promoter/s have reserved their rights to sanction and construct building /Bungalow on the said portion. That said portion will be retained by the Promoter/s as the absolute owner/s thereof along with building/bungalow to be constructed thereon and along with the clear, unobstructed right of access for ingress and egress for effectual use, utilization and beneficial enjoyment of the said portion and the said structure thereon and same will not form a part of formation and registration of co-operative housing society and at the time of transfer of the said property by way of conveyance, the said portion and structure thereon along with the open marginal spaces, and right of access shall be retained by Promoter/s and necessary covenant to that effect will be incorporated in such further declarations, applications and submissions at the time of formation of society as well as at the time of preparing, executing and registering the final transfer documents in favour of the society and at all material times the ownership right, title and interest of the



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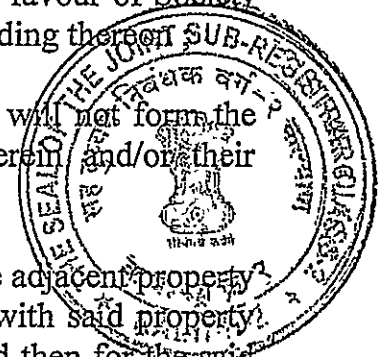
Promoter/s in respect of the said portion and Structure as well as marginal space will be safeguard and protected and the purchaser herein has granted his /her irrevocable consent for the same and shall not raise any objection thereto.

That Promoter/s have further reserved their rights to develop said retainable portion i.e. said 260.58 sq. meters of land separately or by amalgamating with adjacent property in latter stages by themselves or through their nominees/assignees and to dispose of the Flat/Shop/Office/Unit constructed in the building to be constructed on said portion or said amalgamated property on ownership basis and to enter into agreements with the Various Purchaser /Allottee/s and to receive the sale price in respect thereof and said building to be constructed on said portion /said amalgamated property may or may not form the part of present scheme.,

It is clearly brought to the notice of Purchaser that, building to be constructed on said portion forms the part of present scheme or not will be a sole discretion of the builders/Promoters herein Only.

iv) That in terms of sanctioned plan area admeasuring 608.04 sq. Meters out of area 868.62 sq. meters under Reservation of Garden site No. 163 forming part of said entire property is to be handed over to Kalyan Dombivali Municipal Corporation in the due course and therefore the property to be conveyed in future in favour of Society will be 1203.75 sq. meters alongiwth building standing thereon

- d) That said Plot B admeasuring 153.00 sq. meters will not form the part of present development and Promoter/s herein and/or their nominees will develop the same independently.
- e) That Promoter/s herein are further going to acquire adjacent property to said property and same may be amalgamated with said property and if such adjacent property will be amalgamated then for the said amalgamation Purchaser/s herein has/have given his/her/their consent for the same.



That purchaser/s has understood the abovesaid facts and will not raise any question about the same in future.

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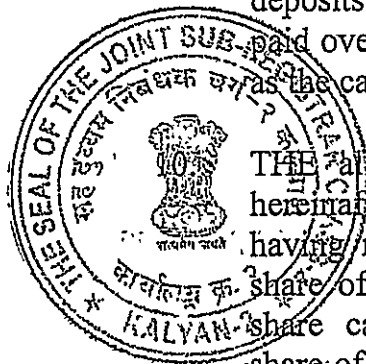
9.2 The allottee/s / purchaser/s along with other Purchaser/s (s) of Flat/Shop/Office/Units in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter/s may decide and for this purpose also from time to time sign and 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 bye-laws of the proposed Society and duly fill in, sign and return to the Promoter/s within seven days of the same being forwarded by the Promoter/s to the allottee/s / purchaser/s, so as to

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enable the Promoter/s to register the common organisation of Purchaser/s of premises in said building. No objection shall be taken by the allottee/s / purchaser/s 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.

The Promoter/s shall, on selling all the Flats/Shops/Offices/Units and only after receiving all amounts due and payable by all purchasers in building, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoter/s/Original Owner and/or the owners in the said structure of the Building or wing in which the Said Apartment is situated.

9.3 Within 15 days after notice in writing is given by the Promoter/s to the allottee/s / purchaser/s that the Said Apartment is ready for use and occupancy, the allottee/s / purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of Said Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the allottee/s / purchaser/s shall pay to the Promoter/s such proportionate share of outgoings as may be determined. The allottee/s / purchaser/s further agrees that till the allottee/s / purchaser/s share is so determined the allottee/s / purchaser/s shall pay to the Promoter/s provisional monthly contribution of Rs. 3.00/- (Rs. Three Rupees Only) per month Per sq.ft. towards the outgoings. The amounts so paid by the allottee/s / purchaser/s to the Promoter/s shall not carry any interest and remain with the Promoter/s 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/s to the Society or the Limited Company, as the case may be.



THE allottee/s / purchaser/s shall on or before possession and hereinafter as and when demanded by Promoter/s shall pay without having right to account to Promoter/s an amount of his/her/their share of money towards Legal Charges, toward Entrance fees and share capital, towards Society formation charges, Proportionate share of taxes and other charges / levies in respect of the Society or the Limited Company, deposit towards provisional monthly contribution towards outgoings of the Society or the Limited

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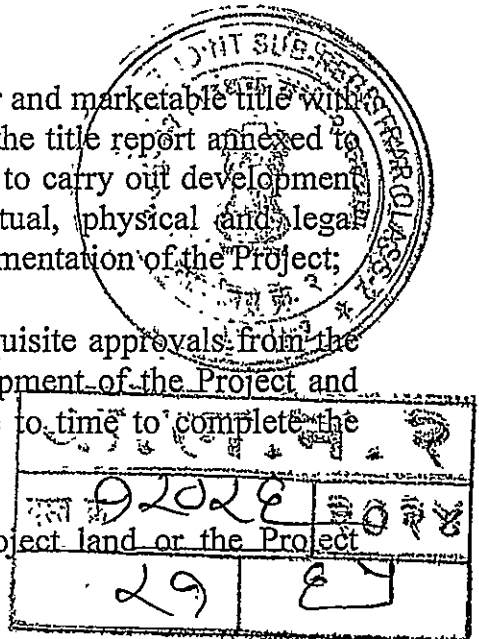
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Company, toward M.S.E.B. transformer, electric meter and water, connection charge, towards generator/invertors provision for Lift and common passages, toward Solar Equipment and installation, M.S. Grill, charges and expenses, including professional costs of the Attorney at law / Advocates of the Promoter/s 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.

11. At the time of registration of conveyance of the building or wing of the building, the allottee/s / purchaser/s shall pay to the Promoter/s, as the case may be, the allottee/s / purchaser/s 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/s / purchaser/s shall pay to the Promoter/s, as the case may be, the allottee/s / purchaser/s 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.
12. It is agreed that unless and until the Purchasers of various flats / shop/ units in the said building/s pay the proportionate amount of stamp duty, registration charges and legal fees, if any, and till all the flats/shop/units are not sold in the said building and consideration thereof have received, the Promoter/s shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society / Limited Company.
13. REPRESENTATIONS AND WARRANTIES OF THE Promoter/s

The Promoter/s hereby represents and warrants to the allottee/s / purchaser/s as follows:

- i. The Original landlord, Promoter/s 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/s have 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;



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- 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/s have 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/s have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the allottee/s / purchaser/s created herein, may prejudicially be affected;
- vii. The Promoter/s 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/s / purchaser/s under this Agreement;
- viii. The Promoter/s confirms that they are not restricted in any manner whatsoever from selling the Said Apartment to the Flat Purchaser/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 various Purchaser/s the Promoter/s shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Flat Purchaser/s;
- x. The Promoter/s have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

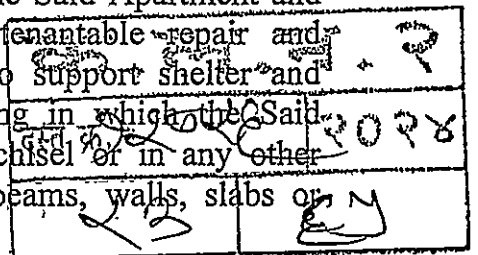
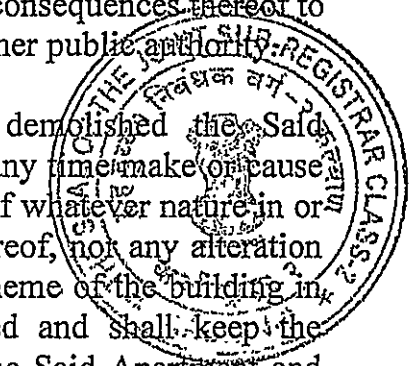
No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter/s in respect of the project land and/or the Project except those disclosed in the title report.

The allottee/s / purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Said Apartment may come hereby covenants with the Promoter/s as follows :-

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- i. To maintain the Said Apartment at the allottee/s / purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the Said Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Said 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 Said Apartment is situated and the Said Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Said 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 Said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Said Apartment is situated, including entrances of the building in which the Said Apartment is situated and in case any damage is caused to the building in which the Said Apartment is situated or the Said Apartment on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s 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 Said Apartment in the same condition, state and order in which it was delivered by the Promoter/s to the allottee/s / purchaser/s and shall not do or suffer to be done anything in or to the building in which the Said Apartment is situated or the Said 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/s / purchaser/s committing any act in contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Said 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 Said Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Said Apartment is situated and shall keep the portion, sewers, drains and pipes in the Said 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 Said Apartment is situated and shall not cause or in any other manner cause damage to columns, beams, walls, slabs or

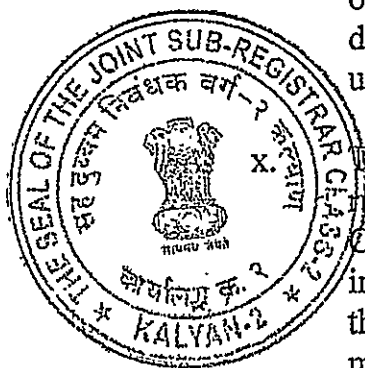


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RCC, Pardis or other structural members in the Said Apartment without the prior written permission of the Promoter/s and/or the Society or the Limited Company.

Not to do holes or changes in materials and colour on the exterior walls and chajjas of the premises. Not to fix grills outside the windows. Not to change in external elevation by changing the windows and railing or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Apartment in the compound or any portion of the project land and the building in which the Said Apartment is situated.
- vii. Pay to the Promoter/s, as the case may be within fifteen days of demand, 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 allottee/s / purchaser/s is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the allottee/s / purchaser/s by the allottee/s / purchaser/s for any purposes other than for purpose for which it is sold.
- ix. The allottee/s / purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Said Apartment until all the dues payable by the allottee/s / purchaser/s to the Promoter/s under this Agreement are fully paid up.



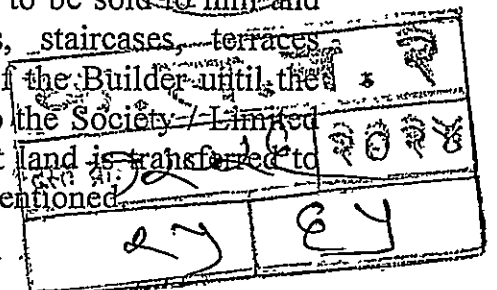
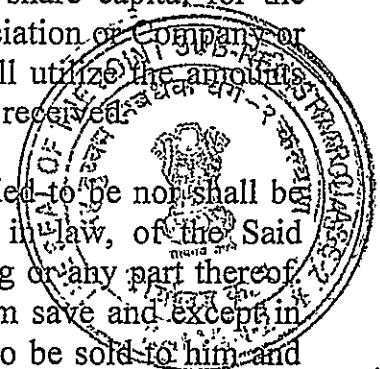
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The allottee/s / purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Said Apartment 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/s / purchaser/s shall also observe

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and perform all the stipulations and conditions laid down by the Society / Limited Company/ Apex Body / Federation regarding the occupancy and use of the Said 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.

- xi. Till a conveyance of the structure of the building in which Said Apartment is situated is executed in favour of Society/Limited Society, the allottee/s / purchaser/s shall permit the Promoter/s and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Said Apartment is situated is executed in favour of Apex Body or Federation, the allottee/s / purchaser/s shall permit the Builder 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.
- xiii. allottee/s / purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.
15. The Promoter/s shall maintain a separate account in respect of sums received by the Builder from the allottee/s / purchaser/s 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.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said Apartment or of the said Property and Building or any part thereof. The allottee/s / purchaser/s shall have no claim save and 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 Builder 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.



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17. BUILDERS / PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE

After execution this Agreement Promoter/s 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 present allottee/s / purchaser/s, who has taken or agreed to take Said Apartment.

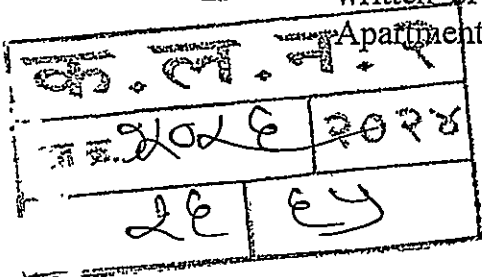
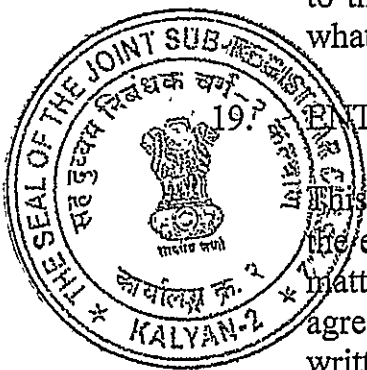
Notwithstanding anything contained above, the Builders shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the allottee/s / purchaser/s under this agreement in respect of Said Apartment.

18. BINDING EFFECT

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

19. ENTIRE AGREEMENT

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



[Handwritten Signature] Rameshwar Dave

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO allottee/s / purchaser/s, subsequent allottee's / purchaser/s

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 allottee/s / purchaser/s of the Said Apartment, in case of a transfer, as the said obligations go along with the Said Apartment for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under 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 there under 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.

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

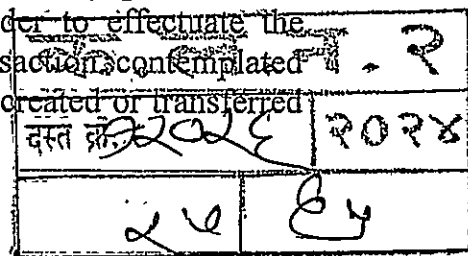
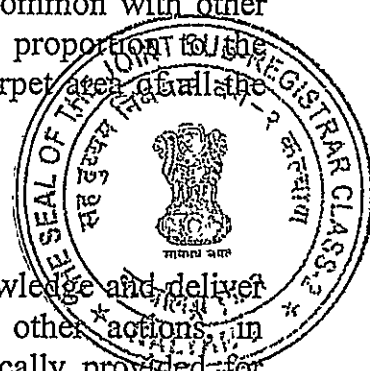
Wherever in this Agreement it is stipulated that the allottee/s / purchaser/s has/have to make any payment, in common with other Purchaser/s(s) in Project, the same shall be in proportion to the carpet area of the Said Apartment to the total carpet area of all the premises in the Project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter/s through its authorized signatory at the Promoter/s Office, or at some other place, which may be mutually



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agreed between the Promoter/s and the allottee/s / purchaser/s, and after the Agreement is duly executed by the allottee/s / purchaser/s and the Promoter/s or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

26. The allottee/s / purchaser/s and/or Promoter/s 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/s will attend such office and admit execution thereof.

27. That all notices to be served on the allottee/s / purchaser/s and the Promoter/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the allottee/s / purchaser/s or the Promoter/s by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses as specified hereinabove in names of parties.

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

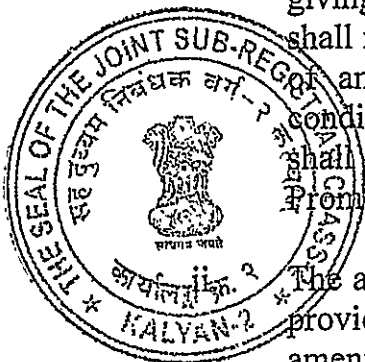
28. JOINT FLAT ALLOTTEE/S /PURCHASER/SS

That in case there are Joint Flat Purchaser/ss all communications shall be sent by the Promoter/s to the allottee/s / purchaser/s 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 Flat Purchaser/ss.

29. IT is further mutually agreed and understood by and between parties as follows :

- i. ANY delay tolerated or indulgence shown by the Promoter/s in enforcing the terms of this agreement or any forbearance or giving of time to the allottee/s / purchaser/s by the Promoter/s shall not be constructed as a waiver on the part of the Promoter/s of any breach or non-compliance of any of the terms and conditions of this agreement by the allottee/s / purchaser/s nor shall the same in any manner prejudice the rights of the Promoter/s.

The allottee/s / purchaser/s may with prior permission in writing provide at his / her own costs, charges, expenses and risk extra amenities to the premises. However to grant or not to grant the permission shall be at the sole discretion of the Builder. The allottee/s / purchaser/s shall not carry out any internal or external changes, alterations or additions to the Said Apartment until the



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Purchaser/s has/have paid all the monies payable by him or her to the Promoter/s, either towards the consideration or otherwise and only after the allottee/s / purchaser/s shall have obtained a prior written permission of the Promoter/s in writing subject to the same having been approved by the KalyanDombivli Municipal Corporation. Provided further that such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builder and not through any contractors or workmen not approved by the Builder. It is further agreed and understood by and between the parties that the allottee/s / purchaser/s shall not claim any deduction in the cost of his Said Apartment on account of deletion of any item of construction as per his / her requirements in Said Apartment.

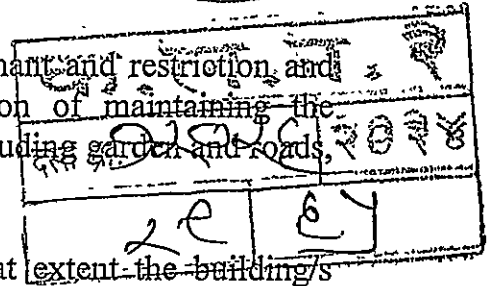
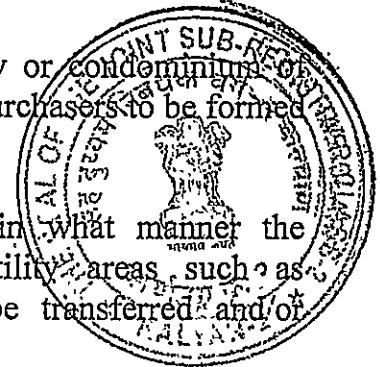
- iii. IT is also agreed and understood that the Promoter/s will only pay the municipal tax for the unsold flats / shops/ units after obtaining occupation certificate and/or formation of society and will not pay or liable to pay any maintenance charges like common water, light, sweeper charges, etc., and the Builder can sell the said flats /shops/ units to any prospective buyers without obtaining the No objection from the society such formed and then such prospective buyers will become the member of the society without charge of any transfer fees etc.
- iv. THAT the allottee/s / purchaser/s shall at no time demand partition of their interest in the said property hereunder written of the said building/s It being hereby agreed and declared by the Purchaser/s that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and said building/s is/are imposable.
- v. Notwithstanding any other provisions of this agreement the Builder shall be entitled at the his sole and absolute discretion:

a) To form a society or limited Company or ~~condominium~~ of apartment or any other body or bodies of Purchasers to be formed and constituted.

b) To decide and determine how and in what manner the infrastructure including the common utility areas, such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.

a) To provide for and incorporate covenant and restriction, and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.

b) To decide from time to time to what extent the building/s along with land appurtenant to its is transferred to the respective body formed.



 Rameshwar Dave

e) To decide from time to time when and what sort of document of transfer should be executed.

f) To carryout the development by amalgamating the said property with adjoining property/s and/or to expand the scheme of development by acquiring adjacent property/s. To provide permanent nature of access to adjoining properties.

vi. THE allottee/s / purchaser/s is/are aware that the Promoter/s shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the allottee/s / purchaser/s of the Flats/Shops/Offices/Units and it shall be the paramount responsibility and obligation of the allottee/s / purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the allottee/s / purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoter/s shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsible of the allottee/s / purchaser/s together in respect of the Flats/Shops/Offices/Units in respect of which possession has been given by the Promoter/s.

vii. IN the event of the society or corporate body being registered before the sale and disposal by the Promoter/s of all the Flats / Shops / Units in the said building/s, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the Flats/Shops/Offices/Units shall be subject to the overall powers of the Promoter/s in any matter concerning the building construction and completion thereof and the Promoter/s shall have absolute authority and control as regards the unsold Flats/Shops/Offices/Units, the balance floor space and its disposal thereof and Promoter/s shall be entitled to receive and appropriate sale proceeds arising out of same for their exclusive use and benefits.

viii. THE Promoter/s shall be entitled to sell the premises in the said building/s for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, car parking, stilt and for other non-residential purpose and the allottee/s / purchaser/s herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoter/s to the intending Purchasers.

The allottee/s / purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid deeds, documents, writings and papers and all disclosures made by the Promoter/s to the allottee/s / purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and

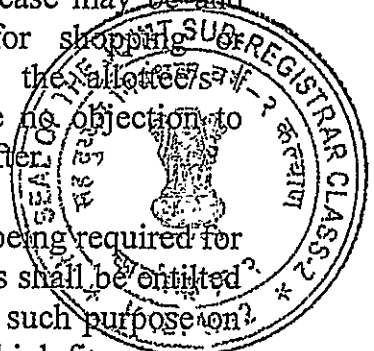


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Rajeshwari Dave

stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned government bodies and authorities and also subject to the Promoter/s right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as entire transferable development rights as may be permissible by law.

- x. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the allottee/s / purchaser/s to the Promoter/s herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the Said Apartment is handed over to allottee/s / purchaser/s under the possession of the said building/s is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.
- xi. THE Promoter/s shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
- xii. The Stilts/Basement/Garage shall belong to the Promoter/s who alone have right to deal with or allot, dispose off the same to any prospective flat purchaser for his exclusive use and benefit and purchaser/s will not raise any objection for the same. The person/s to whom the Stilts/Basement/Garage may be sold or disposed off will be admitted as members to the co-operative society/societies or the limited company/companies or the condominium/s of apartment owners as the case may be and they will not be entitled to the same for shopping, commercial or for any other purpose and the allottee/s / purchaser/s confirms that he/she/they has/have no objection to and shall not dispute the same at any time hereafter.
- xiii. In the event of any portion of the said property being required for putting up an electric sub-station, the Promoter/s shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Builders shall think fit.



30. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee/s / purchaser/s and he/they will deposit the same with Promoter/s as and when demanded.

REGISTRATION NO. 42828	
39	44

31. 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 Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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32. 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 the Kalyan courts will have the jurisdiction for this Agreement.

**FIRST SCHEDULE OF THE ABOVE REFERRED PROPERTY
(SAID ENTIRE PROPERTY)**

All that piece and parcel of land lying, being and situate at Village Chikanghar, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. Paise)
86	1/1	0-32-0 P. K. 0-01-8	7.31

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, herein called and referred to as the "Said Entire Property "

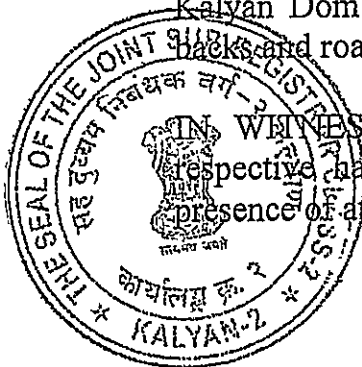
**SECOND SCHEDULE OF THE ABOVE REFERRED PROPERTY
(SAID PROPERTY)**

All that area admeasuring 3227 sq. meters forming part of said entire property lying, being and situate at Village Chikanghar, Taluka Kalyan, Dist Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. Paise)
86	1/1	0-32-0 P. K. 0-01-8	7.31

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, , (subject to the land surrendered or to be surrendered to the Kalyan Dombivli Municipal Corporation as regards the reservations, set backs and roads and together with all easement rights and benefits.)

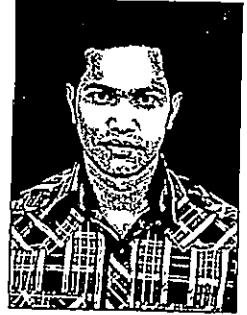
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.



Rajeshwar Dave

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SIGNED & DELIVERED
by the within named Promoter/s
M/S SHREE GANESH BUILDERS AND DEVELOPERS,
a Proprietary Firm, through its Proprietor,
MR. PRAVIN KISAN BHOIR



Pravin

SIGNED & DELIVERED
by the within named
ALLOTTEE/S / PURCHASER/S
MRS. RAJESHWARI PRAKASH DAVE



Rajeshwari Dave

WITNESS:

1. Name: Mr. Mayank Bhanuprakash Dave, age 25 Years
Address: Block No. 16, 4th Floor, Ratnadeep ,
Apartment, Agra Road, Chikhale Baug,
Kalyan (w), Dist Thane 421301.,

Mr. Dave

2. Name: Mr. Rajesh Krishna Vyapari, age 36 Years
Address: Wadeghar Pada, Kalyan (w), Dist Thane 421301.,

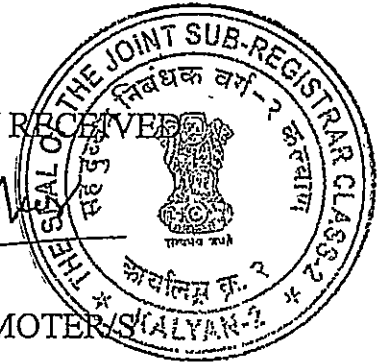
Rajesh Vyapari

RECEIPT

RECEIVED WITH THANKS FROM
THE WITHIN NAMED PURCHASER/S
THE SUM OF Rs. 6,00,000/-
(Rupees Six Lakhs Only) being the
part price / consideration in respect of sale of the
Flat /Shop/Office/Unit hereinabove mentioned.

I SAY RECEIVED

93



PROMOTER/S

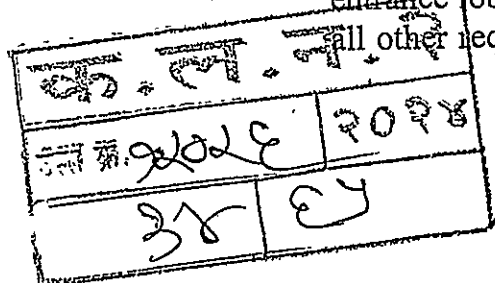
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३३	६५

Payment Schedule A

Basement, Stilt(Part), Ground(Part), First Floor to Twenty First Floor
(as per present plan)

The Flat/Shop/Office/Unit Purchaser/s has paid on or before execution of this agreement an amount of Rs. 6,00,000/- (Rupees Six Lakhs Only) out of the total consideration as advance payment or application fee and hereby agrees to pay to that Promoter/s the balance amount in the following manner :-

- i. 20 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Promoter/s after the execution of Agreement.
- ii. 15% (not exceeding 45% of the total consideration) of total consideration to be paid to the Promoter/s on completion of the Plinth of the building or wing in which the said Flat/Shop/Office/Unit is located.
- iii. Rs. 4 % on or before the completion of the 1st, 2nd and 3rd Slab of the said Building ;
- iv. Rs. 4 % on or before the completion of the 4th, 5th, 6th and 7th Slab of the said Building ;
- v. Rs. 4 % on or before the completion of the 8th, 9th, 10th and 11th Slab of the said Building ;
- vi. Rs. 4 % on or before completion of the 12th, 13th, 14th and 15th Slab of the said Building;
- vii. Rs. 4 % on or before completion of the 16th, 17th, 18th and 19th Slab of the said Building ;
- viii. Rs. 5 % on or before completion of the 20th, 21th and 22th Slab of the said Building ;
- ix. 5% of total consideration (not exceeding 75% of the total consideration) to be paid to the Promoter/s on completion of the walls, internal plaster, floorings doors and windows of the said Flat/Shop/Office/Unit.
- x. 5% of total consideration (not exceeding 80% of the total consideration) to be paid to the Promoter/s on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Shop/Office/Unit.
- xi. 5% of total consideration (not exceeding 85% of the total consideration) to be paid to the Promoter/s on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Shop/Office/Unit is located.
- xii. 50% of total consideration (not exceeding 95% of the total consideration) to be paid to the Promoter/s on completion of the lifts, water pumps, electrical fittings, electro, mechanical, 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 Flat/Shop/Unit is located.

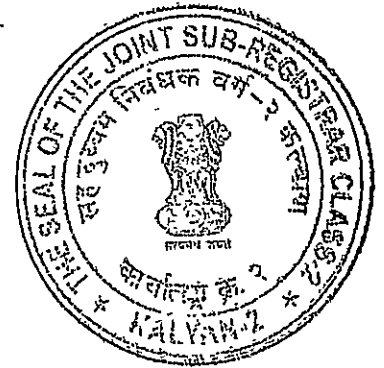
- xiii. 5% of total consideration against and at the time of handing over of the possession of the Flat/Shop/Unit to the Flat Purchaser/s on or after receipt of occupancy certificate or completion certificate.

ANNEXURE - E
LIST OF AMENITIES

- 1) Decorative Main Entrance Flush Door
- 2) 2×2 Vitrified tiles flooring in All Rooms
- 3) Granite Kitchen platform with Stainless Steel Sink
- 4) Glazed Tiles up to Window Level in kitchen.
- 5) Designer Wall Tiles up to Ceiling Level in Bathroom and W.C.
- 6) French Window in living rooms & bed rooms.
- 7) Aluminium Sliding Windows with Powder Caoting.
- 8) Concealed plumbing with quality fittings.
- 9) Provision of Extra point for loft tank in bathroom.
- 10) Air Condition Point in Each Bedrooms.
- 11) Good Quality Concealed wiring with modular Switches.
- 12) Provision of Extra wiring for inverter
- 13) Gypsum/POP Finished walls with emulsion paint.
- 14) External Wall finished in acrylic emulsion paint.
- 15) Power back up for Lift.
- 16) Solar Water Heater
- 17) Rain Water harvesting
- 18) Earthquake resistant RCC Structure.
- 19) C.C.TV Camera on Main Gate and Sarounding Area of Building.

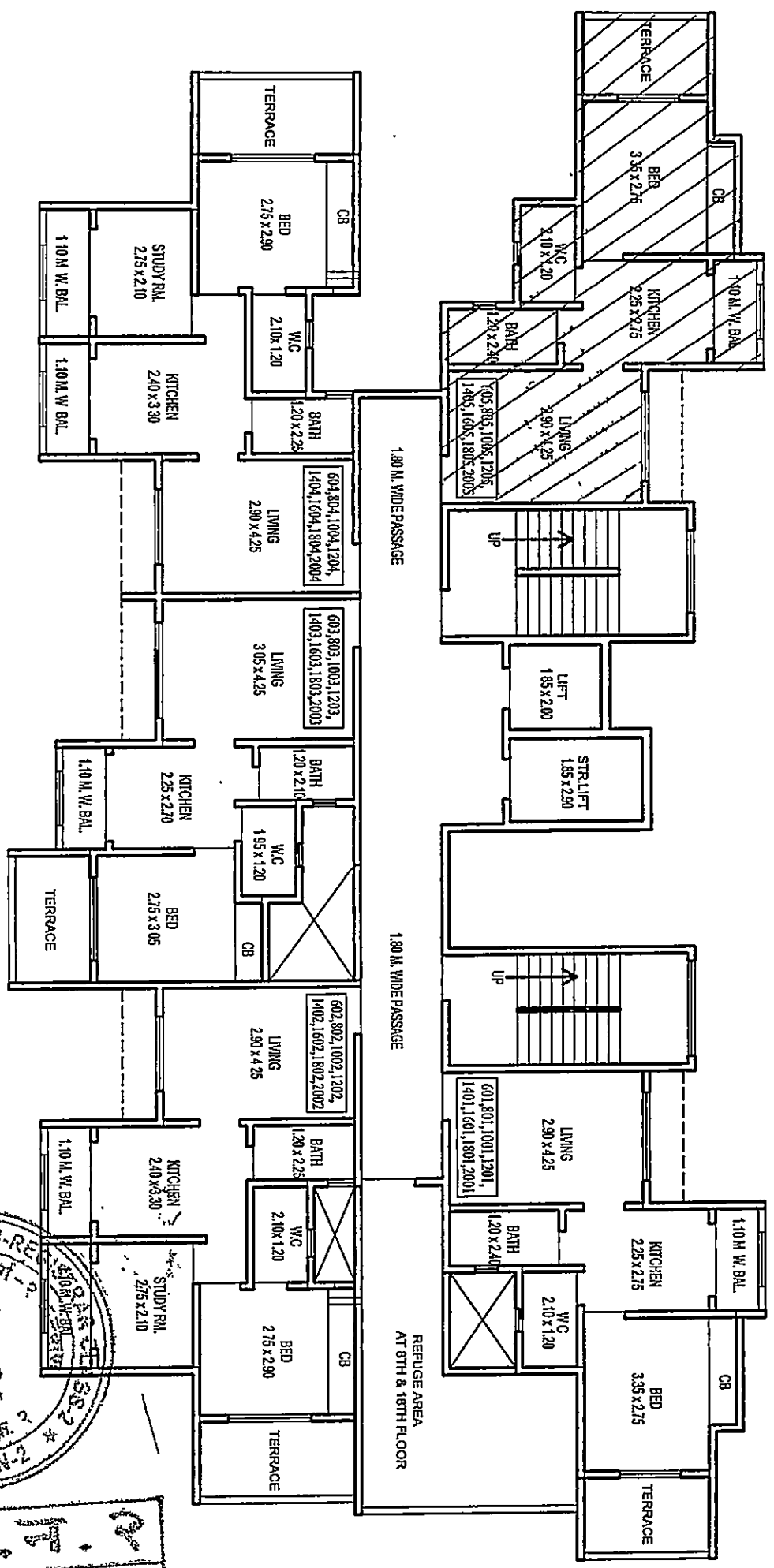
Common Amenities

1. Overhead and Underground water Tanks.
2. Lift.
3. Entrance lobby, staircase and passage.
4. Lift Room.

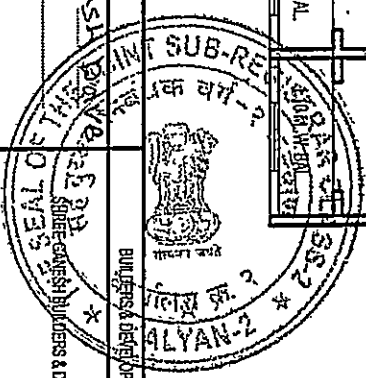


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6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH & 20TH FLOOR PLAN



DESCRIPTION OF PROPOSAL & PROPERTY	SIGN OF PURCHASER	SIGN OF BUILDER	PURCHASER
PROPOSED BUILDING ON PLOT BEARING S.NO.86, H.NO.1/1 MOUJE -CHIKANGHAR, TAL-KALYAN, DIST.-THANE.	<i>Rajeshwari Dange</i>	<i>Arvind</i>	Rajeshwari Prakash
			SHRUTI SINT
			BUILDERS & DEVELOPERS
			BUILDING NO. <u>1405</u> ON <u>14TH</u> FLOOR
			FLAT NO. <u>1405</u> WING
			CARPET AREA <u>37.76</u> SQ. METERS
			COVERED AREA <u>3.51</u> SQ. METERS
			TERRACE <u>4.53</u> SQ. METERS



Handwritten signatures and stamps at the bottom of the page, including a large signature and a rectangular stamp with the number '33'.

अहवाल दिनांक : 13/08/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार काणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम ३,५,९ आणि ७]



19194931821

गाव :- चिकणघर (943679)

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN : 19194931821

भूमापन क्रमांक व उपविभाग : 86/1/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.पो.भी अ) लागवड योग्य क्षेत्र विरावा 0.32.00 भूमापन एकूण लाग.पो. क्षेत्र 0.32.00 ब) पोट-दराव क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.01.80 वर्ग (ब) - एकूण पो.ख. 0.01.80 एकूण क्षेत्र (अ+ब) 0.33.80 आकारणी 7.31 मुदती किती दिवस - आकारणी	537	द्विपामाई कित्तन भोईर प्रविण कित्तन भोईर -सामार्क क्षेत्र-	0.0540	1.23	0.0180	(5349) (5349)	कुळाचे नाव व खंड इतर अधिकार प्राप्ति प्रकार : नाही. रोबटना फेरफार क्रमांक : 5349 व दिनांक : 25/02/2022
	10688	प्रविण कित्तन भोईर	0.26.60	6.08		(5349)	
सुने वेवफार क्र. (1316) (1853) (2001) (2243) (2448) (2630) (3015) (3049) (4061) (4076) (4230) (4231) (4272) (4288) (4363) (4377) (4387) (4572) (4573) (4906) (5272)							सीमा आणि भूमापन विधे :

गाव नमुना वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार काणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- चिकणघर (943679)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 86/1/1

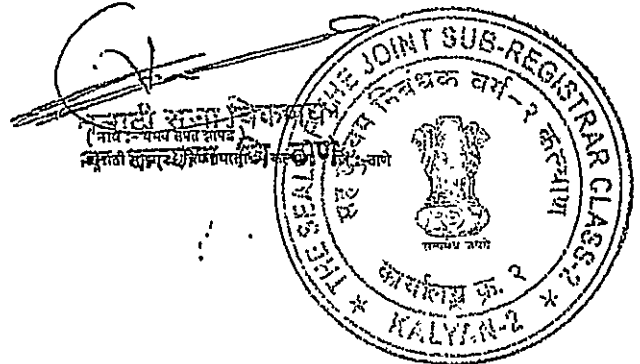
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. पो.भी	आर. पो.भी			आर. पो.भी	
2022-23	खरीप	10688*						गवत पड	0.2660	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"भा प्रमाणित प्रतीसाठी भी म्हणून १५/- रुपये मिळाले."

दिनांक :- 12/06/2023

सांकेतिक क्रमांक :- 27210012421330000762023187


<https://mahaferfar.enlightcloud.com/DDM/PgHtml712>

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३०/६५



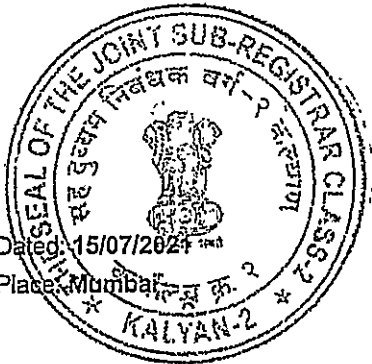
Maharashtra Real Estate Regulatory Authority

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 :
P51700029916

Project: Kisan Heights , Plot Bearing / CTS / Survey / Final Plot No.: S No 86/1/1 at Chikanghar, Kalyan, Thane, 421301;

1. Mr./Ms. Pravin Kisan Bhoir son/daughter of Mr./Ms. Kisan Waman Bhoir Tehsil: Kalyan, District: Thane, Pin: 421301, situated in State of Maharashtra.
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 15/07/2021 and ending with 30/09/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid



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

क. ल. न. २	
दस्ता क्र. १०२६	२०२४
३८	६५

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
Smt. Hirabai Kisan Bhoir
POA. M/s. Ganesh Builders & Developers Through
Shri. Pravin Kisan Bhoir
Architect:- Shri. B.S. Ranade, (M/s. R.K. Associates) Dombivali.
Structural Engg:- M/s. Pentacon Consulants, Thane (W).

Sir,

With reference to your application No.KDMC/2021/11773, dated 01/07/2021 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 Survey No.86 hiss no.1/1, (Plot No.A) Village - Chikanghar, situated at Rambag Lane No.4 , Kalyan West, the Revised 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/KD/2019-20/0001/236

Office Stamp

Date : 30/07/2021

Yours faithfully,



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



क. ल. न. र	
दस्त क्र.	२०२२/२०१४
B.E.	EY



कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती

* (समावेशक आरक्षणाचे धर्तीवर)

सुधारीत बांधकाम परवानगी क

KDMC/TPD/BP/KD/2019-20/0001/236-

DT 30/07/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे- चिकणघर येथील स.नं.८६ हि.नं.१/१ (प्लॉट नं.अ) येथील ३२२७.०० चौ.मी. क्षेत्राच्या भुखंडावर ३६४४.९१ चौ.मी. चटई क्षेत्रास समावेशक आरक्षणाचे धर्तीवर प्रारंभ बांधकाम परवानगी प्रदान करण्यात आलेली आहे. सद्यस्थितीत UDCPR नुसार Basic FSI, Premium FSI, Ancillary FSI चा विचार करून एकूण ५७९५.८६ चौ.मी. चटई क्षेत्राच्या भुखंडाचा विकास करण्यासाठी केलेल्या दिनांक ०१/०७/२०२१ च्या अर्जास अनुसरून, खालील अटी व शर्तीस अधिन राहून तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडेभित्तीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

इमारत- तळघर , स्टिक्ट (पै), तळ (पै), पहिला मजला ते एकविसावा मजला (रहिवास + वाणिज्य)

१) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.२.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

२) UDCPR मधील विनियम क्र.१.५ Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.

३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.

६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.

७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्रधान्याप्रमाणे केले जाईल व तसा रस्ता होंईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

८) जमिनी भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.

९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.

१०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग,(क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.

११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची

क्र. १०२६	२०२४
४०	६५

परवानगी घेणे आवश्यक गहील व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखचनि वाहून टाकणे आपणावर बंधनकारक राहिल.

१२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिक्रमीत (Supersede) झाला असे समजण्यात यावे.

१३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.

१४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.

१५) वापर परवाना दाखला घेण्यापुर्वी जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.

१७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१८) UDCPR मधील विनियम क्र. १३.२ नुसार ४००० चौ.मी. पेक्षा जास्त क्षेत्राच्या भूखंडावरील इमारतीत सौरऊर्जा उपकरणे बसवणे आपणांवर बंधनकारक राहिल.

१९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.

२०) UDCPR मधील विनियम क्र. ३.१.४ नुसार रेल्वे विभागाकडील ना हरकत दाखला सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

२१) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२२) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.

२३) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलींग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

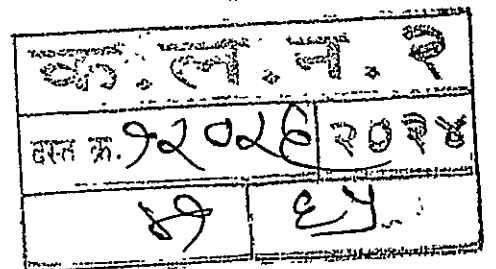
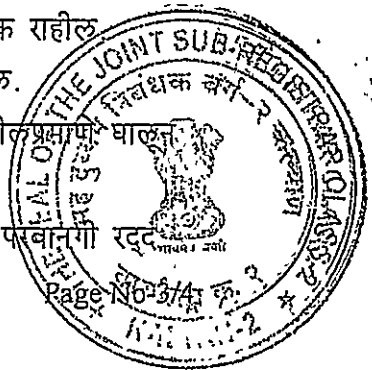
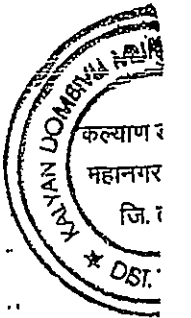
२४) UDCPR मधील विनियम क्र. ३.१.५ नुसार पर्यावरण विभागाकडील ना हरकत दाखला (Environmental Clearance) सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

२५) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

२६) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.

२७) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरील प्रमाणे घालून दिलेल्या अटींप्रमाणे करणे आपणांवर बंधनकारक राहिल.

२८) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.



२९) प्रकरणी बगीचा आरक्षणाखालील संपुर्ण क्षेत्र विकसीत करून वाडेभिंतीसह महापालिकेकडे हस्तांतरीत झाल्याशिवाय सदर चटई क्षेत्राचे बांधकाम करण्यात येऊ नये.

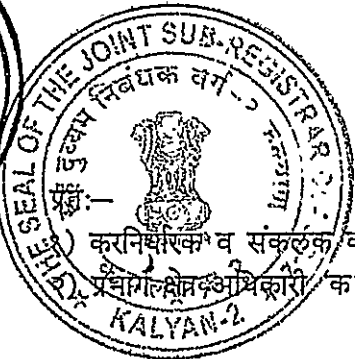
२९) प्रशासकीय ठरावाप्रमाणे टप्पा टप्प्यामध्ये दिलेल्या सुटीच्या अनुषंगाने ठरावा प्रमाणे दिलेल्या अटी व शर्ती आपणावर बंधनकारक राहिल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटींची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रकमेचा तपशिल:

अ. क्र.	लेखाशिर्ष	एकुण रक्कम	पहिला टप्पा ४० टक्के प्रमाणे भरण्यात आलेली रक्कम	पावती क्र.	दिनांक	या पुर्वीचा एकुण भरणा तपशिल	शे रा
१	ARI 020101	१०,३२,४८०	४१२९९२	FI04/23023	३०/७/२०२१	-	
२	ARI 020102	-		-	-	-	
३	ARI 020103	१०,७५५/-	१०७५५	FI04/23023	३०/७/२०२१	-	
४	ARI 020104	१९,४८,८००	७७९५२०	FI04/23023	३०/७/२०२१	-	
५	ARI 020105	-	-	-	-	-	
६	ARI 020106	-	-	-	-	-	
७	ARI 020107	१४,७०,०००	५८८०००	FI04/23023	३०/७/२०२१	-	
८	ARI 020108	-	-	-	-	-	
९	ARI 020109	-	-	-	-	-	
१०	ARI 020110	-	-	-	-	-	
१०	ASI 010304	८,६०,४००	८६०४००	FI04/23023	३०/७/२०२१	-	
११	ASI 010513	५,७२,५९७	२२९०३८	FI04/23023	३०/७/२०२१	-	
१२	ASI 010518	१०,३२,४८०	१०३२४८०	FI04/23025	३०/७/२०२१	-	
१३	ASI 010519	१४,७०,०००	५८८०००	FI04/23023	३०/७/२०२१	-	
	Total	८३९७५११	४५०११८५				



R. Kumar
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क. ल. न. २	
रस्त क्र. २०२४	२०२४
२	६५



तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण ता. कल्याण यांचे कार्यालय

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर-४०/१९

दिनांक: ३०-३-२०१९

प्रति,

श्रीम हिराबाई किसन भोईर
श्री प्रविण किसन भोईर

विषय:- रुपांतरितकर (CONVERSION TAX) भरून घेणेबाबत.

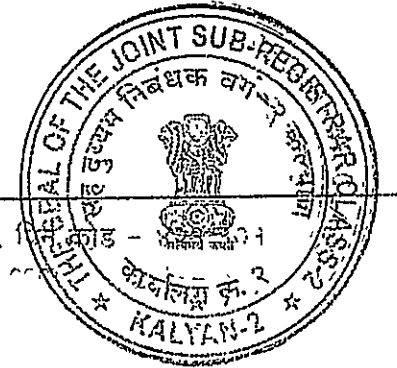
मौजे, चिकणघर ता. कल्याण जि.ठाणे

स.नं./सि स.नं.	स.नं. प्रमाणे क्षेत्र (चौ.मी.)	रुपांतरित कर भरणा करण्याचे क्षेत्र (चौ.मी.)
८६/१/१	३३८०.००	२९००.००
एकूण	३३८०.००	२९००.००

- संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.
२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे१/२/रु.कर/
अ.आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७
३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नजराणा किंवा अधिमुल्य, किंवा इतर शान्कीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सुचनांप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदींना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल



कार्यालय मत्तः :- दिवाणी न्यायालयासमोर, रेल्वे स्टेशन जवळ, ता. कल्याण, जि. ठाणे. दिनांक - ३०/३/२०१९
संपर्क क्र. ०२५७ - २३९५९७४ ई-मेल: tankar@maharashtra.gov.in

क्र. ल. नं. २
दस्त क्र. १२०२९/२०१९
४३ ६५

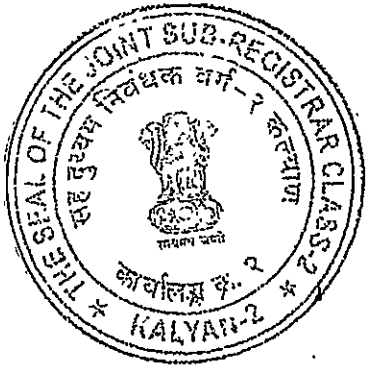
खात्याची नसेल. तसेच सदरचा रुपांतरित कर नियोजन प्राधिकारी यांचेकडील झोन दाखला व वास्तुविशारद यांचेकडील दाखल्यानुसार फक्त रहिवास प्रयोजनासाठी भरून घेण्यात येत आहे. सदर मिळकतीचा रुपांतरित कर भरून घेताना वास्तुविशारद यांचेकडील दाखल्यानुसार नाल्याखालील क्षेत्र वगळण्यात आलेले आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरित कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक असेल. तथापि, सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यांत उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरित कराची रक्कम
१.	चिकणघर	८६/१/१	२९००.००	
रुपांतरित कर - २९००.०० X २.१६० = ६२६४ X ५				३१३२०/
अकृषिक आकारणी - २९००.०० X २.१६० =				६२६४/-
एकुण				३७५८४/-

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्रार्च. प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज करावा.



(दीपक आकडे)
तहसिलदार कल्याण



क. ल. न. २
रस्त क्र. १२०६/२०२४
म ए



1 MILIND M. SHETE
B. COM. LL.B

Advocate High Court

Add : D/302, Mangeshi Sanskar, Near Nana Saheb Dharmadhikari Garden, Khadegolavli,
Vithalwadi, Kalyan (E), Dist : Thane. 421306., Mob. 7498046149

FORMAT A

Date : 30.06.2021

To,
Maharashtra Real Estate Regulatory Authority,
Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to all that piece and parcel of land lying, being and situate at Village Chikanghar, Taluka Kalyan. Dist. Thane bearing :

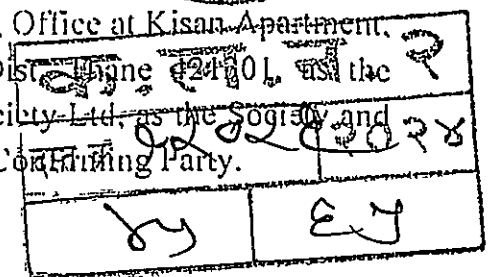
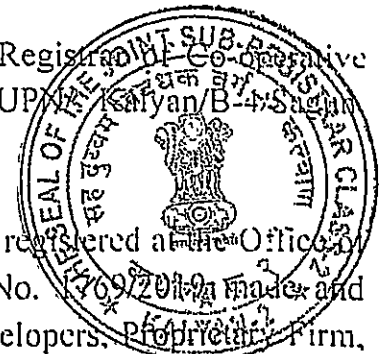
Survey No.	Hissa No.	Area as per Extract of 7/12 (H-R-P)	Area under development from entire property (Sq. Meters)
86	1/1	0-32-0 P. K. 0-01-8	3227

and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan. hereinafter total area of 3380 Sq. Meters is called as "Said Entire Property" and the area under development from said entire property admeasuring 3227 Sq. Meters is hereinafter called and referred to as the "Said Property"

I have investigated the title of said property on the request of M/s. SHREE GANESH BUILDERS and DEVELOPERS, Proprietary Firm, through its Proprietor, Mr. PRAVIN KISAN BHOIR, having its office at Kisan Apartment, Rambaug Lane No. 4, Chikanghar, Kalyan (W), Dist. Thane.421301., District Thane and have perused the following documents :

READ :

1. Extracts of 7/12.
2. Relevant Mutation Entries/Certificates.
3. Khate-utara.
4. Copy of No Objection Certificate granted by Dy. Registrar of Co-Operative Society, Kalyan Taluka, Dist Thane bearing No. UP/Kalyan/B-4/Sagun Housing/ Punarvikas/ 1736/2018 dated 24.09.2018.
5. Copy of Development Agreement Dated 08/02/2019, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 1769/2019 made and executed between M/s Shree Ganesh Builders and Developers, Proprietary Firm, through its proprietor, Shri Pravin Kisan Bhoir, having Office at Kisan Apartment, Rambaug Lane No. 4, Chikanghar, Kalyan (W), Dist. Thane 421301, as the Developers and M/s Sagun Co-Operative Housing Society Ltd, as the Society and Smt. Hirabai Kisan Bhoir and another, as the Owners/Confirming Party.



6. Copy of order passed by Tahsildar Kalyan bearing No. Mahsul Table-2/Jaminbab-1/Conversion Tax/ SR/40-19 dated 30.03.2019 to fix Conversion Tax and Non Agricultural Assessment in respect of said property.
7. Copy of Building Commencement Certificate granted by Kalyan Dombivali Municipal Corporation bearing No. KDMP /NRV/BP/KV/CC/0001/20 dated 04.01.2020.
8. Copy of Deed of Release Dated 29.06.2021, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 12208/2021 dated 29.06.2021 made and executed between Hirabai Kisan Bhoir as the Releasers and Mr Pravin Kisan Bhoir, as the Releasee.
9. Search Report dated 18.06.2014 and 30.06.2021 issued by one Mr. Jagtap for the search carried out by him for the last 30 years in respect said entire property in Sub Registrar Assurances at Kalyan.

On perusal of abovementioned documents, relevant papers and search report and subject to what is stated in the Annexure A attached hereto and marked as Annexure A i.e. of flow of title of owners MR. PRAVIN KISAN BHOIR & HIRABAI KISAN BHOIR and entitlement of said M/s. SHREE GANESH BUILDERS and DEVELOPERS, a Proprietary Firm, to develop the said property, and subject to the rights, title and interests of said society and its members in the building on said property, I am of the opinion that the title of the above said Owners i.e. Mr. Pravin Kisan Bhoir and Smt. Hirabai Kisan Bhoir to the said property is clear and free from reasonable doubts and encumbrances and being owner of area admeasuring 2660 sq. meters out of said entire property and in terms of above said development Agreement dated 08.02.2019 in respect of remaining 720 sq. meters out of said entire property and in terms of sanctioned plan, said M/s. SHREE GANESH BUILDERS and DEVELOPERS, a Proprietary Firm, through its proprietor, Mr Pravin Kisan Bhoir are well and sufficiently entitled, to develop said property as per above mentioned sanctioned plans and permissions and in accordance with development rules, regulations and Bye-Laws in force from time to time and by complying with conditions as mentioned in above said documents, building permission, order and sanction.

OWNER OF LAND: Mr. Pravin Kisan Bhoir & Smt. Hirabai Kisan Bhoir
DEVELOPERS NAME : M/s. Shree Ganesh Builders and Developers, a Proprietary Firm.

The Report reflecting the flow of title of the Shri Pravin Kisan Bhoir and Smt. Hirabai Kisan Bhoir and M/s. Shree Ganesh Builders and Developers, Proprietary Firm, on the said property is enclosed herewith as Annexure.

MILIND M. SHETE
 ADVOCATE



3 MILIND M. SHETE
B. COM. LL.B

Advocate High Court

Add : D/302, Mangeshi Sanskar, Near Nana Saheb Dharmadhikari Garden, Khadegolavli,
Vithalwadi, Kalyan (E), Dist : Thane. 421306. Mob. 7498046149

“ANNEXURE A”

FLOW OF TITLE OF THE SAID PROPERTY :

On necessary inquiries with Owners and on Perusal of Extract of 7/12, relevant mutation entries and other documents, it appears that Presently name of Mr Pravin Kisan Bhoir and Smt Hirabai Kisan Bhoir appears as Owners/Bhogwadars of said entire property, but Smt Hirabai Kisan Bhoir has released her undivided Share, right, title and interest in respect of area admeasuring 2660 sq. meters out of said entire property in favour of her son i.e. Mr. Pravin Kisan Bhoir and necessary mutation needs to be effected in revenue record to remove her name for area admeasuring 2660 sq. meters.

That some mutation entries provided to me are not legible and some are not available as can be seen from the certificate provided to me.

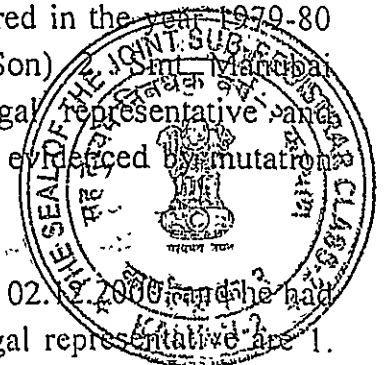
It appears that originally Waman Dama Bhoir was the owner of said property.

It further appears that said Waman Dama Bhoir died in the year 1975, leaving behind him, three sons, 1. Shri Gangaram Waman Bhoir, 2. Kisan Waman Bhoir, 3. Tulshiram Waman Bhoir and Four daughters 1. Mainabai Waman Bhoir, 2. Hausabai Maruti Dalvi 3. Kalubai Shankar Kadu, 4. Salubai Balaram Patil, and Wife Smt Ladkubai Waman Bhoir as his legal heirs and legal representative and accordingly their names recorded in revenue record as is evidenced by mutation entry no. 2448 dated 15.03.1978.

It further appears that said Kisan Waman Bhoir expired on 20.04.1983 leaving behind him, 1. Smt. Hirabai Kisan Bhoir, (Widow) 2. Pravin Kisan Bhoir (Son) 3. Kum. Sugandha Kisan Bhoir (Daughter), as his legal heirs and legal representative and accordingly their names recorded in revenue record as is evidenced by mutation entry no. 3015 dated 27.06.1983.

It further appears that said Gangaram Waman Bhoir expired in the year 1979-80 leaving behind him, 1. Bhaskar Gangaram Bhoir, (Son) 2. Smt. Mainabai Gangaram Bhoir (Widow) as his legal heirs and legal representative and accordingly their names recorded in revenue record as is evidenced by mutation entry no. 3049 dated 7.11.1983.

It further appears that Tulshiram Waman Bhoir expired on 02.12.2000 and he had no wife, son or daughter and thus his legal heirs and legal representative are 1. Smt Ladkubai Waman Bhoir Bhoir, (Mother) 2. Mainabai Waman Bhoir, (sister) 3. Hausabai Maruti Dalvi, (sister) 4. Kalubai Shankar Kadu, (sister) 5. Salubai Balaram Patil, (sister) and accordingly their names recorded in revenue record as is evidenced by mutation entry no.4061 dated 09.04.2003.



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It further appears that Manubai Gangaram Bhoir expired on 04.10.2003 leaving behind her, Bhaskar Gangaram Bhoir is her only legal heir and legal representative and accordingly their names recorded in revenue record as is evidenced by mutation entry no. 4076 dated 04.10.2003.

It further appears that by and under Deed of Release Dated 10.01.2008, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 534/2008 dated 18.01.2008 and Correction Deed Dated 25.01.2008, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 772/2008 dated 25.01.2008 made and executed between Shri Bhaskar Gangaram Bhoir as the Releasor and Pravin Kisan Bhoir, as the Releasees, the said shri Bhaskar Gangaram Bhoir has released his undivided Share, rights, title and interest in respect of said entire property in favour of said Pravin Kisan Bhoir and accordingly his name removed from revenue record.

It further appears that Ladkubai Waman Bhoir expired on 08.12.2008 leaving behind her, 1. Sau Mainabai Waman Bhoir 2. Hausaba3.i Maruti Daliv, 3. Kalubai Shankar Kadu 4. Salubai Balaram Patil, 5. Hirabai Kisan Bhoir, 6. Pravin Kisan Bhoir, 7. Sugandha Kisan Bhoir and 8. Bhaskar Gangaram Bhoir are her only legal heir and legal representative. That as Bhaskar Gangaram Bhoir has already released his undivided Share, rights, title and interest in respect of said entire property in favour of Pravin Kisan Bhoir and accordingly name of Ladkubai Waman Bhoir removed from revenue record as is evidenced by mutation entry no. 4288 dated 09.02.2009.

It further appears that by and under Deed of Release Dated 22.06.2010, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5944/2010 dated 22.06.2010 made and executed between Kalubai Shankar Kadu through her power of attorney holder Mr. Hirabai Kisan Bhoir as the Releasor and Mr Pravin Kisan Bhoir, as the Releasee, the said Kalubai Shankar Kadu has released her undivided Share, rights, title and interest in respect of said entire property in favour of said Mr Pravin Kisan Bhoir and accordingly their name removed from revenue record as is evidenced by mutation entry no. 4387 dated 16.11.2010.

It further appears that by and under Deed of Release Dated 27.07.2011, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 8924/2011 dated 27.07.2011 made and executed between Hausabai Maruti Dalvi as the Releasor and Mr Pravin Kisan Bhoir, as the Releasee, the said Hausabai Maruti Dalvi has released her undivided Share, rights, title and interest in respect of said entire property in favour of said Mr Pravin Kisan Bhoir and accordingly her name removed from revenue record as is evidenced by mutation entry no. 4572 dated

20.03.2013	
दस्ता क्र.	२२६२०३४
[Handwritten Signature]	

[Handwritten Signature]



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MILIND M. SHETE

B. COM. LL.B

Advocate High Court

Add : D/302, Mangeshi Sanskar, Near Nana Saheb Dharmadhikari Garden, Khadegolavli,
Vithalwadi, Kalyan (E), Dist : Thane. 421306. Mob. 7498046149

It further appears that by and under Deed of Release Dated 27.07.2011, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 82/7/2011 dated 27.07.2011 made and executed between 1. Salubai Balaram Patil, 2. Mainabai Waman Bhoir, 3. Sugandha Kisan Bhoir as the Releasors and Mr Pravin Kisan Bhoir, as the Releasee; the said 1. Salubai Balaram Patil, 2. Mainabai Waman Bhoir, 3. Sugandha Kisan Bhoir have released their undivided Share, rights, title and interest in respect of said entire property in favour of said Mr Pravin Kisan Bhoir and accordingly their name removed from revenue record as is evidenced by mutation entry no. 4573 dated 20.03.2013.

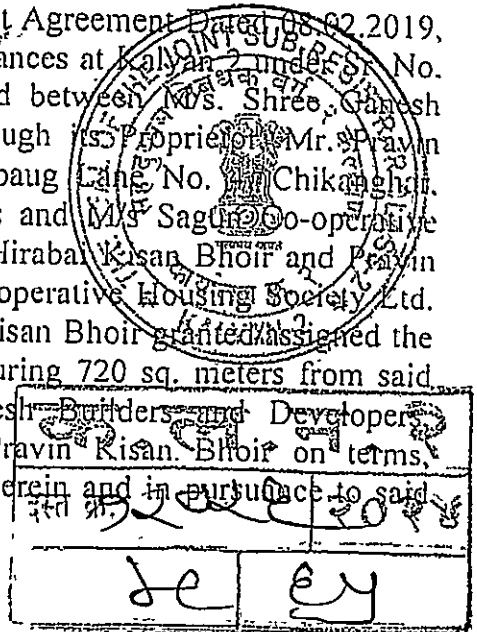
It further appears that Presently name of Mr Pravin Kisan Bhoir and Smt Hirabai Kisan Bhoir appears as Owners/Bhogwatdars of said entire property.

It further appears that there was Ground + 2 upper floor building known as "Sagun Co-operative Housing Society Ltd" consisting total 18 tenements, standing on area admeasuring 720 sq. meters out of the said property and same was occupied by members of said Sagun Co-Operative Housing society, hereinafter called as "said old building".

It further appears that the members of said "Sagun Co-operative Housing Society Ltd" decided to re-develop the said old building by demolishing it through Mr. Pravin Kisan Bhoir Proprietor of M/s. Shree Ganesh Builders and Developers. Proprietary Firm, having its office at Kisan Apartment, Rambaug Lane No. 4, Chikanghar, Kalyan (W), Dist. Thane.42130.

It further appears that, no objection certificate is obtained from Dy. Registrar of Co-operative Society, Kalyan Taluka, Dist Thane bearing No. UPN/ Kalyan/B-4/Sagun/ Housing/ Punarvikas/ 1736/2018 dated 24.09.2018 in respect of redevelopment of said building through M/s. Shree Ganesh Builders and Developers, Proprietary Firm, through its Proprietor, Mr. Pravin Kisan Bhoir.

It further appears that, by and under Development Agreement Dated 08.02.2019, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 1769/2019 dated 08.02.2019 made and executed between M/s. Shree Ganesh Builders and Developers, Proprietary Firm, through its Proprietor Mr. Pravin Kisan Bhoir, having its Kisan Apartment, Rambaug Lane No. 4, Chikanghar, Kalyan (W), Dist. Thane.421301, as Developers and M/s Sagun Co-operative Housing Society Ltd. , as the Society and Smt. Hirabai Kisan Bhoir and Pravin Kisan Bhoir, as the Owners, said M/s Sagun Co-operative Housing Society Ltd. alongwith Smt. Hirabai Kisan Bhoir and Pravin Kisan Bhoir granted/assigned the development rights in respect of an area admeasuring 720 sq. meters from said entire property in favour of M/s. Shree Ganesh Builders and Developers Proprietary Firm, through its Proprietor, Mr. Pravin Kisan Bhoir on terms, conditions and for the consideration mentioned therein and in pursuance to said



MSH

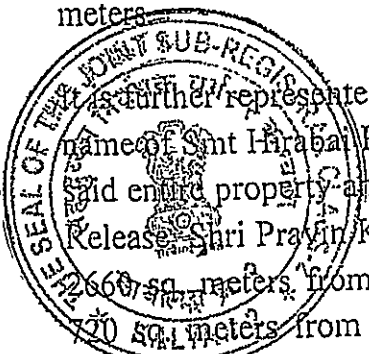
Development Agreement M/s Sagun Co-operative Housing Society Ltd. alongwith Smt. Hirabai Kisan Bhoir and Pravin Kisan Bhoir have also granted the power of attorney in favour of said M/s. Shree Ganesh Builders and Developers, Proprietary Firm, through its Proprietor, Mr. Pravin Kisan Bhoir.

It further appears that Tahsildar Kalyan by his order bearing No. Mahsul Table-2/Jaminbab-1/Conversion Tax/SR/40-19 dated 30.03.2019 has fixed Conversion Tax and Non Agricultural Assessment in respect of said entire property for change of use of said entire property from agriculture to non-agriculture purpose i.e. for constructing buildings on said entire property and said owners of the said property have paid the same.

It further appears necessary building plan for the purpose of development of said entire property under accommodation reservation policy was submitted with with Kalyan Dombivli Municipal Corporation and Kalyan Dombivli Municipal Corporation granted Building Commencement Certificate bearing No. KDMP/NRV/BP/KV/CC/0001/20 dated 04.01.2020.

In terms of said sanction plan and permission it appears that area admeasuring 1154.63 sq. meters out of said entire property is under 9.00 Meter and 18.00 Meter Wide Road and said road is passing through the said entire property and accordingly said entire property is divided into Two parts, Plot No. A area admeasuring 2072.37 sq. Meters (it includes area under Reservation of Garden) & Plot No. B having area admeasuring 153.00 sq. meters and presently building plan is sanctioned on area admeasuring 3227.00 sq. meters (Plot A + area under D.P. Road), hereinafter said area admeasuring 3227.00 is called and referred as "Said Property".

It further appears that by and under Deed of Release Dated 29.06.2021, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 12208/2021 dated 29.06.2021 made and executed between Smt Hirabai Kisan Bhoir as the Releasor and Shri Pravin Kisan Bhoir as the Releasee, the said Smt Hirabai Kisan Bhoir has released her undivided share, rights, title and interest in respect of area admeasuring 2660 sq. meters out of said entire property (said entire property excepting area admeasuring 720 sq. meters on which said building is standing) in favour of Shri Pravin Kisan Bhoir and necessary mutation needs to be effected in revenue record to remove her name for area admeasuring 2660 sq. meters



and further represented to me that Shri Pravin Kisan Bhoir has applied to remove name of Smt Hirabai Kisan Bhoir for the area admeasuring 2660 sq. meters out of said entire property and same is awaited and accordingly in terms of said Deed of Release, Shri Pravin Kisan Bhoir became the absolute owner of area admeasuring 2660 sq. meters from the Said Entire Property and remaining area admeasuring 720 sq. meters from the Said Entire Property is jointly owned by Smt Hirabai Kisan Bhoir and Shri Pravin Kisan Bhoir and therefore they are absolute owners

of their respective areas as stated above from said entire property.

2021	
20	20

Pravin Kisan Bhoir



7 MILIND M. SHETE
B. COM. LL.B

Advocate High Court

Add : D/302, Mangeshi Sanskar, Near Nana Saheb Dharmadhikari Garden, Khadegolavli,
Vithalwadi, Kalyan (E), Dist : Thane. 421306. Mob. 7498046149

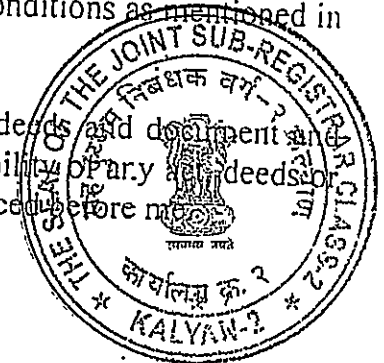
It is represented to me that said old building standing on the area admeasuring 720 sq. meters out of said property has been demolished now.


It further appears that in terms sanctioned plans and permissions area under 9.00 Meter and 18.00 Meter Wide Road i.e Road Set Back area 154.63 sq. meters and area under reservation of Garden i.e. 608.04 sq. meters out of the said property is to be handed over to Kalyan Dombivali Municipal Corporation.

I have gone through the Manual Search Report taken at the office of Sub-Registrar of Assurances at Kalyan by Shri G.H. Jagtap dated 18.06.2014 and 14.02.2020, do reveal entry in year 1991 in respect of institution of Suit for Partition filed by Smt Hirabai Kisan Bhoir against Smt. Hausabai Maruti Dalvi and other 7 and it further do reveal that said Smt. Hausabai Maruti Dalvi and other 7 and/or their legal heirs as the case may be have by and under various separate registered Deeds of Releases, as mentioned above/in said search reports, executed in favour of said Pravin Kisan Bhoir, have released their undivided share, rights, title and interest in respect of said entire property in favour of Shri Pravin Kisan Bhoir and accordingly necessary mutation entries have been passed in revenue records and their names were removed from Extract of 7/12 in respect of said entire property except that said Search report does not reveal any other entry which will fall in the category of registered encumbrances over said property.

On perusal of above mentioned documents and subject to what is stated herein above and subject to the rights, title and interests of said society and its members in the building on said property and solely on the basis of documents furnished to me as aforesaid by said owners of the said entire property, I am of the opinion that the title of above said owners i.e MR. PRAVIN KISAN BHOIR & HIRABAI KISAN BHOIR to above said entire property is clear and free from reasonable doubts and encumbrances and being owner of area admeasuring 2660 sq. meters out of said entire property and in terms of above said development Agreement dated 08.02.2019 in respect of remaining area admeasuring 720 sq. meters out of said entire property and in terms of sanctioned plan M/s. SHREE GANESH BUILDERS and DEVELOPERS, a Proprietary Firm, through its proprietor, Mr Pravin Kisan Bhoir is well and sufficiently entitled to develop said property and constructing new multistoried building/s thereon as per sanctioned plans and permissions and in accordance with development Rules, Regulations and By-laws in force from time to time and by complying with conditions as mentioned in abovesaid documents, permissions, orders and sanctions.

The present title is issued based on the revenue record, deeds and document and search report produced before me and I bear no responsibility of any and deeds or things which is not brought to my knowledge or is not placed before me.




30/06/2021
MILIND M. SHETE
ADVOCATE

क. ल. न. २	
दस्ता क्र.	२०२६/२०२४
५९	६५

71/14464
Friday, June 17, 2022
11:09 AM

पावती

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

पावती क्र.: 15978 दिनांक: 17/06/2022

गावाचे नाव: चिकणघर
दस्तऐवजाचा अनुक्रमांक: कलन2-14464-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: किरीट प्रविणचंद्र तन्ना

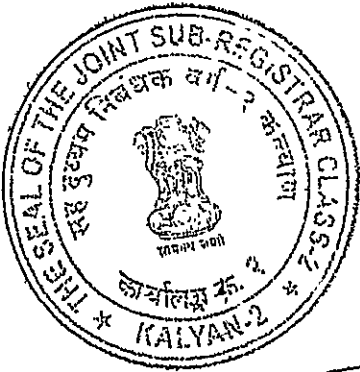
नोंदणी फी ₹. 100.00
दस्तावेजाच्या फी ₹. 200.00
पुस्तकी सुख्या: 10
एकूण: ₹. 300.00

आपणास मूळ दस्त शंभुनेल प्रिंट मन्ची-२ अंदाजे
11:24 AM ह्या वेळेस मिळेल

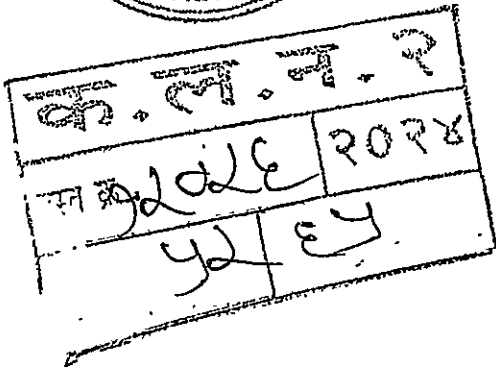
Satish
Joint Sub Registrar Kalyan-2
सह. पुस्तक निदेशक
कल्याण क्र.

वाजार मूल्य: ₹.1/-
मोवदला ₹.0/-
भरलेले मुद्रांक शुल्क : ₹. 500/-

- 1) देयकाचा प्रकार: DHC रक्कम: ₹.200/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 1606202215789 दिनांक: 17/06/2022
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH003512764202223E दिनांक: 17/06/2022
वॅकेचे नाव व पत्ता:



K. P. Ganngy





CHALLAN
MTR Form Number-6



QRN	MH003612764202223E	BARCODE	[Barcode]		Date	16/06/2022-18:52:58	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	THANE			Full Name	KIRIT PRAVINCHANDRA TANNA			
Year	2022-2023 One Time			Flat/Block No.	KISAN-HEIGHTS			
Account Head Details		Amount In Rs.		Premises/Building				
0030016401	Stamp Duty	500.00		Road/Street	Survey No. 86/1/1 Village Chikanghar			
003003301	Registration Fee	100.00		Area/Locality	KALYAN			
				Town/City/District				
				PIN	4	2	1	3 0 1
				Remarks (If Any)	SecondPartyName=MS SHREE GANESH BUILDERS AND DEVELOPERS-			
Total				Amount In Words	Six Hundred Rupees Only			
				600.00				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332022061620932	2751693766	
Cheque/DD No.				Bank Date	RBI Date	16/06/2022-18:54:15	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Ver			

Department ID :
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration elsewhere.
नोंदणी न केवळ मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न केवळ मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे.



K.R. Tanna



क.ल.न.२
दस्ता क्र. १२०२०२०२४
७३ ६५

SPECIAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY MADE AT

KALYAN ON 17th DAY OF JUNE 2022

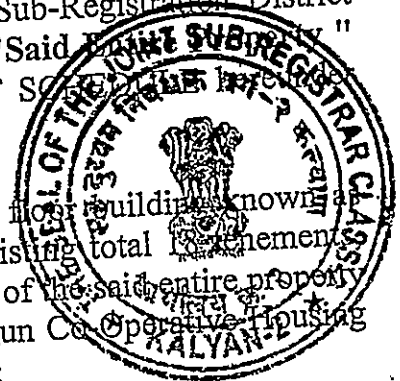
TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRI PRAVIN KISAN BHOIR, adult, the proprietor of M/S SHREE GANESH BUILDERS AND DEVELOPERS, a Proprietary Firm, having its Office at Survey No. 86/1/1, Chikanghar, Rambaug Lane No. 4 End, Kalyan (W), Tal Kalyan, District Thane 421301., for self and as a proprietor of M/S SHREE GANESH BUILDERS AND DEVELOPERS DO HEREBY SEND GREETINGS :

WHEREAS Shri Pravin Kisan Bhoir and Smt. Hirabai Kisan Bhoir are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at Village Chikanghar, Taluka Kalyan, District Thane bearing :

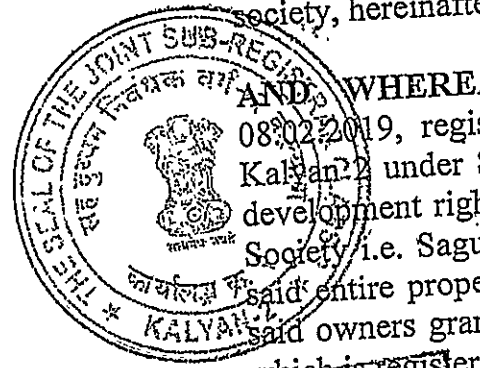
Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. Paise)
86	1/1	0-32-0 P. K. 0-01-8	7.31

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "Said Joint Sub-Registrar Class" and is more particularly described in the FIRST SCHEDULE written;

AND WHEREAS there was Ground + 2 upper floor building known as "Sagun Co-operative Housing Society Ltd" consisting of total 100 flat standing on area admeasuring 720 sq. meters out of the said entire property and same was occupied by members of said Sagun Co-operative Housing society, hereinafter called as "said old building";

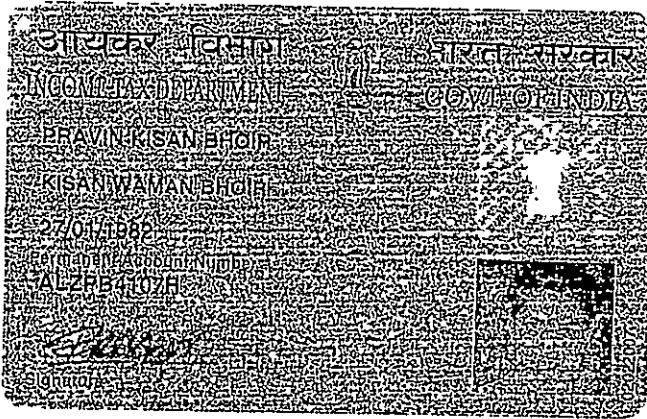


AND WHEREAS by and under Development Agreement Dated 08.02.2019, registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 1769/2019 dated 08.02.2019, I have acquired the development rights in respect of said area of 720 sq. meters from the said Society i.e. Sagun Co-operative Housing Society Ltd, and said owners of said entire property confirmed the same and accordingly said society and said owners granted the power of attorney dated 08.02.2019 in my favour which is registered at the Office of sub-Registrar of Assurance at Kalyan-2 under serial No. 1770/2019 dated 08.02.2019.



08.02.2019	2022
17	EJ

[Signature]
K. A. Jannu



Handwritten signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACSPT2616D

नाम /NAME
KIRIT PRAVINCHANDRA TANNA

पिता का नाम /FATHER'S NAME
PRAVINCHANDRA HARILAL TANNA

जन्म तिथि /DATE OF BIRTH
14-02-1972

हस्ताक्षर /SIGNATURE
[Signature]

आयकर अधिकारी (कंप्यूटर फोन)
 Commissioner of Income-tax (Computer Operations)
PR Sharma

K.P. Sharma

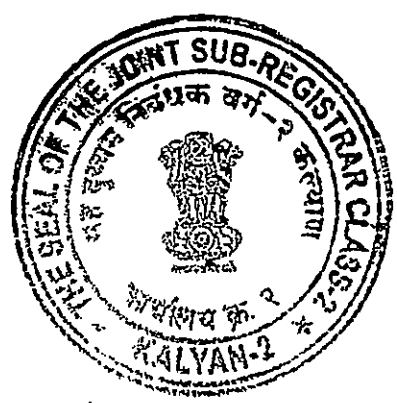
भारत सरकार
 GOVERNMENT OF INDIA

राजेश कृष्णा व्यापारी
 Rajesh Krishna Vyapari
 जन्म तारीख/DOB: 22/10/1987
 पुरुष/ MALE
 Mobile No: 9833625457

7128 6434 2520
 VID : 9120 3294 3721 3121

Handwritten signature

माझे आधार, माझी ओळख



आयकर विभाग
 INCOME TAX DEPARTMENT
 नासिकवाला होजेफा बाकिर
 BAKIR TAHERBHAI NASIKWALA
 22/10/1985
 Permanent Account Number
 AXPEN8096K

भारत सरकार
 GOVT. OF INDIA

Handwritten signature

क. ल. न. २

२०२६ २०२४

६० ६५

क. ल. न. २

२०२६ २०२४

६० ६५

दस्त गोषवारा भाग-2

कलन2

90/90

दस्त क्रमांक:14464/2022

17/06/2022 1 25:53 PM

दस्त क्रमांक :कलन2/14464/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:किरीट प्रविणचंद्र तन्ना पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए 1 506 कृष्णकुंज मंगेशी सहारा चिकणधर कल्याण पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-50 स्वाक्षरी:-		
2	नाव:मे. श्री गणेश विल्डर्स अॅण्ड डेव्हलपर्स मालकी संस्था तर्फे नालक प्रविण किसन भोईर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रामबाग लेन नं 4 शेवट चिकणधर कल्याण पश्चिम, ब्लॉक नं: - रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ALZPB4107H	कुलमुखत्यार देणार वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:17 / 06 / 2022 01 : 13 : 56 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश कृष्णा व्यापारी -- वय:34 पत्ता:बाडेघर पाडा ता. कल्याण पिन कोड:421301		
2	नाव:होजेफा नासिकवाना -- वय:38 पत्ता:Kalyan पिन कोड:421301		

शिक्षा क्र.4 ची वेळ:17 / 06 / 2022 01 : 21 : 00 PM

शिक्षा क्र.5 ची वेळ:17 / 06 / 2022 01 : 21 : 10 PM नोंदणी पुस्तक 4 मध्ये

प्रमाणित करण्यात येते की,

द.क्र. 9088 / 2022 मध्ये

..... 90 पाने आहेत.

पुस्तक 8 द.क्र. 9088

901E / 2022 वर नोंदला.

Joint Sub Registrar Kalyan 2

सह, दुय्यम निबंधक वर्ग-२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KIRIT PRAVINCHANDRA TANNA	eChallan	691033322206162093	MH003512764202223E	500	RF	0001806652202223	17/06/2022
2		DHC		00822215789	200	RF	1606202215789D	17/06/2022
3	KIRIT PRAVINCHANDRA TANNA	eChallan		MH003512764202223E	100	RF	0001806652202223	17/06/2022

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

14464 /2022

Four Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

क.ल.न.२
दस्त क्र. 9088 / 2022
६२ ६५

AND WHEREAS the said Development agreement and power of attorney are still valid, subsisting and completely in force.

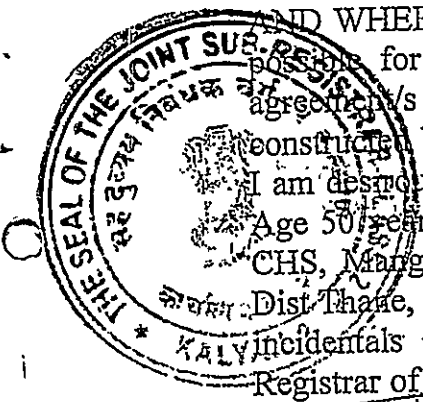
AND WHEREAS I have obtained the Building Commencement Certificate bearing No. KDMP/NRV/BP/KV/CC/0001/20 dated 04.01.2020 from the Kalyan Dombivli Municipal Corporation with the intention to carry out the construction of multi – storeyed building on the area admeasuring 3227.00 sq. meters forming part of said entire property, hereinafter called and referred to as the "Said Property " and is more particularly described in the SECOND SCHEDULE hereunder written;

AND WHEREAS I have also obtained revised building permission from Kalyan Dombivli Municipal Corporation under Revised Building Permission bearing No. KDMC/TPD/KD/2019-20/0001/236 dated 30.07.2021 in respect of said property.

AND WHEREAS the building project to be constructed on the said property will be known as "KISAN-HEIGHTS"

AND WHEREAS I intends to sell the flat/shops/offices/units constructed /to be constructed in the said "KISAN-HEIGHTS" to intending purchaser/s and for the said purpose necessary agreement will required to be executed from time to time under the provisions of Real Estate (Regulation and Development) Act 2016.

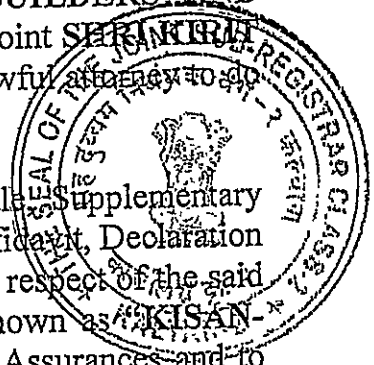
AND WHEREAS due to my other business commitment and work it is not possible for me at all the material time to lodge and register the said agreement/s in respect of said flats/shops/offices/units constructed/to be constructed before the Sub –Registrar of assurance at Kalyan and therefore I am desirous of appointing Shri KIRIT PRAVINCHANDRA TANNA, Age 50 years, Occupation – Busuness, residing at A-1/506, Krishna Kunj CHS, Mangeshi Sahara, Near Chatri Bunglow, Chikanghar, Kalyan (w), Dist Thane, in whom I have full faith and trust to lodge the agreements and incidentals documents signed and executed by me before the sub – Registrar of Assurances and admit the execution thereof.



Handwritten text in a box: 'श्री. क. प्रविण कसान भोयर' and '3'.

NOW KNOW YE AND THESE PRESENTS WITNESS THAT, I, I, SHRI PRAVIN KISAN BHOIR, adult, the proprietor of M/S SHREE GANESH BUILDERS AND DEVELOPERS, a proprietary firm, for self and as a proprietor of M/S SHREE GANESH BUILDERS AND DEVELOPERS do hereby nominate, constitute and appoint SHRI KIRIT PRAVINCHANDRA TANNA, adult, as my true and lawful attorney to do the following acts, deeds, things, and matters Viz.

1. To lodge the signed and executed agreement for sale, Supplementary Agreement, Deeds of Correction, Rectification Deed, Affidavit, Declaration and/or any other documents and incidental documents in respect of the said flats/shops/offices /units in the said building project known as "KISAN-HEIGHTS" before the appropriate Sub – Registrar of Assurances and to admit the execution of the said documents on behalf of me and/or M/S SHREE GANESH BUILDERS AND DEVELOPERS



Handwritten signature: 'K. P. Tanna'

Handwritten signature: 'Shri Kirit Pravinchandra Tanna'

Handwritten text in a box: 'दस्त क्र. 2028/2024' and '54 24'.

2 To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the said agreements and documents and to follow all the procedure under the Indian Registration Act, 1908 as well as Bombay stamp act in the name of me and /or my said firm and on behalf of me and /or my said firm as a true and lawful attorney.

3 To purchase the stamp paper, (judicial or non – judicial) and to make necessary application for the same and to do all the things, acts, deeds and matters as provided under the Bombay Stamp Act

**FIRST SCHEDULE OF THE ABOVE REFERRED PROPERTY
(SAID ENTIRE PROPERTY)**

All that piece and parcel of land lying, being and situate at Village Chikanghar, Taluka Kalyan, District Thane bearing :

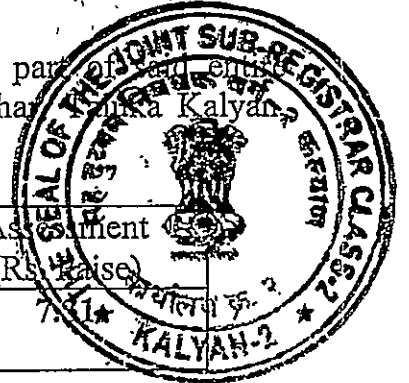
Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. Paise)
86	1/1	0-32-0 P. K. 0-01-8	7.31

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan.

**SECOND SCHEDULE OF THE ABOVE REFERRED PROPERTY
(SAID PROPERTY)**

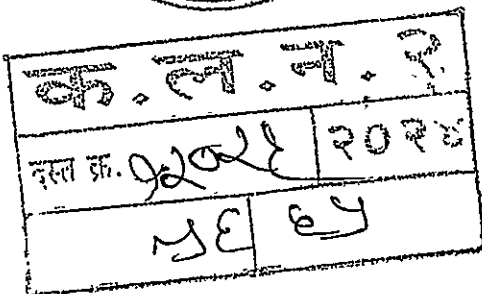
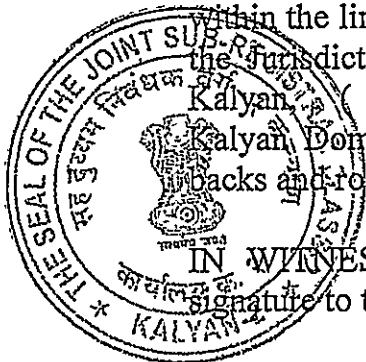
All that area admeasuring 3227 sq. meters forming part of the property lying, being and situate at Village Chikanghar, Taluka Kalyan, Dist Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. Paise)
86	1/1	0-32-0 P. K. 0-01-8	7.31



within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, (subject to the land surrendered or to be surrendered to the Kalyan Dombivli Municipal Corporation as regards the reservations, set-backs and roads and together with all easement rights and benefits.)

IN WITNESS WHEREOF, I have hereunto, set and subscribed my signature to this writing on this 17th day of June 2022.



ABHET

K. P. J. J.

SIGNED AND DELIVERED
BY THE WITHIN NAMED
DONER/S



Shri



M/S SHREE GANESH BUILDERS AND DEVELOPERS
Through its Proprietor,

SHRI PRAVIN KISAN BHOIR



ACCEPTED BY ME

Kirit Danna

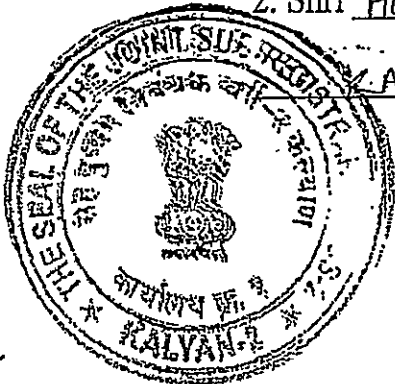
SHRI KIRIT PRAVINCHANDRA TANNA

WITNESS :

1. Shri Rajesh K. Vyapam
Kalyan

[Signature]

2. Shri HOZEPA B. HASIKWAL
Kalyan



क. ल. न. २	
दस्ता क्र.	१२०६ २०२४
५०	६५

१०२४
५ १०



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 : P51700029916

Project: Kisan Heights , Plot Bearing / CTS / Survey / Final Plot No.: S No 86/1/1 at Chikanghar, Kalyan, Thane, 421301,

1. Mr./Ms. Pravin Kisan Bhoir son/daughter of Mr./Ms. Kisan Waman Bhoir Tehsil: Kalyan, District: Thane, Pin: 421301, situated in State of Maharashtra.
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

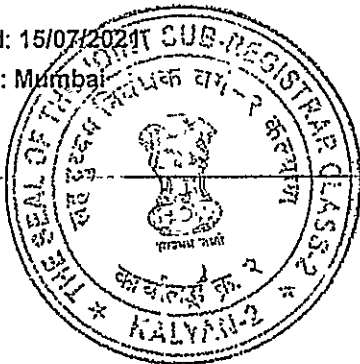
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 15/07/2021 and ending with 30/09/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

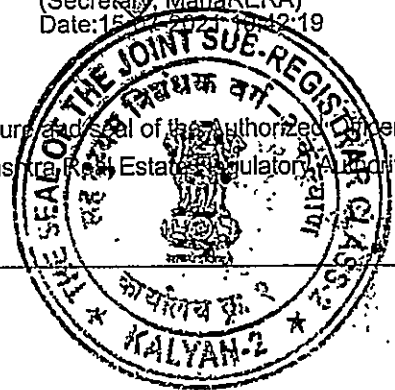
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15/07/2021 12:19

Dated: 15/07/2021
Place: Mumbai



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



क.स.न.२	
दस्त क्र. १२०५६	२०२४
५८	६५

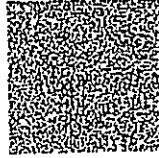
क.स.न.२	
दस्त क्र. १२०५६	२०२४
५८	६५



भारत सरकार
GOVERNMENT OF INDIA



राजेश कृष्णा व्यापरी
Rajesh Krishna Vyapan
जन्म तारीख/DOB: 22/10/1987
पुरुष/ MALE
Mobile No: 9833625457



7128 6434 2520
VID : 9120 3294 3721 3121

Handwritten signature/initials

माझे आधार, माझी ओळख

INCOME TAX DEPARTMENT

MAYANK BHANUPRAKASH DAVE

BHANUPRAKASH PUSHKARDUTY DAVE

16/10/1998

Perma

CSHPD7103A

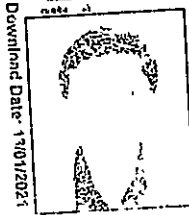
M.B. Dave



M.B. Dave



भारत सरकार
GOVERNMENT OF INDIA



मयंक भानुप्रकाश दवे
MAYANK BHANUPRAKASH DAVE
जन्म तिथि / DOB: 16/10/1998
पुरुष / MALE
Mobile No : 8655797595

2870 1807 3785
VID . 9151 1223 7618 3434

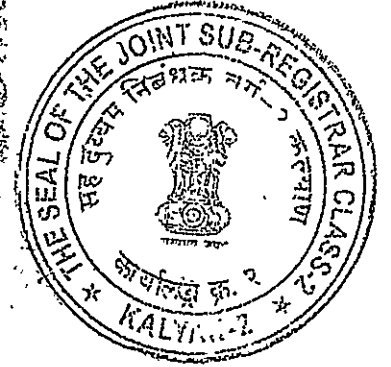
Issue Date: 19/10/2019

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
EKMPD8826B
नाम / Name
RAJESHWARI PRAKASH DAVE
पिता का नाम / Father's Name
MANGILAL PUSHKARLAL VYAS
जन्म तिथि / Date of Birth
06/07/1977
हस्ताक्षर / Signature



Rajeshwari Dave

नाम / PERMANENT ACCOUNT NUMBER

ACSPT2616D



नाम / NAME
KIRIT PRAVINCHANDRA TANNA

पिता का नाम / FATHER'S NAME
PRAVINCHANDRA HARILAL TANNA

जन्म तिथि / DATE OF BIRTH
14-02-1972

हस्ताक्षर / SIGNATURE

P.R. Sharma

K.P. Tanna

क.ल.न.२
दस्ता क्र. १२०२६/२०२४
EB EY

71/12026

बुधवार, 12 जून 2024 9:58 म.पू.

दस्त गोषवारा भाग-1

कलन2

६४/२५

दस्त क्रमांक: 12026/2024

दस्त क्रमांक: कलन2 /12026/2024

वाजार मुल्य: रु. 31,12,743/-

नोवदला: रु. 38,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,28,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती:12877

पावती दिनांक: 12/06/2024

अ. क्र. 12026 वर दि.12-06-2024

सादरकरणाराचे नाव: राजेश्वरी प्रकाश दवे

रोजी 9:55 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृथांची संख्या: 65

दस्त हजर करणाऱ्याची सही:

एकुण: 31300.00

Rajeshwari Dave

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,

दस्ताचा प्रक्रिया क्र. २

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

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

शिक्का क्र. 1 12 / 06 / 2024 09 : 55 : 09 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12 / 06 / 2024 09 : 55 : 49 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

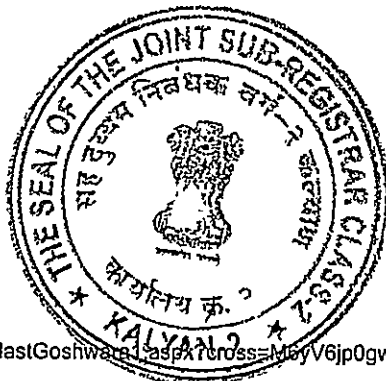
सदर दस्तावेज नोंदणी कायदा १९०८ नियम १९६२ अंतर्गत तरतुदीनुसार नोंदणीस साखल केला आहे. दस्तावधील संपूर्ण नोंदणी निष्पादक व्यक्ती, साक्षीदार व प्रोवत जोडलेले कागदपत्रे दस्त्याच्या सन्ध्या वैधता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळ राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

घेणार सही

देणार सही

Rajeshwari Dave

K. P. Jankar



12/06/2024 10 36:58 AM

दस्त क्रमांक:12026/2024

दस्त क्रमांक :कलन2/12026/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. श्री गणेश विल्डर्न अॅण्ड डेव्हलपर्स मालकी संस्था तर्फे मालक प्रविण किसन भोईर यांच्या वतीने कबुली जवाबाकरिता कु. मु. म्हणून किरीट प्रविणचंद्र तन्ना पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रामवाग लेन नं 4 एंड चिकणघर कल्याण पश्चिम. ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ALZPB4107H	लिहून देणार वय :-52 स्वाक्षरी:-		
2	नाव:राजेश्वरी प्रकाश दवे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राजगुरु निवास, जिजामाता कॉलनी, आग्रा रोड, गणेश आईस्क्रीम गल्ली, कल्याण (प.), जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:EKMPD8820B	लिहून घेणार वय :-46 स्वाक्षरी:-		

15. P. Janny
Rajeshwari Dave

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 06 / 2024 10 : 34 : 35 AM

ओळख:-

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

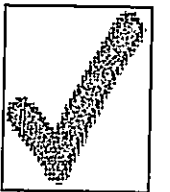
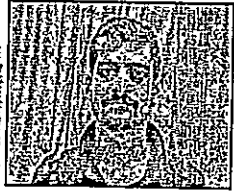
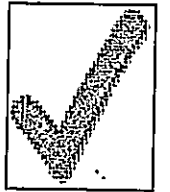
क्र. पक्षकाराचे नाव व पत्ता

1 नाव:राजेश कृष्णा व्यापारी
वय:36
पत्ता:वाडेघर पाडा ता. कल्याण
पिन कोड:421301

2 नाव:मयंक भानुप्रकाश दवे
वय:26
पत्ता:ब्लॉक क्रमांक16,4था मजला,रत्नदीप अपार्टमेंट आग्रा रोड, निखिल वाग, कल्याण प,जिल्हा ठाणे
पिन कोड:421301

छायाचित्र

ठसा प्रमाणित



शिक्का क्र.4 ची वेळ:12 / 06 / 2024 10 : 35 : 20 AM

शिक्का क्र.5 ची वेळ:12 / 06 / 2024 10 : 36 : 40 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub-Registrar, Kalyan 2

सह. दुय्यम निबंधक वर्ग २,
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJESHWARI PRAKASH DAVE	eChallan	69103332024060511746	MH003061568202425E	228000.00	SD	0001871650202425	12/06/2024
2		DHC		0624113313620	1300	RF	0624113313620D	12/06/2024
3	RAJESHWARI PRAKASH DAVE	eChallan		MH003061568202425E	30000	RF	0001871650202425	12/06/2024

प्रमाणित करण्यात येने की,

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

द.क्र. 921E / 2024 मध्ये

12026 / 2024

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) on (www) after scanning.
2. Get print immediately after registration.



.....EY.....पाने आहेत.

पुस्तक.....921E.....द.क्र. 921E

921E / 2024 वर नोंदली.

सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. २

दिनांक 921E / 2024

100

1

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12/06/2024

दस्त क्रमांक 12026/2024

नोंदणी :

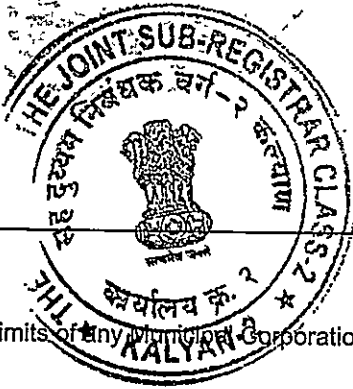
Regn:63m

गावाचे नाव : चिकणघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3800000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3112743
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : , इतर माहिती: , इतर नाहिती: जिल्हा ठाणे तालुका कल्याण मौजे चिकणघर येथील सव्हें नं. 86 हिस्सा नं. 1/1 या मिळकतीवर किसन हार्डिंस मधील सदनिका क्र. 1405 चौदावा भजला क्षेत्र 37.76 चौरस मीटर कारपेट + वाल्कनी एरिया 2.31 चौरस मीटर + ओपन टेरेस 4.53 चौरस मीटर(दिनांक 31 मार्च 2021चे शासन आदेशानुसार या दस्त ऐवजात महिला खरेदीदारास मुद्रांक शुल्कात 1% सवलत देण्यात आली आहे)((Survey Number : सव्हें नं. 86 हिस्सा नं. 1/1 ;))
(5) क्षेत्रफळ	1) 44.6 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:- मे. श्री गणेश विल्डस अँड डेव्हलपर्स मालकी संस्था तर्फे मालक प्रविण किसन भोईर यांच्या वतीने कबुली जवाबाकरीता कु. सु. म्हणून किराट प्रविण चंद्र तन्नावय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रामदास लेन नं. 4 एंड चिकणघर कल्याण प्रथिम-ब्लाक नं. 2, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:- ALZPB4107H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राजेश्वरी प्रकाश देव वय:-46 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: राजगुरू निवास, जिजामाता कॉलनी, आग्रा रोड, गणेश आइस्क्रीम गल्ली, कल्याण(प), जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:- EKMPD8820B
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12026/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	228000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment or any other local authority, the rate shall be as follows:-
 सह. सु.वा.म. निबंधक वर्ग २,
 कल्याण क्र. २



Adhwal

100

100

100