

78/7012

पावती

Original/Duplicate

Tuesday, September 29 ,2020

नोंदणी क्रं. :39म

6:13 PM

Regn.:39M

पावती क्रं.: 7775 दिनांक: 29/09/2020

गावाचे नाव: चिखलोली

दस्तऐवजाचा अनुक्रमांक: उहून2-7012-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कुमार - मुरुगन

नोंदणी फी

रु. 28410.00

दस्त हाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 84

एकूण:

रु. 30090.00

Sub Registrar Ulhasnagar 2

बाजार मुल्य: रु.2840000 /-

मोबदला रु.2470000/-

भरलेले मुद्रांक शुल्क : रु. 85300/-

सह दुय्यम निबंधक वर्ग-३
उल्हासनगर-२

1) देयकाचा प्रकार: DHC रक्कम: रु.1680/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2909202003970 दिनांक: 29/09/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.28410/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004954863202021E दिनांक: 29/09/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Reema

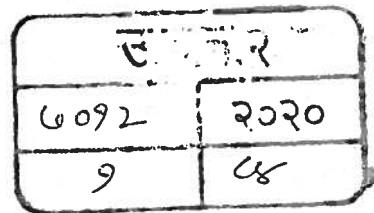
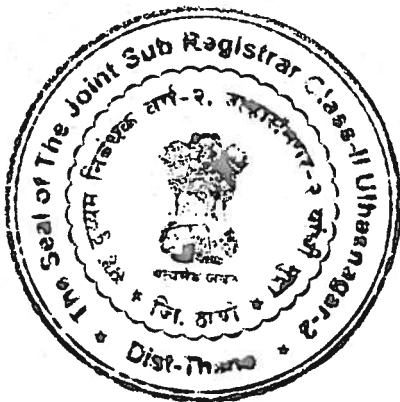
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202009294951	29 September 2020,03:35:43 PM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : अंबरनाथ				
उप मूल्य विभाग	4/13-अ-3) मौजे चिखलौली गावातील कल्याण बदलापूर रोडच्या उत्तरेकडील मिळकती				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक	सर्व्हे नंबर#128		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दकाने	औद्योगिक	भोजमापनाचे एकक
5830	42800	47400	66000	47400	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	57.45चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 42800/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor		
Sale Type -	First Sale				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	=(42800 * (100 / 100)) * 105 / 100				
	= Rs.44940/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 44940 * 57.45				
	= Rs.2581803/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 2581803 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.2581803/- + big project 10% = 2839983/-				

Home

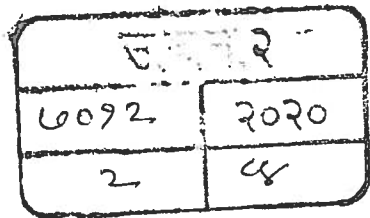
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सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2909202003970	Date 29/09/2020
Received from KUMAR MURUGAN, Mobile number 9819173588, an amount of Rs.1680/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name sblepays	Date 29/09/2020
Bank CIN 10004152020092903667	REF No. 202027369029062
This is computer generated receipt, hence no signature is required.	



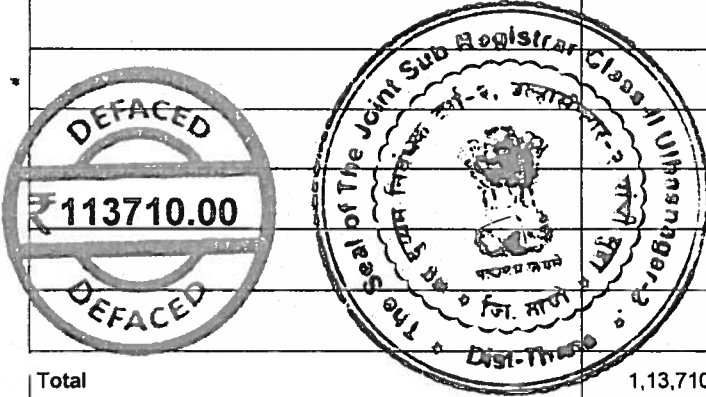


CHALLAN
MTR Form Number-6



GRN	MH004954863202021E	BARCODE	[Barcode]		Date	29/09/2020-16:46:17	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	EZFPM7646A			
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	KUMAR MURGAN			
Location	THANE			Flat/Block No.	PARSHWANATH BLDG IN SARVODAYA NAGAR			
Year	2020-2021 One Time			Premises/Building	FLAT NO 702 7TH FLOOR			

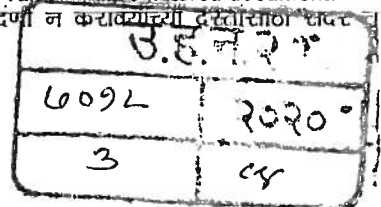
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	85300.00	BLDG NO 23 B WING CHIKHLOLI AMBERNATH WEST	46.57 SQ FUT		4 2 1 5 0 3
0030063301 Registration Fee	28410.00				
Total		1,13,710.00			
Amount In		One Lakh Thirteen Thousand Seven Hundred Ten Rupee			
Words		s Only			



Remarks (If Any)
PAN2=AACCT8453B~SecondPartyName=THALIA INVESTMENT PVT LTD~CA=2470000~Marketval=2840500

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020092913557	687811571
Cheque/DD No.		Bank Date	RBI Date	29/09/2020-16:59:04	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9858888888
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चलन लागू नाही.



Challan Defaced Details

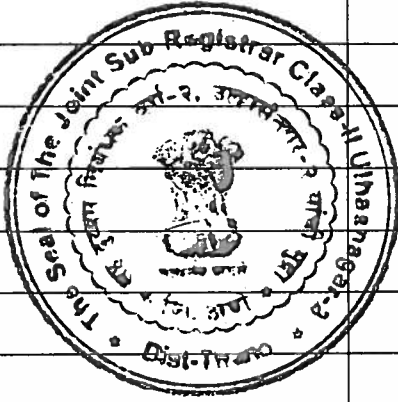
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-78-7012	000222251202021	29/09/2020-17:52:09	IGR129	28410.00



CHALLAN
MTR Form Number-6



GRN	MH004954863202021E	BARCODE			Date	29/09/2020-16:46:17	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			PAN No.(If Applicable)	EZFPM7646A			
Location	THANE			Full Name	KUMAR MURGAN			
Year	2020-2021 One Time			Flat/Block No.	PARSHWANATH BLDG IN SARVODAYA NAGAR			
				Premises/Building	FLAT NO 702 7TH FLOOR			
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			85300.00	Road/Street	BLDG NO 23 B WING CHIKHLOLI AMBERNATH WEST			
0030063301 Registration Fee			28410.00	Area/Locality	46.57 SQ FUT			
				Town/City/District				
				PIN	4	2	1	5 0 3
				Remarks (If Any)	PAN2=AACCT8453B~SecondPartyName=THALIA INVESTMENT PVT LTD~CA=2470000~Marketval=2840500			
Total			1,13,710.00	Amount In Words	One Lakh Thirteen Thousand Seven Hundred Ten Rupees Only			
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332020092913557	687811571	
Cheque/DD No.				Bank Date	RBI Date	29/09/2020-16:59:04	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

Mobile No. : 9858888888

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE

THIS AGREEMENT MADE AT AMBERNATH

ON THIS 29th DAY OF Sep 2020

B E T W E E N

M/s. **Thalia Investment Pvt Ltd**, a company incorporated under the provisions of the Companies Act, 1956 having its correspondence office at Sarvodaya Nagar, Building No.1, Chikhli, Near Guardian Dental Collage, Ambernath (W), through its Authorized Signatory Mr. Praful M. Shah hereinafter called and referred to as the **Promoters** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, their heirs, legal representatives, executors and administrator) being the Party of the First Part.

A N D

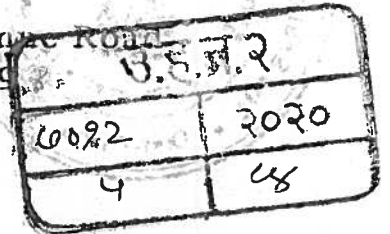
MR. KUMAR MURUGAN

AGE: 25

SMT VADIVALAKI MURUGAN

AGE: 46

ADD: 123/5, Central Railway Colony Wenden Avenue Road
Mali Chawl, Matunga Chawl, Mumbai 400019



hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS the Vishranti Cooperative Housing Society Limited, a registered under the provisions of the Maharashtra Co-Operative Societies Act, 1960 Maharashtra Co-Operative Societies Act, 1960 Maharashtra Co-Operative Societies Act, 1960 bearing registration No. TNA/ HSG/198/ 1966 is the owner of those pieces and parcels of land lying being at village Chikhli, Ambarnath, Dist- Thane, within the limits of Ambarnath Municipal Council bearing Survey No. 128, Hissa No. 1 (Part) admeasuring Hecter 68 Are 0 Prati, Survey No. 129, Hissa No. 1 admeasuring 4 Hecter 27 Are 0 Prati, Survey No. 129, Hissa No. 5 admeasuring 0 Hecter 65 Are 0 Prati and Survey No. 129, Hissa No. 6 admeasuring 0 Hecter 41 Are 0 Prati hereinafter called and referred to as the Entire



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Property and more particularly described in the First Schedule hereunder written.

AND WHEREAS the said Society by an under agreement dated 16.06.1991 agreed to grant the above said property for development to the Abraham Sekhar Engineers & Constructions Private Limited at and for the price/ consideration and on the terms and conditions therein contained.

AND WHEREAS after execution of the said agreement, the said Society and the said Abraham Sekhar Engineers & Constructions Private Limited further executed separate agreements on 04.05.1992, 11.05.1995 and 31.01.1998.

AND WHEREAS in pursuance to the said agreements the said Abraham Sekhar Engineers & Constructions Private Limited proceeded with the construction activities on the said property, however due to various constraints, the said Abraham Sekhar Engineers & Constructions Private Limited could not gear up the project substantially and the said Abraham Sekhar Engineers & Constructions Private Limited and the said society from time to time entered into fresh understanding and have renewed their agreements on revised terms and conditions therein contained.

AND WHEREAS the Ambernath Municipal Council has approved the layout plan and granted building permission vide its outward No. ANP/NRV/BP/ 1295-77 both dated



WHEREAS the said property is converted to Non agricultural vide the order from the Collector, Thane under No.REV/K-7/NE/SR-68/93 dated 24.08.1994.

AND WHEREAS by an under the agreement for development dated 28.05.2009 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor and the Promoter herein as the Assignee and Vishranti Co-operative Housing Society as the Owner society and registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under sr. No. 2048/2009 the Promoter herein firstly acquired all that piece and parcel of land admeasuring 26,642 sq. metres and subsequently acquired all that piece and parcel of land admeasuring 13,938 sq. metres both at Sector-II by and under the agreement for development dated 15.10.2010 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor and the Promoter herein as the Assignee and Vishranti Co-operative Housing Society as the Owner society and registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under sr. No. 4108/2010 and subsequently acquired all that piece and parcel of land admeasuring 39,545.135sq. metres of Sector-I by and under the agreement for development dated 11.12.2013 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as

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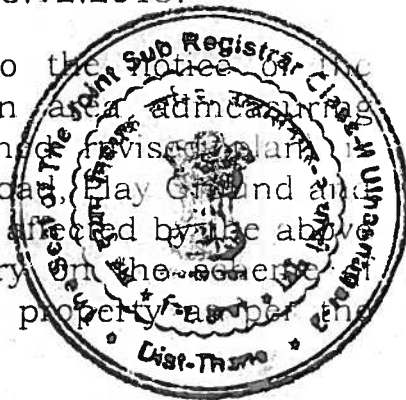
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the Assignor and the Promoter herein as the Assignee and Vishranti Co-operative Housing Society as the Owner society and registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under sr. No.7707/2013 thus totally aggregating to 80125.135sq.metres and more particularly described in the Schedule hereunder and hereinafter for the sake of brevity called and referred to as the "said property" along with the right to develop the same by availing, using, utilizing and consuming the maximum potentiality of floor space index, increases in floor space index from time to time as well as the transferable development rights, staircase floor space index, incentives in and permitted increases in FSI from time to time as may be granted and approved by the Ambernath Municipal Council and/or Town Planning Authority and to construct the buildings thereon, sell the flats and units therein to intending purchasers, appropriate the sale proceeds thereof and to form and register separate or sub-societies therein and to transfer and convey the said land and building constructed thereon to such cooperative housing society or corporate body and/or to admit and co-opt the new intending purchasers as the members of the Owner Society from time to time, as the case may be.

AND WHEREAS all the above portions of land totally admeasuring 80125.135 sq.meters and the Promoters have submitted the plans for sanction and approval by amalgamating the above pieces and parcels of land and accordingly the Ambernath Municipal Council by and under the Building Commencement Certificate No. ANP/NRV/BP/09-10/872/1817-80 dated 21.01.2010 granted the sanction and approval and further have obtained the revised permission under No.ANP/NRV/BP/13-14/1058/8326-100 dated 18.12.2013.

AND WHEREAS the Promoter has brought to the notice of the Purchaser that out of the entire property an area admeasuring 13685.60sq.meters (as per the latest sanctioned revised plan) is affected by reservations comprising of proposed road, Play Ground and amenity space and after deducting the said area affected by the above reservations, the Promoter is permitted to carry on the entire construction on the balance area of the entire property as per the sanctioned plans and permissions.

AND WHEREAS the said balance area of the entire property is divided as Sector no.1 & 2 as shown in the revised sanctioned plan. On Sector no 1 admeasuring around 26858.28sq.mtrs are proposed and on Sector no 2 admeasuring around 39553.07 sq.mtrs is proposed as shown in the revised sanctioned plan.



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AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter have constructed building Nos. 1 to 16 on sector 2 and obtained completion of the same.

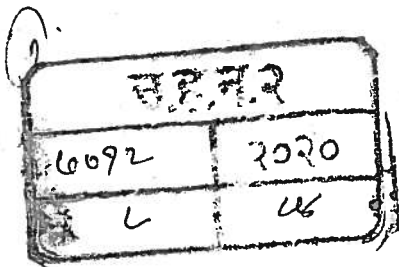
AND WHEREAS in pursuance to the sanctioned and revised sanctioned plans, the Promoters are entitled to commence, carry out the construction work of the above referred buildings on the property more particularly described in the Schedule hereunder written.

AND WHEREAS the Promoter have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Ambarnath Municipal Council from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings along with modifications, revisions and expansions therein to be constructed on the said property and have clearly brought to the notice and knowledge of the Purchaser herein that the following buildings will have additional floors by availing permitted increases in floor space index, transferable development rights and other sanctions and approvals from time to time floor space index and for the sake of brevity, good order and record the said buildings with further expansions and extensions are shown on the plan annexed hereto and clearly brought to the notice and knowledge of the Purchaser herein.

AND WHEREAS the Promoter has further intended to get the said plans and specification revised, renewed and altered by amalgamating certain adjacent and abutting properties thereto from time to time.

AND WHEREAS the Promoter declares that the above referred agreement, permissions and sanctions are still, subsisting and completely in force;

AND WHEREAS the Promoter in terms of the above agreements, sanctions and approvals is entitled to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in phase wise manner on the above said property by amalgamating the said property with adjacent pieces and parcels of land seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential Apartment / units constructed in the buildings on ownership basis and to enter into agreements with



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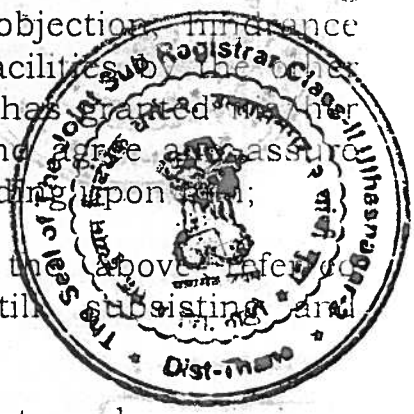
the purchaser and to receive the sale price in respect thereof and upon such disposal of the Apartments / shops / units to convey the said land together with the building constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Apartments / shops / units.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Ambarnath Municipal Council as well as the Promoters have intended to amalgamate the abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension of the said property.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser that the recreational facilities and other common facilities of the present housing scheme will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on the properties described hereinabove as well as other amalgamated properties which may be purchased from time to time by the Promoters at their own discretion and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities and the intending purchasers and the purchaser herein has granted their express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon them;

AND WHEREAS the Promoter declares that the above covenants, agreements, permissions and sanctions are still subsisting and completely in force;

AND WHEREAS as per the above recited agreements and permissions, the Promoter is 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 residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society



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of all those several persons acquiring the respective Apartments / shops / units;

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a Flat No bearing No. **702** on **7th** floor, admeasuring **46.57** sq.mtrs carpet with attached balconies admeasuring - **5.66** sq.mtrs (proposed to be enclosed) and attached terrace admeasuring - sq.mtrs of Building No. **23** known as "**PARSHWANATH** " of in Wing **B** of in the scheme of construction known as **Sarvodaya Nagar** (herein after referred to as the said "premises") being constructed on the said property described in the Second Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also visiting the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

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

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect

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and the structural Engineer till the completion of the building/buildings.

AND WHEREAS, the Promoter shall follow the requisite procedure under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects 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 Promoter, authenticated copies of Property card or extract of Village Forms VII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises 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 proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for in the said project have been annexed hereto and marked as **Annexure C**.

AND WHEREAS the authenticated copies of the floor plan and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority, have been annexed and marked as **Annexure D**.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.



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

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the said building/s shall be granted by the concerned local authority.

AND WHEREAS the purchaser has independently made himself aware about the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same and have been annexed and marked as **Annexure E**

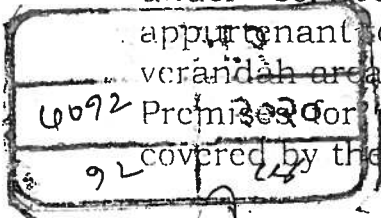
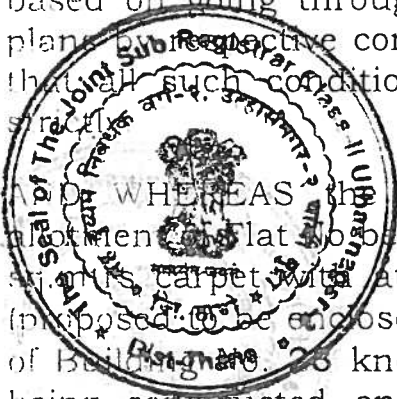
AND WHEREAS the purchaser has been shown the conditions of contracts with the vendors/ contractors/ manufacturers And workmanship and quality stands of products/fittings and fixtures as agreed between promoter and the vendors and on independently verifying the same the purchaser has now agreed to the same as conditions mentioned in these contracts and that the purchaser agrees to abide by the same failure of which shall absolve the promoter to that extent.

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

AND WHEREAS the Purchaser has agreed to purchase the said unit based on going through all the conditions stated in the sanctioned plans and respective competent authorities and have further confirmed that all such conditions shall be bound and abided by purchaser

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat No. **702** on **7th floor**, admeasuring **46.57** sq.mtrs, carpet with attached balconies admeasuring - **5.66** sq.mtrs (proposed to be enclosed) and attached terrace admeasuring - sq.mtrs of Building No. **28** known as "**PARSHWANATH**" in Wing **B** of in the being constructed on the said property described in the Second Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is **46.57** square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, Ornamental Projection, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.



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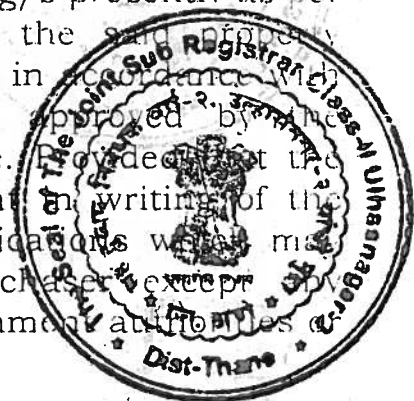
AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

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

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. The Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authority due to change in law.



1.a. (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat bearing No. **702** on **7th** floor, admeasuring **46.57** sq.mtrs carpet with attached balconies admeasuring **5.66** sq.mtrs (proposed to be enclosed) and attached surface admeasuring - Building No.

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as " PARSHWANATH " in Wing B of in the scheme of construction known as Sarvodaya Nagar (herein after referred to as the said "premises") being constructed on the said property described in the Second Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexures D for the price / consideration of **Rs.24,70,000/- (Rupees Twenty Four Lakh Seventy Thousand Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered parking spaces bearing No. - Situated in building No. - At stilt being constructed in the layout for the consideration of RS. -/- (Rupees -)

1(b) The total aggregate consideration amount for the said Premises including covered parking spaces is thus **Rs.24,70,000/- (Rupees Twenty Four Lakh Seventy Thousand Only)**

1(c) The Purchaser agrees and understands that timely payments towards purchaser of the said Apartment as per payment schedule hereto is the essence of the Agreement. The Purchaser has paid on or before execution of this agreement a sum of **Rs 50,000/- (Rupees Fifty Thousand Only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs.24,20,000/- (Rupees Twenty Four Lakh Twenty Thousand Only)**



in the following manner :-

i) **Rs.8,00,000/-** to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Premises is situated.

ii) **Rs.8,64,500/-** to be paid to the Promoter on completion of slabs including stilts of the building or wing in which the said Premises is situated.

iii) **Rs.1,23,500/-** to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said premises.

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- iv) **Rs.1,23,500/-** to be paid to the Promoter on completion of the sanitary fittings, staircases, lift, wells, lobbies up to the floor level of the said premises.
- v) **Rs.1,23,500/-** to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said premises is situated.
- vii) **Rs.1,23,500/-** to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical entrance lobby/s, paving of areas appurtenant and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the premises is situated.
- viii) **Rs.1,23,500/-** to be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchaser.

It is clarified and the Purchaser accords his irrevocable consent to the Promoter to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- a. Firstly, towards the Cheque Bouncing Charges in case of dishonor of any cheque issued by the Purchaser;
- b. Secondly, towards Interest due as on the date of payment;
- c. Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable in respect of the Apartment/Unit or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
- d. Fourthly, towards outstanding dues including Total Consideration in respect of the Apartment/Unit or under the Agreement.



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Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser with regard to appropriation / application of the

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payments made hereunder shall be valid or binding upon the Promoter.

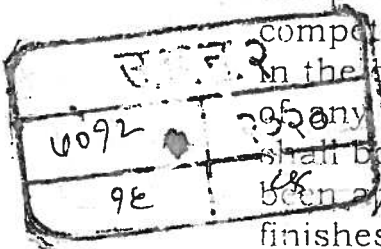
The Cheque / DD / Pay order to be drawn in favour to **M/s.Thalia Investment Pvt Ltd**

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

1(c) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

1(f) The Promoter shall herein on due date/or on reaching aforesaid construction milestone/stage shall intimate the amount payable as stated above in writing or by digital E-mail to the purchaser and the purchaser shall make payment of such due amount to the Promoter within seven days from date of receiving such intimation. The purchaser herein specifically agrees that he/she/they shall pay the aforesaid amount along with the service tax, VAT, GST and such other taxes, cesses, charges etc. without any delay along with each installment.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser 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 3 percent. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of removal and refitting of such finishes shall be borne



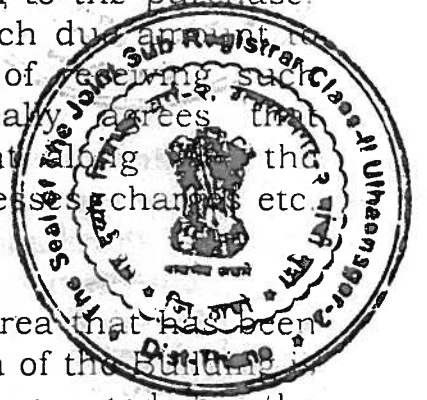
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payments made hereunder shall be valid or binding upon the Promoter.

The Cheque / DD / Pay order to be drawn in favour to **M/s.Thalia Investment Pvt Ltd**

- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and cess, GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said premises.
- 1(e) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 1(f) The Promoter herein on due date/or on reaching aforesaid construction milestone/stage shall intimate the amount payable as stated above in writing or by digital E-mail to the purchaser and the purchaser shall make payment of such due amount to the Promoter within seven days from date of receiving such intimation. The purchaser herein specifically agrees that he/she/they shall pay the aforesaid amount along with the service tax, VAT,GST and such other taxes, cesses, charges etc. without any delay along with each installment.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser 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 3 percent. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of removal and refitting of such finishes shall be borne



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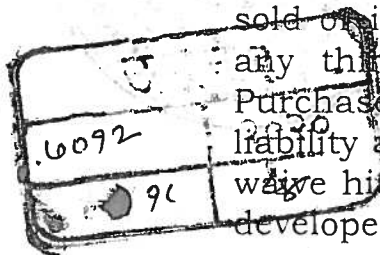
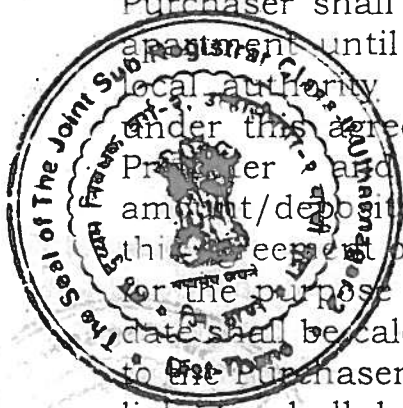
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by the Party which raises the dispute in relation to the measurement of Carpet Area.

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

Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/ podiums/ floors in case of multi-storied building /wing.

- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises. Notwithstanding anything to the contrary contained herein, the Purchaser shall not be entitled to claim possession of the said apartment until the completion certificate is received from the local authority and the Purchaser has paid all dues payable under this agreement in respect of the said apartment to the Promoter and has paid the necessary maintenance amount/deposit, service tax, vat and other taxes payable under this agreement of the said apartment to the Promoter. Howsoever for the purpose of defect liability on towards the developer, the date shall be calculated from the date of handing over possession to the Purchaser for fit outs and interior works and that the said liability shall be those responsibilities which are not covered under maintenance of the said unit/ building/phase/wing as stated in the said agreement. That further it has been agreed by the Purchaser that any damage or change done within the unit sold or in the building/ phase/ wing done by him/ them or by any third person on and behalf of the Purchaser then the Purchaser expressly absolves the developer from the same liability and specifically consents that on such act done, he shall waive his right to enforce the defect liability on and towards the developer.



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2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

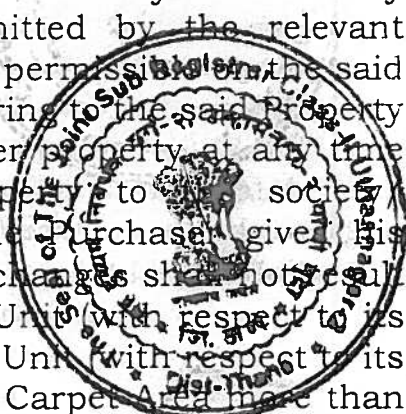
Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3. CONSTRUCTION AND DEVELOPMENT

The Promoter shall, subject to the terms hereof, construct the Building in accordance with the Approvals and or, plans and amendments thereto as approved by the relevant Authorities.

The Purchaser is aware that while the Promoter has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.

The Purchaser agree that while the Promoter may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Promoter, if permitted by the relevant Authorities, transferring the construction permissible on the said Property to any other property or transferring to the said Property the construction permissible on any other property at any time prior to conveyance of the said Property to the society / Federation / Ultimate Organisation. The Purchaser gives his consent for such changes provided such changes shall not result in change in location of the Apartment/ Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Carpet Area more than 3 per cent of the Carpet Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.



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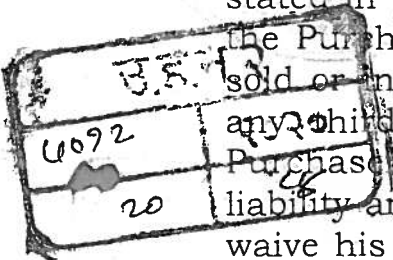
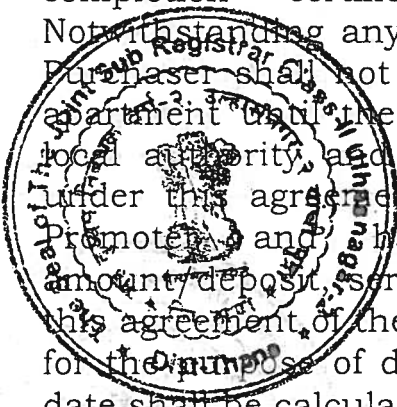
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by the Party which raises the dispute in relation to the measurement of Carpet Area.

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

Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/ podiums/ floors in case of multi-storied building /wing.

- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises. Notwithstanding anything to the contrary contained herein, the Purchaser shall not be entitled to claim possession of the said apartment until the completion certificate is received from the local authority, and the Purchaser has paid all dues payable under this agreement in respect of the said apartment to the Promoter and has paid the necessary maintenance amount/ deposit, service tax, vat and other taxes payable under this agreement of the said apartment to the Promoter. Howsoever for the purpose of defect liability on towards the developer, the date shall be calculated from the date of handing over possession to the Purchaser for fit outs and interior works and that the said liability shall be those responsibilities which are not covered under maintenance of the said unit/ building/phase/wing as stated in the said agreement. That further it has been agreed by the Purchaser that any damage or change done within the unit sold or in the building/ phase/ wing done by him/ them or by any other person on and behalf of the Purchaser then the Purchaser expressly absolves the developer from the same liability and specifically consents that on such act done, he shall waive his right to enforce the defect liability on and towards the developer.



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The Purchaser is aware and agrees that the Promoter shall allow various balcony / verandah / open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) Apartment/unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Promoter and the said Apartment /unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Promoter shall be at absolute liberty to allot / assign the said right to such person/s in the manner as the Promoter may deem fit and proper.

4. LOANS AGAINST THE APARTMENT/ UNIT

i. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement (Loan) and any mortgage created or to be created over the Apartment/ Unit in connection with such Loan (which requires the prior written consent of the Promoter), the Purchaser shall remain solely and wholly responsible for the timely payment of the Total Consideration or the part thereof and / or any other the amounts payable hereunder.

ii. The Parties further agree that the Promoter shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Apartment/Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have been paid, the Promoter shall have a lien on the Apartment/Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

iii. The Purchaser hereby expressly agrees that so long as the Loan and the Total Consideration remain unpaid / outstanding, the Purchaser subject to the terms hereof shall not to sell, transfer, let out and /or deal with the Apartment/Unit in any manner whatsoever without obtaining prior written permission of the Promoter and / or the relevant banks / financial institutions which have advanced the Loan. The Promoter shall not be liable for any



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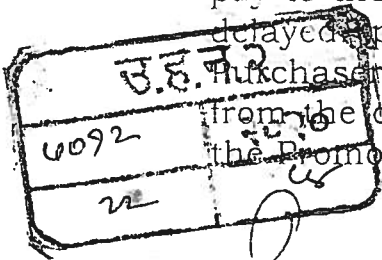
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of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Society/ Ultimate Organisation about the lien / charge of such banks / financial institutions and the Promoter shall not be liable or responsible for the same in any manner whatsoever.

iv. The Purchaser indemnifies and hereby agrees to keep indemnified the Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Promoter and its successors and assigns may suffer or incur by reason of any action that any bank / financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

5. The Promoter hereby declares that the Floor Space Index available / consumed as on date in respect of the project land is 26858.28Sq.mtrs for Sector 1 and 39553.07sq.mtrs for Sector 2 only and Promoter has planned to utilize maximum Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes 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. Purchaser has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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



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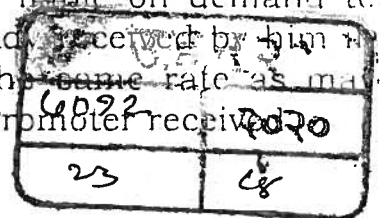
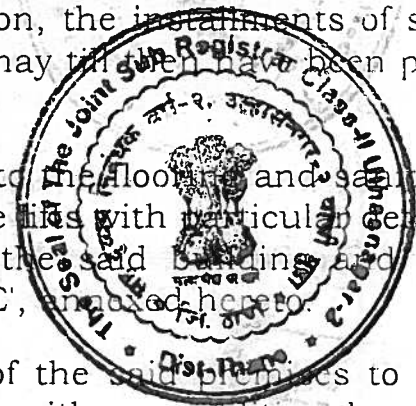
6.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 6.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Premises which may till then have been paid by the Purchaser to the Promoter.

7. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said Building and the Premises as are set out in Annexure 'E', annexed hereto.

8.1. The Promoter shall give possession of the said premises to the Purchaser on or before 31.07.2023 with an additional grace period of 12 (Twelve) months and any further extension as may be applicable pursuant to Clause 8.2. If the Promoter fails or neglects to give possession of the Premises to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Premises with interest at the same rate as may mentioned herein above from the date the Promoter received



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the sum till the date the amounts and interest thereon is repaid.

8.2 THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said Apartment / unit on the aforesaid date, if the completion of building in which the said Apartment / unit is situated is delayed on account of :-

- i) non-availability of steel, cement other building materials, water or electric supply;
- ii) war, civil commotion or Act of God;
- iii) Any notice, order, rule or notification of the Central or relevant State Government and / or any other public or competent Authority or of the court which affects the Building in which the Apartment/Unit is located.

For the purposes of this Clause 8.2 a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 8.2 and a 3 (three) month recommencement period.

9.1 Procedure for taking possession - The Promoter, upon obtaining the completion certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of the Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on behalf of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser s, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

9.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy:

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28	Failure of Purchaser to take Possession of Said Promoter: Upon receiving a written intimation from the Promoter as per clause 9.1, the Purchaser shall take possession of the

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said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 9.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.

9.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises is situated, then, wherever possible such defects shall be rectified by the Promoter at his own cost. In the case it is not possible to rectify such defects and then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 9.4 or elsewhere in this Agreement, the Company shall not be in any way liable to repair or provide compensation for Structural Defects as set out in this Clause 9.4 where the Purchaser has made any structural changes in the Apartment/ Unit or in the materials used thereon.

9.5. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He shall use the parking space only for purpose of keeping or parking vehicle.

10. The Purchaser along with other Purchasers of premises in the building shall join in forming and registering the cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye laws.



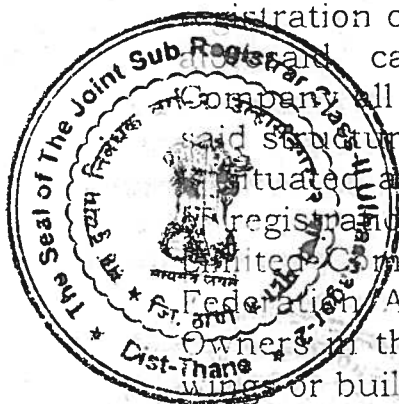
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laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.

10.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of the registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.



It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the

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Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association or limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

10.2. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoing as may be determined. The Purchaser further agrees that till the Purchaser's share is determined the Purchaser shall pay to the Promoter provisional monthly contribution @ of Rs.4.50/- per sq.ft per month towards the outgoing. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the



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structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

11. At the time of registration of conveyance of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance 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 of the project land, the Purchaser shall pay to the Promoter, the Purchasers' 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. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

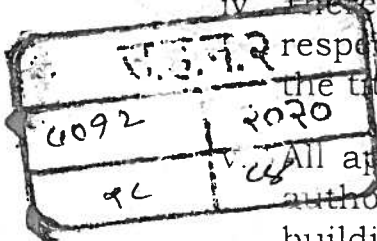
- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

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

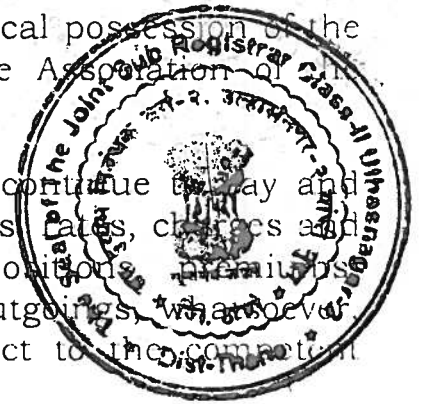


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and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area soft he Structure to the Association of Purchasers;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.



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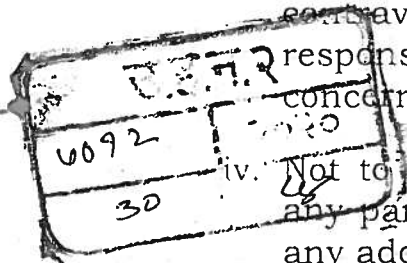
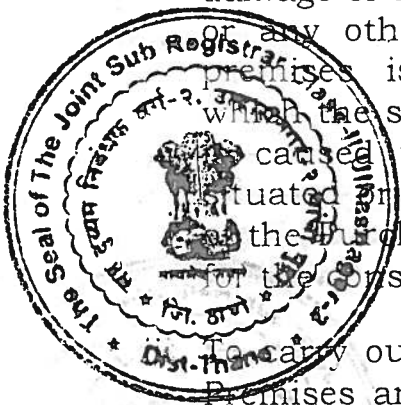
13. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Premises may come, hereby covenants with the Promoter as follows:-

i. To maintain the said premises the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Premises is taken and shall not do or suffer to be done anything in or to the building in which the Premises 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 Premises is situated and the Premises itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the said premises 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 Premises 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 premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated on the Premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

To carry out at his own cost all internal repairs to the said Premises and maintain the Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the Premises 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 Purchaser committing any act in contravention of the above provision, the Purchaser 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 Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or



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to the Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Premises is situated and shall keep the portion, sewers, drains and pipes in the Premises 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 Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Premises without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Premises 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 Premises in the compound or any portion of the project land and the building in which the Premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Premises 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 other public authority, on account of change of ownership of the Premises by the Purchaser for any purpose other than the purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefore is sought by the Promoter for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited



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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 Premises 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Premises 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.

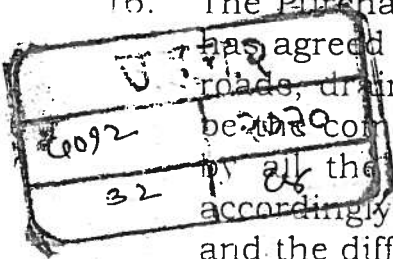
xi. Till a conveyance of the structure of the building in which Premises is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings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

14. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposits, 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.



The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

16. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common



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organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

17. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
18. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
19. The 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 exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subjected 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 well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.
20. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of development they shall sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights,



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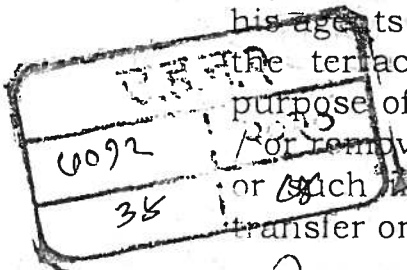
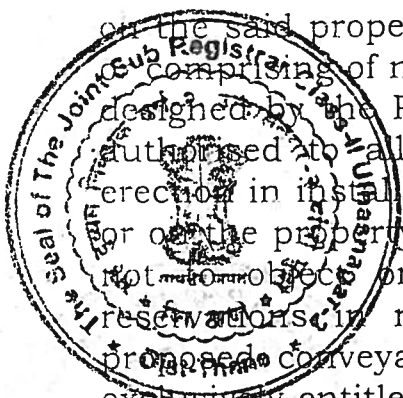
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title, benefits and interest in respect of the said property, and / or the said building or any part thereof. The Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction / development, the Promoter will avail and procure financial assistance, construction loan, cash credit facilities and other mode of monetary assistance and borrowing by mortgaging the property and the scheme of construction thereby creating charge, mortgage on the said property and the purchaser is aware of the same and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. However, such charge and mortgage shall be subject to rights of the purchaser under this agreement. The Purchaser further confirm and undertake that he will issue cheques of the installment as specified and in favour in the account banks and financial institutions as nominated and directed by the Promoter. However, such sale, assignment, mortgage, charge, encumbrance and raising of finance, monies for the development of the said property shall always be subject to the rights of the Purchaser/s under this agreement.

21. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom



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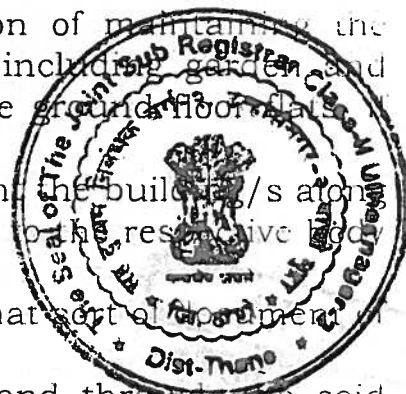
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they deem fit and the purchaser shall not raise any objection thereto.

22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

23. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter:

- a) to form a separate/combined co-operative housing 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 areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
- c) 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 as well as garden attached to the ground floor flats any.
- d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred or to be formed.
- e) to decide from time to time when and what sort of document of transfer should be executed.
- f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.



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h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

24. The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.

ii) fencing, partition, retaining walls will not be constructed between the buildings.

iii) cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.

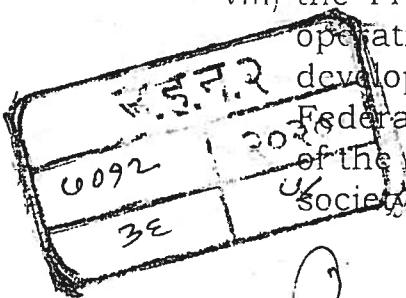
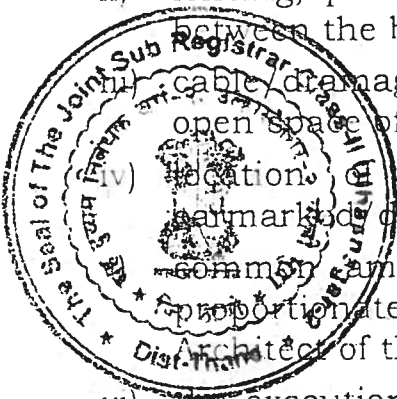
iv) location of electric transformer/ sub-station shall be demarcated/defined by the Architect of the Developers

v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.

vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.

vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.

viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and



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no separate conveyance will be executed in favour of any society.

- ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,
- x) the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as their contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.

25. The Promoters have clearly brought to the notice and knowledge of the Purchaser and clearly shown and disclosed to the Purchaser that

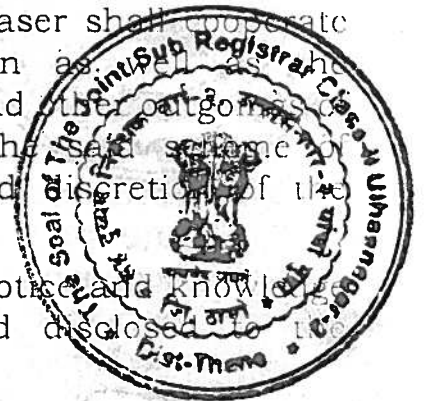
- (i) presently the Promoters are carrying out the construction work on the said property in accordance with the revised plan bearing No. ANP / NRV / BP / 2013-14/1058/ 8356-100 dated 18.12.2013 and have further disclosed that as stated hereinabove, the revised permissions, sanctions and modifications will be obtained by the Promoters from time to time during the

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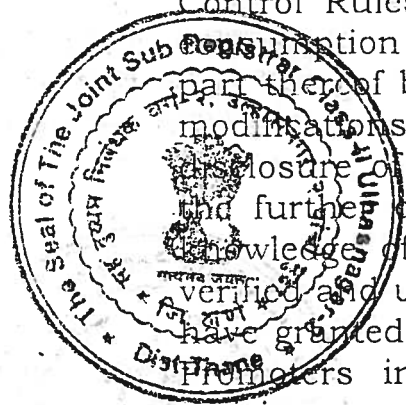
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course of construction and till the completion of the entire scheme of construction and the Promoters will proceed with the construction work on the said property.

(ii) they have intended to avail the maximum potentiality of transferable development rights, staircase floor space index and permitted increases along with enhancement if floor space index from time to time as per the Development Control Rules of the Ambernath Municipal Council and to use, utilize on the said property and to have the consumption and exploitation of the maximum potential of the floor space index on all grounds as permissible under law.

(iii) that they have prior to the purchaser acquiring the Apartment /unit in the scheme of construction, clearly disclosed to the Purchaser the nature and scope of construction, the land affected by roads and reservations, the floor space index already used by the previous developers for constructing certain buildings on the said property, the balance unused, unconsumed and available floor space index of the entire property along with maximum potentiality of transferable development rights, staircase floor space index and permitted increases on all grounds as may be granted by the Ambernath Municipal Council under the Development Control Rules on the said property and its utilization and



consumption by the Promoters on the said property and every part thereof by way of further revised sanctions, alterations, modifications and renewals from time to time and such clear disclosure of the scheme of construction and the nature of the further expansion is clearly brought to the notice and knowledge of the purchaser and the Purchaser has seen, verified and understood the same and in confirmation thereof have granted his/her express and irrevocable consent to the Promoters in their endeavor of exercising the rights of

revision, expansion and modifications in the building plans and permissions as recited hereinabove and availing and acquiring maximum potentiality of floor space index as may be sanctioned by the Ambernath Municipal Council on the said property and constructing additional buildings and/or floors on the said property from time to time and with such express and irrevocable consent, the Purchaser has agreed to enter into this agreement.

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they have also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme

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of construction of the entire property and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoter herein and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

26. The Promoters have clearly brought to the knowledge and notice of the Purchaser herein that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work of Buildings as presently sanctioned under the building permission granted by the municipal council on the amalgamated property described in the Schedule hereunder written and that the Promoters have further brought to the notice and knowledge of the purchaser herein that the club house, health club, recreational facilities and other common facilities of the present housing scheme will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on the properties described herein as well as other amalgamated properties and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities and other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and shall assure that such above covenant shall always remain binding upon him and also the Promoter has clearly brought to the knowledge of the purchaser that they intend to get the said sanctioned plans and specifications modified, revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index, permissible increases and incentives in floor space index to be used and utilized on the said property as may be granted and approved by the Municipal Council from time to time and



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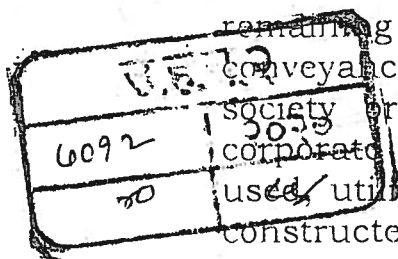
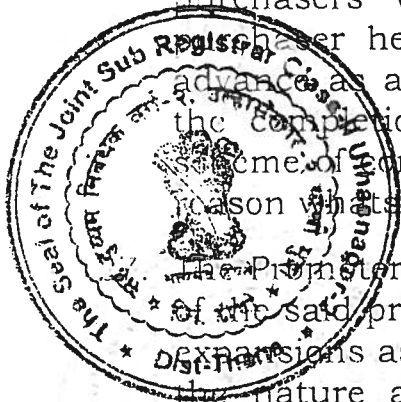
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further the Promoters have given the clear inspection of such plans and specifications to the Purchasers herein as regards the existing sanctioned buildings, and the proposed annexed multi-storied buildings or otherwise touching the existing constructed buildings and also further expansion in buildings to be constructed on the said property as permitted by the Municipal Council by way of further amalgamation, expansion thereto and the Purchaser has gone through the said plans as well as the proposed plans including provision of annexed buildings, touching the existing constructed buildings further expansions and do hereby admit, acknowledge and confirm the said fact of construction of additional buildings, annexed buildings, expansion of buildings on the said property by revision and modification in the plans and designs and have accordingly granted his / her express and irrevocable consent to the Promoters for the same and shall not raise any objection and/or hindrance for construction of such buildings by the promoter. It is further brought to the notice of the Purchaser and it is clearly clarified that in case the Promoter do not amalgamate the said adjacent properties and acquire the same for development, then also the Promoter is well and sufficiently entitled to grant the facilities and rights to the other purchasers of adjacent properties to avail, use, utilise and enjoy the recreation facilities of the said "Sarvodaya Nagar" and the Purchaser herein along with the other purchasers will not raise any objection for the same. The Purchaser herein agree and assure to pay the corpus fund in advance as and when demanded by the Promoter irrespective of the completion of the above amenities and facilities and the same of construction and will not be withhold the same on any reason whatsoever.

The Promoters have also shown to the Purchaser the entire layout of the said property along with the amalgamation of lands, further expansions as well as future amalgamation and extension thereto, the nature and extent of the land to be handed over to the concerned authorities on account of set back, reservations etc., as well as the potentiality of floor space index to be used on the remaining land and in such eventuality the transfer and conveyance of the land in favour of the cooperative housing society or condominium of apartment owners and / or any corporate body will not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed thereon and the Purchaser is fully aware of the same and

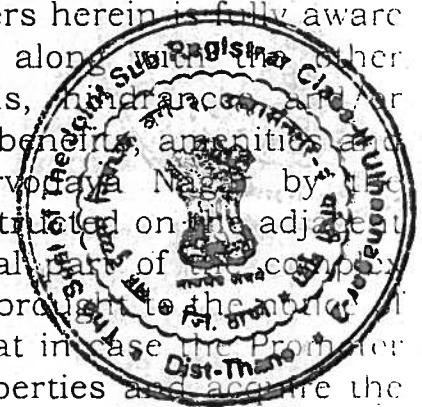


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have accordingly granted his / her express and irrevocable consent for the same.

28. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the Apartments / shops purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner. The promoter has also clearly brought to the notice of the purchaser herein that he or his nominees has intended to acquire the development rights of the adjacent land and other abutting and appurtenant lands thereto and in the course of construction may amalgamate such adjacent lands and/or other lands with the present lands under development and in such event all the infrastructural benefits of the present land and the complex known as "Sarvodaya Nagar" will be shared, utilized, used and enjoyed by the flat purchasers of the adjacent buildings and the purchasers herein is fully aware of the same and the purchaser herein along with the other purchasers will not raise any objections, hindrances or any obstructions for such use of the common benefits, amenities and infrastructural facilities of the said Sarvodaya Nagar by the flat/unit purchasers of the buildings constructed on the adjacent land and the same shall form an integral part of the complex known as "Sarvodaya Nagar". It is further brought to the notice of the Purchaser and it is clearly clarified that in case the Promoter do not amalgamate the said adjacent properties and acquire the same for development, then also the Promoter is well and sufficiently entitled to grant the facilities and rights to the other purchasers of adjacent properties to avail, use, utilise and enjoy the recreation facilities of the said "Sarvodaya Nagar" and the Purchaser herein along with the other purchasers will not raise any objection for the same and the Purchaser has granted his / her express and irrevocable consent for the same.



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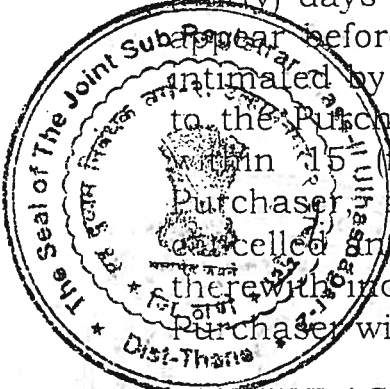
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29. It is agreed and understood that as the scheme of construction and its expansion and future extension involves various phases during the possession of the first phase, the common amenities and infrastructural facilities, garden and other amenities thereto may be ready and functional for use and utilization and on that ground the Purchaser herein along with the other purchasers shall not object for payment of any charges, funds and deposits as applicable thereto and as agreed herein and further the Purchaser shall also pay the monthly maintenance charges and other outgoings regularly and shall not withhold the same on that ground or any other ground whatsoever.

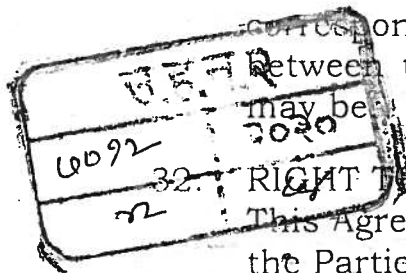
30. BINDING EFFECT

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



31. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexure, 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, correspondence, arrangements whether written or oral, if any, between the Parties in regard to the said premises as the case may be.



32. RIGHT TO AMEND

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

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33. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

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 Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

34. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchasers of the Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises of the Project.

36. FURTHER ASSURANCES

The Parties herein 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.

37. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the



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execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

38. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
39. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

MR. KUMAR MURUGAN

SMT VADIVALAKI MURUGAN

**ADD: 123/5, Central Railway Colony Wenden Avenue Road
Mali Chawl, Matunga Chawl, Mumbai 400019**

Notified Email ID: _____

Promoter name - Thalia Investment Pvt Ltd.

Address: Sarvodaya Nagar, Building No.1,
Chikholi, Ambarnath (W).

Notified Email ID: infosarvodayanagar@gmail.com

It shall be the duty of the Purchaser and the promoter to inform each other their address, email ID or any change in address or email ID 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 or the Purchaser, as the case may be.

JOINT PURCHASERS

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser 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 Purchasers.

41. Stamp Duty and Registration and statutory taxes and levies:-
The charges towards stamp duty and Registration of

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this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone.

42. 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 Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
43. 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 Civil Courts will have the jurisdiction for this Agreement
44. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE
Description of the property

ALL those pieces and parcels of land lying being at village Chikim Taluka Ambernath, Dist- Thane, within the limit of Ambernath Municipal Council bearing Survey No. 128, Hissa No. (Part) admeasuring 2 Hector 68 Are 0 Prati, Survey No. 129, Hissa No. admeasuring 4 Hector 27 Are 0 Prati, Survey No. 130, Hissa No. admeasuring 0 Hector 65 Are 0 Prati and Survey No. 128, Hissa No. admeasuring 0 Hector 41 Are 0 Prati totally aggregating to 80,125.135 sq. mts and bounded as follows:

- On or towards East : Survey No. 112 and 143
On or towards West : Survey No. 127 and 130
On or towards North : Jambhul road
On or towards South : Survey Nos. 140/4 and 2



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deducting therefrom an area admeasuring 13685.60sq.meters (as per the latest sanctioned revised plan) is affected by reservations comprising of proposed road, Play Ground and amenity space.

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THE SECOND SCHEDULE OF THE PROPERTY:

Flat bearing No. **702** on **7th** floor, admeasuring **46.57**sq.mtrs carpet with attached balconies admeasuring - **5.66** sq.mtrs (proposed to be enclosed) and attached terrace admeasuring - sq.mtrs of Building No. **23** known as "**PARSHWANATH**" in wing **B** in the scheme of construction known as **Sarvodaya Nagar**, together with the right to use, occupy and possess the area of flower beds, dry balconies, Ornamental Projection, niches if any situate at village Chikhloli, Taluka Ambarnath, District Thane bearing Survey Nos. 128/1P, 129/1, 129/5, 129/6, and as shown on the floor plan thereof hereto annexed.

ANNEXURE - A Copy of Title Report

ANNEXURE -B Copy of extract Village Forms VII

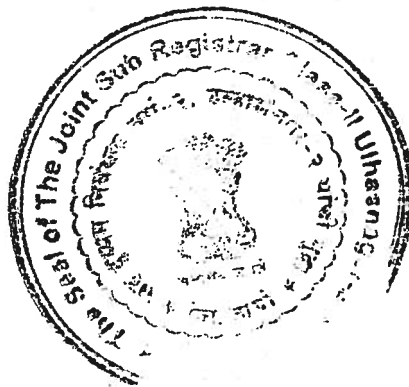
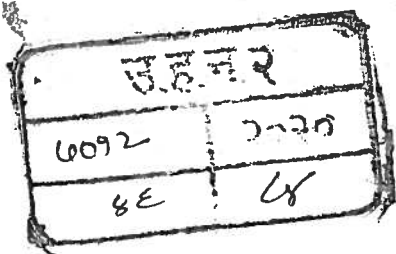
ANNEXURE -C Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project

ANNEXURE -D copies of the Floor plans as approved by the concerned local authority

ANNEXURE - E Specification and amenities for the Premises,

3. *Dunag*

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IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED
by the within named Promoters
M/s. Thalia Investment Pvt Ltd
through its Authorised Signatory

PRAFUL M. SHAH

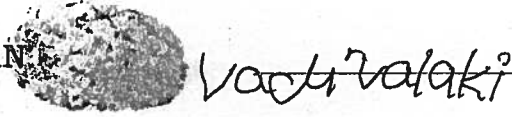


SIGNED & DELIVERED
by the within named Purchaser/s

MR. KUMAR MURUGAN



SMT VADIVALAKI MURUGAN



WITNESS:

1 Rohit Gambhirrao



2 Anil Bhoir



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RECEIPT

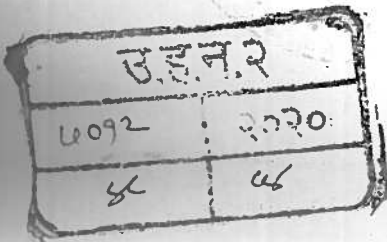
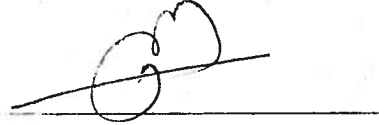
Received a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) from time to time prior to execution of this agreement in the following manner

Date	Cheque No.	Amount	Bank
26.08.20	508950	50000/-	Syndicate/-

From the purchaser herein as and by way of advance / part consideration.

I say received Rs. 50,000/-
M/s. Thalia Investment Pvt Ltd
Through its Authorized Signatory

PRAFUL M. SHAH



ANNEXURE - A

S. V. Tarte

B. Com. LL.B.
Advocate & Notary

Arhant Puja CHS Ltd., Ground Floor,
Nr. Tane Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313285

TITLE CERTIFICATE

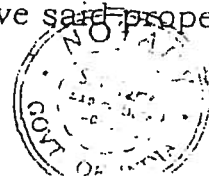
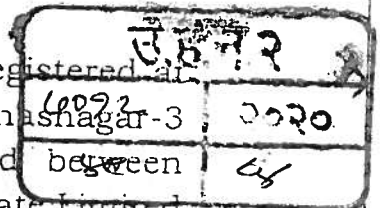
To,

M/s.Thalia Investment Pvt. Ltd.
502,Abhinandan, Sarvoday Nagar,
Mulund (w), 400 080.

All those pieces and parcels of Non Agriculture amalgamated piece of land lying, being and situate at village Chikhholi, Taluka Ambernath, District Thane bearing Survey no.128 Hissa no.1(part) admeasuring 2 Hector 68 Are 0 Prati, Survey no.129 Hissa no.1 admeasuring 4 Hector 27 Are 0 Prati, Survey no.129 Hissa no.5 admeasuring 0 Hector 65 Are 0 Prati and Survey no.129 Hissa no.6 admeasuring 0 Hector 41 Are 0 Prati totally admeasuring 80,125.135sq.mtrs. belonging to Vishranti Co-operative Housing Society Limited as per records of village form No. 7/12.

Read:

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Agreement dated 16.06.1991 executed between Vishranti Co-operative Housing Society Limited and Abraham Sekhar Engineers & Constructions Private Limited.
4. Building Permission granted by the Ambernath Municipal Council bearing No. ANP/NRV/1294-75 and ANP/NRV/BP/1295-77 both dated 19.11.1993.
5. Permission for conversion of land to non- agricultural use granted by Collector Thane bearing No. REV/K-1/T-7/NAP/SR-68/93 dated 24.08.1994.
6. Agreement for Development dated 28.05.2009 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under sr. No. 2048/2009 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor and M/s. Thalia Investment Private Limited as the Assignee and Vishranti Co-operative Housing Society as the Owner Society in respect of the land admeasuring 26,642sq. metres at sector-II out of the above said property.



ANNEXURE - A

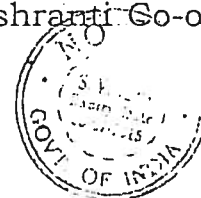
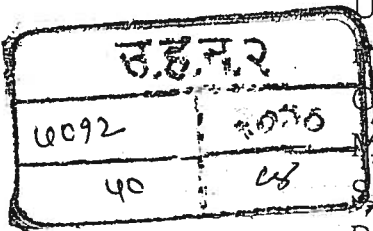
S. V. Tarte

B. Com. LL.B.

Advocate & Notary

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone : 2820491 Mob : 9821313285

7. Power of Attorney dated 28.05.2009 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under sr. No.2049/2009 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor and M/s. Thalia Investment Private Limited as the Assignee and Vishranti Co-operative Housing Society as the Owner Society in respect of the land admeasuring 26,642sq. metres at sector-II out of the above said property.
8. Agreement for Development dated 15.10.2010 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under Sr. No.4108/2010 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor and M/s. Thalia Investment Private Limited as the Assignee and Vishranti Co-operative Housing Society as the Owner Society in respect of the land admeasuring 13,938sq.metres at sector-II out of the above said property.
9. Power of Attorney dated 15.10.2010 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under Sr. No.4109/2010 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor and M/s. Thalia Investment Private Limited as the Assignee and Vishranti Co-operative Housing Society as the Owner Society in respect of the land admeasuring 13,938sq.metres at sector-II out of the above said property.
10. Building permission granted by the Ambernath Municipal Council bearing No.ANP/NRV/BP/09-10/872/1817-80 dated 21.01.2010.
11. Part completion certificate granted by the Ambernath Municipal Council bearing No.ANP/NRV/11-12/1432 dated 31.03.2012.
12. Agreement for Development dated 11.12.2013 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under Sr. No.7707/2013 on 13.12.2013 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor no.1, Mr.Abraham Sekhar as the Assignor no.2, Mrs.Sheila Sekhar as the Assignor no.3 and M/s. Thalia Investment Private Limited as the Assignee and Vishranti Co-operative



ANNEXURE - A

S. V. Tarte

B. Com. LL.B.

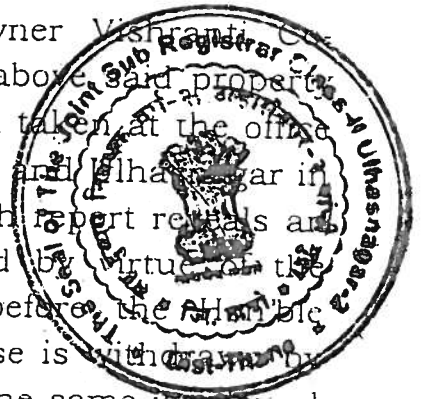
Advocate & Notary

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313285

Housing Society as the Owner Society in respect of the land admeasuring 39,545.135sq.metres of sector-I out of the above said property.

- 13. Power of Attorney dated 11.12.2013 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under Sr. No.7708/2013 on 13.12.2013 made and executed between Abraham Sekhar Engineers & Constructions Private Limited as the Assignor no.1, Mr.Abraham Sekhar as the Assignor no.2, Mrs.Sheila Sekhar as the Assignor no.3 and M/s. Thalia Investment Private Limited as the Assignee and Vishranti Co-operative Housing Society as the Owner Society in respect of the land admeasuring 39,545.135sq.metres of sector-I out of the above said property.
- 14. Building permission granted by the Ambernath Municipal Council bearing .No.ANP/NRV/BP/13-14/1058/8326-100 dated 18.12.2013.
- 15. Search Reports issued by Shri G.H.Jagtap.

I have investigated the title of the Owner Vishranti Co-operative Housing Society Limited to the above said property and I have gone through the search report taken at the office of Sub - Registrar of Assurances at Kalyan and Ulhasnagar in respect of the said property and the search report reveals an entry as regards the lis - pendency filed by virtue of the compliant bearing case No.1 of 2007 before the Hon'ble Cooperative Court, Thane and the said case is withdrawn by the Disputant on 11.04.2008 and further the same is allowed by the Hon'ble Co-operative Court and except the above entry there are no other entry which may fall in the category of encumbrances over the said property and on the above observation I am of the opinion that the title of the owner society to the said property is clear, marketable and free from reasonable doubts and encumbrances and the owner terms and conditions of the orders, permissions and sanctions as recited hereinabove.



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M/s.Thalia Investment Pvt. Ltd. by and under the abovementioned agreements acquired the development rights



ANNEXURE - A

S. V. Tarte

B. Com. LL.B.
Advocate & Notary

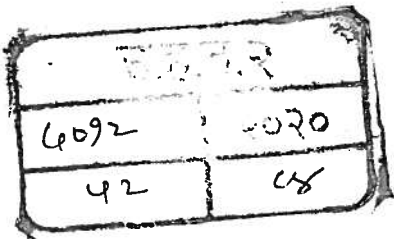
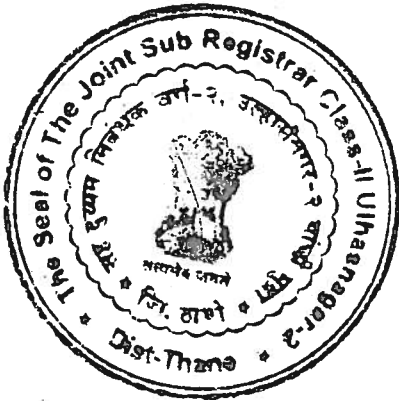
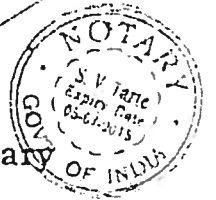
Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone : 2820491 Mob : 9821313285

of all abovementioned properties and in pursuance to the powers and authorities vested under the said agreement they have got the plans sanctioned from Ambarnath Municipal Council.

It further appears that in accordance with the terms and conditions of above referred agreements as well as the permissions, sanctions and approvals and further renewals to be obtained from time to time and subject to terms and conditions therein contained and subject to what is stated hereinabove M/s. Thalia Investment Private Limited is well and sufficiently entitled to develop the said property and to sell the flats/shops/units therein constructed to any intending purchasers.

Dated : 07/07/2014

(S.V.TARTE)
Advocate & Notary



ANNEXURE - E

Amenities for Building

- Lift from leading manufacturer
- Fire Fighting equipment
- Entrance lobby
- Lift lobby on each floor
- Invertor backup for common area lighting, Lift

Internal Amenities

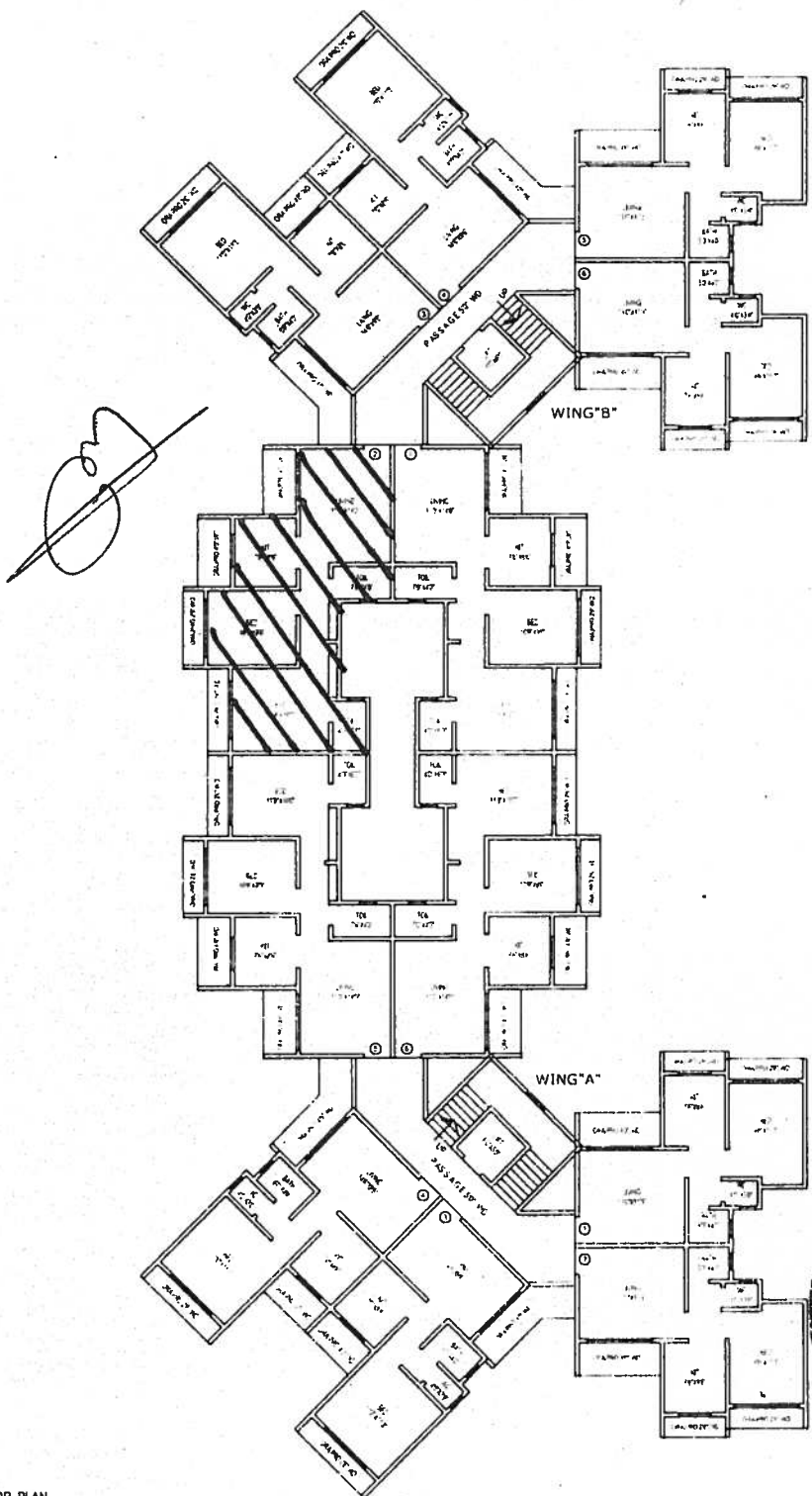
- Vitrified flooring in all room,
- Kitchen : granite platform with stainless steel sink, With full kitchen wall tiles above platform,
- Bath/ wc : concealed plumbing with exclusive upper fitting, exclusive full tiles in bath & wc,
- Electrical : concealed wiring with exclusive fittings,
- Provision for telephone & tv connectivity in living and master bedroom
- Powder coated sliding windows with reflective glass,
- Decorative main door with quality fittings,



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ANNEXURE - D

BLDG-23
PARSIWANATH



FIRST TO SEVENTH FLOOR PLAN

NAME OF PURCHASER	SHRISRI Kumar Mungan Vadivalad Mungan
WING	B
FLOOR	7th
AREA	46.55 SQMT

PURCHASER SIGN
Kumar Mungan

NAME OF ARCHITECT
RACHANA ARCHITECTS

र.ह.न.र.
0092 2020
4e 28



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 P51700007690

Project: Sarvodaya Nagar Sector 1, Plot Bearing / CTS / Survey / Final Plot No.: S NO 128 H NO 1 PT, S NO 129 H NO 1, S NO 129 H NO 5, S NO 129 H NO 6 at Ambarnath(M Cl), Ambarnath, Thane, 421505;

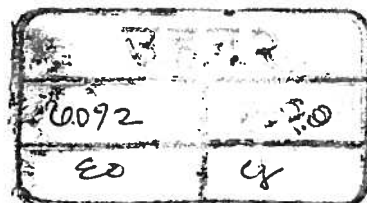
1. Thalia Investment Private Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - 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 17/08/2017 and ending with 31/07/2024 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: 8/11/2017 7:07:04 PM

Dated: 17/08/2017
Place: Mumbai



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





अंबरनाथ नगरपरिषद, अंबरनाथ



जावक क्रमांक / अं.न.प./नरवि/बां.प./१३-१४/७०५८ (329)
अंबरनाथ नगरपरिषद कार्यालय.
अंबरनाथ. दिनांक : १८/१२/२०१३

प्रति.

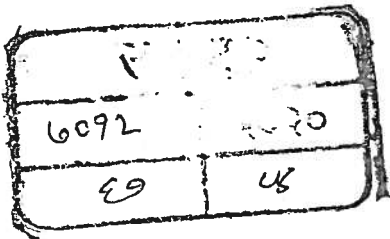
मे. विश्रान्ती को.ऑप.ही.सो.चे कु.मु.प.धा. मे. अब्राहम शेखर इंजिनिअर्स अॅण्ड कन्स्ट्रक्शन प्रा.ली. चे भागीदार श्री. अब्रॅहम शेखर व शिला शेखर यांचे कु.मु.प.धा. मे. धालिया इन्व्हेस्टमेंट प्रा.लि.चे डायरेक्टर श्री. प्रफुल्लें मण्नीलाल शहा द्वारा- मे. रचना आर्किटेक्टस्/ मे. निर्माण आर्किटेक्टस् डॉवीवली

विषय : मोजे : धिखलोली ता. अंबरनाथ येथील स. नं.१२८ हि.नं.१ व., १२९ हि.नं.१,५,६.या भूखंडावरील सुधारित बांधकाम परवानगी मिळण्याबाबत
संदर्भ : आपला दि.२९/०५/२०१३ चा अर्ज क्र १४९९१.

मे. रचना आर्किटेक्टस्/ मे. निर्माण आर्किटेक्टस् डॉवीवली यांचे मार्फत सादर केलेला अर्ज.महाराष्ट्र प्रादेशिक व नगर रचनाअर्धिनियम १९६६ चे कलाम ४५ अन्वयां मोजे : धिखलोली ता. अंबरनाथ येथील स. नं.१२८ हि.नं.१ व., १२९ हि.नं.१,५,६ क्षेत्र ७६५००.०० चौ.मी. पैकी (क्षेत्र २८९४९.६३ चौ.मी. (सेक्टर १+ १अ+२पार्ट) परतापीत + अरतीच्यातील क्षेत्र २७१९७.०२ चौ.मी.(सेक्टर २) = ५५८४६.३५ चौ.मी.) भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद अर्धिनियम १९६५ चे कलाम १८९ अन्वये बांधकाम करणासाठी केलेल्या दि.०३/१२/२०१३ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत वरिष्ठा रंगाने दुरुस्ती दाखविल्याप्रमाणे सेक्टर -२ विल्डींग नं.२ते७,१०,१३,१४ (अस्तित्वातील) सेक्टर १- विल्डींग नं १तळवे. +चार मजले, २, स्टील्ट + सात मजले, ३, तळमजला ४ तळ + पहिला, रो-हाऊस (बंगला)१,४ते ८,१० ते १५ तळमजला, २,३,९ तळ+पहिला मजला, सेक्टर १ अं- विल्डींग नं.१७,१८- तळ मजला पे. + सात मजले,१९ ते २३- स्टील्ट +सात मजले सेक्टर २ सुधारित विल्डींग नं. - १,८,९,१२,१५,१६,तळ मजला पे. + सहा मजले, दहाव हाऊस, विल्डींग नं.११ स्टील्ट +सहा मजले राहणासाठी, यादे मिनीच्या इमारतीच्या बांधकामाबाबत, सुधारित बांधकाम परवाना/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

अर्दी :-

- ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नवनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नवनीकरण फक्त तीन वर्ष करता येईल. या मुदतत बांधकाम पूर्ण करणे आवश्यक आहे. नवनीकरण करताना किंवा नवीन परवानगी घेतांना त्याथेडी प्रतिबंधित आलेल्या नियमांचा व निषेधित विकास आराखड्याच्या अनुशंगाने छाननी करण्यात येईल.
- रंगाने केलेल्या दुरुग्या आपल्यावर बंधनकारक राहतील.
- जे. जिल्हा निकाषे ठाणे, पांजकडून बांधकाम घालू करावयाचे अगोदर विनरोती परवानगी घेण्याची जबाबदारी घ्याव्यात व विनरोतीच्या परवानगीची एक सव्य प्रत काम सुरू करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिल.
- बांधकाम पूर्ण झाल्यापुढी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- परवानगी आल्यानंतर मालकीच्या कबजातील जमिनी ध्वितिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देणे.
- बांधकाम संपल्यानंतर वास्तुशिल्पकारांचे, मजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.
- भूखंडाचे रद्दीत भोक्ता सांडावपाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.



१२. नकाशात दाग्यांयल्ल्या गाळ्यांच्या संग्रामध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.

१३. नवीन इमारतीस मंजूर नकाशा प्रमाणे सॅप्टीक टँक पाहिजे व सॅड्याम भविष्य काळात जवळच्या मलनिस्सर्जन नलिकेस स्वयंपूर्ण नगरपरिषद अमिष्यता यांचे परवानगीने जोडणे आवश्यक राहिल. सॅप्टीक टँक कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.

१४. सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वयंपूर्ण नगरपरिषद अमिष्यता यांचे प्रसंतीप्रमाणे सांड्याचे लागेल सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय घापर परवाना देण्यात येणार

३.३.१.१

१५. बांधकामाचे मटेरीयल रक्यावर टाकापयाचे इंग्ल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल त्याकरिता नियमाप्रमाणे लागणारी रक्कम (व डॅड इंग्ल्यास त्या रकमेवरील) भरायी लागेल.

१६. बांधकामाच्या वेळी निरूपणेगी माल (मटेरीयल) नगरपरिषद सांगित त्या ठिकाणी स्वयंपूर्ण नगर टाकला पाहिजे.

१७. बांधकामाच्या समोवतळी, टोचलेल्या रक्या जागेत कमीत कमी १) अशोक २) गुलमोहर ३) निलगिरी ४) करंज इ. वैकी एकूण ढहा इंग्ल्या लायून त्यांची जाग्यांना केली पाहिजे तसेच सध्या अस्तित्वात असलेली इंग्ल्या टोचण्यापूर्वी परवानगी घेणे बांधकामकारक आहे.

१८. नकाशात दाग्यांयल्ल्याप्रमाणे-बांधकामाचा फक्त रद्दाणे/ बाणिज्य / शैक्षणिक औद्योगिकसाठी उपयोग करावा.

१९. नागरी जमीन कालास मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बांधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपल्यावर राहिल.

२०. जागेतून किंवा जागे जवळून अनिदाय विपुतपाहिती जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे.

२१. जागा मर्यादा किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.

२२. बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम परवानगी नियोजित रक्याप्रमाणे दिली असल्यास त्या रक्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्येप्रमाणे करून जाडूल तसा रस्ता कोडू पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.

२३. जागेत जून भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.

२४. मदार जागेतून पाण्याचा नैसर्गिक निघरा होत असल्यास तो इकडील परवानगी शिवाय बळवू अथवा बंद करू नये.

२५. मदार प्रकरणी चुकीची अपूर्ण माहिती दिली असल्यास मदार बांधकाम परवानगी रद्द करणेत येईल.

२६. मदार जागेत विहीर असल्यास इकडील परवानगी शिवाय बुजवू नये.

२७. बांधकाम पूर्ण झाल्यावर विण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा विण्याच्या पाण्यासाठी नगरपरिषद रक्मी घेणार नाही.

२८. मदार जागेत बांधकाम करण्याबाबतचा पुर्वीचा परवाना अरोल तर तो या द्वारे रद्द झाला असे समजावे.

२९. गटाराचे व बाथसाच्या पाण्याचा निघरा कोणत्याही नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधायत.

३०. बांधकामासाठी व विण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही. न्यासाठी सोअरचेलचे काम करावे लागेल.

३१. 'सुरक्षासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार वेळ्याखेरीज घापर परवाना मिळणार नाही.

३२. मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रक नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम/ घापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दगळपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु.५०००/- दंड होऊ शकतो.

३३. इमारतीच्या मोकळ्या आकारात कपरा कुडीची व्यवस्था करावी.

३४. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा कमांक / दिनांक आणि इतर माहिती लिहून फलक लावणे

३५. वृत्तमुख्यत्वार पत्र धारक / भाडेकरू / गाळेधारक/ मुळ मालक बांधकाम काही वाद निर्माण झाल्यास त्या बाबतीत जबाबदारी वास्तुशिल्पकार / विकासकर्ता यांचेवर राहिल.

३६. मॅट्रीकधी किमान उंची तुळईच्या अधःस्तार्याली २.४ मी. असायी व ती चतूःबाजूने खुली असणे व ती कोणत्याही परिस्थितीत घट्टीत नसावी.

३७. विषयाधिन जागेवरील बांधकाम करताना आय एस १३९२०-१९९३ मुकंपरोधक आर सी सी कोडानुसार घटकांचे नियोजन आहताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्यांचे वेरग्रेझीग्राली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार / विकासकर्ता यांचेवर राहिल.

३८. महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१ (३) नुसार मुंबई महानगर पंचायत विभाग प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन घापर या बाबतचे अधिकारतास आधारीत नसावी व त्याबाबत देण्यात येत आहे.

३९. बांधकाम साहित्यात फ्लाय अॅश विटा व फ्लाय अॅश आधारीत साहित्याचा घापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बांधकामकारक राहिल. बाबाघत वास्तुशिल्पकारांचे प्रमाणपत्र सादर न केल्यास इमारतीत भोगघटा प्रमाणपत्र दिले जाणार नाही.



उद्देजर

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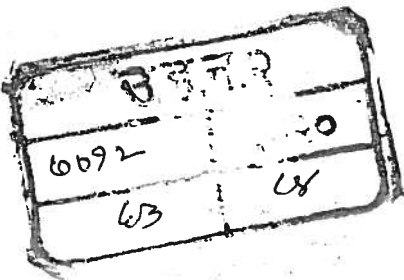
१. जर भूखंडाचे क्षेत्रज्ञान व दृष्टीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल.
२. जागाच्या मानकीय रकमाचाचन / यद्दीयाटीचाचन बाद निर्माण झाल्यास त्याची सर्वस्यी जबाबदारी विकासकतां / कृ.सू.प्र.धारक / जमिन मालक यांची राहिल.
३. इमारतीभांडी बसविनी जाणारी लिफ्ट किंवा ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी तसेच तीची यंत्रयंत्रां सुरक्षिततेचे दृष्टीने तपासाणी करण्यात यावी.
४. नैसर्गिक पावसाळी पाण्याचा थापर करणारासाठी रूफवॉटर हार्व्हरटिंग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रूफ टॉपचे पायमाळी पाणी जमिनीमध्ये जिरलेल अशा पध्दतीने खड्डा घेवून पाडूप व्यपस्था करणेत यावी. जेणेकरून पायसाचे पाणी याहून थापा जाणार नाही व ते जमिनीमध्ये गुरेल.
५. मठर इमारत बांधकामामुळे काही युक्ष बाधीत होत असल्यास युक्ष अधिकारी यांचा विहित पध्दतीने परवाना प्राप्त करून त्याचे आदेशाप्रमाणेच युक्षतोडीनेमठर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.
६. प्रत्येक मजला व प्रत्येक विंगामध्ये फायर एक्स्टिंग्विशर बसवावे.
७. इमारतीच्या टॉयलेटमध्ये लो यॉल्यूम.फ्लाश सिरटमचा थापर करण्यात यावा.
८. नगरपरिषदेच्या निर्देशानुसार सौरउर्जा उपकरणे बसविणे आपणांचेर बंधनकारक राहिल.
९. अग्निशामन अधिकाऱ्यांचा ना हरकत दाखला घेणे आपणांचेर बंधनकारक राहिल.
१०. माफा कायदानुसार मा. सुप्रिम फांट निर्णयानुसार स्टिल्ट धिकता घेणार नाही.
११. सदर्निका धिकताना माफा कायदानुसार कापेट क्षत्रावर धिकी करण्यात यावी.
१२. थापर परवाना घेतल्याशिवाय तेंथे रतिथीस थापर वेग्ल्यास संपूर्ण इमारत अनधिकृत ठरवून पापटी टॅक्सवर दुपट वद आकारण्यात येईल.
१३. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या गुल्यावर उपकर १% नगरपरिषदेमाफत शासनास ३० दिवसांच्या आत भरणे आपणांस बंधनकारक राहिल. अन्यथा दिलेले परवानगी रद्द समजण्यात येईल.



सहायक नगररचनाकार,
अंबरनाथ नगरपरिषद,
अंबरनाथ.

मुख्याधिकारी तथा नियोजन प्राधिकारी,
अंबरनाथ नगरपरिषद,
अंबरनाथ.

पत्र : १) मा. धरिष्ठ नियोजक, मुंबई महानगर प्रदेश
विकास प्राधिकरण, ठाणे,



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क्र. महसुल/अक्षा-१/टे-७/एनएचपी-एतआर-६८/२३
जिल्हाधिकारी कार्यालय, ठाणे
दिनांक २४/८/१९२४

वाचने:-

- १] मेसर्स विधाती को. ऑ. होलिंग तोतापली यांचा दि. ६/३/२४, १२/५/२४ व २६/७/२४ चा अर्ज.
- २] तहसिलदार उल्हासनगर यांचा जववाल जा.क्र. महसुल/अक्षा-१/टे-१/एचपी-१७२२ दि. २२/११/२३
- ३] प्रादेशिक अधिकारी ठाणे यांचेकडील आदेश जा.क्र. टीएनपी/एतआर/२०३८ दि. १०/११/२४
- ४] तहसिलदार जिल्हाधिकारी ठाणे विभाग ठाणे यांचेकडील आदेश जा.क्र. एनएफ/एतआर-६५१ दि. १०/२/२८
- मुळ्याधिकारी अंबरनाथा नगरपालिका परिषद अंबरनाथा यांचेकडील आदेश जा.क्र. अनपा/नरवि/१९२४/७२ दि. १२/११/२३.
- अंबरनाथा नगरपालिका परिषद अंबरनाथा यांचेकडील आदेश जा.क्र. अनपा/नरवि २४-२५ /४८३ दि. २२/७/२४



आदेश:-

ज्या अर्जात मेसर्स विधाती को. ऑ. होलिंग तोतापली लि. रा. विठालोली ता. उल्हासनगर जि. ठाणे यांना ठाणे जिल्ह्यातील उल्हासनगर तालुक्यामधील मोजे चिखामोली या ठिकाणी भूमापन क्र. /स.नं. १२८ दि.नं. १ पे., १२९/१३ १२९/५३ मधील आपल्या मालकीच्या जमिनीतील ७४५००=०० चौ.मी. रकमेचा जागेचा जागेवैकी अंबरनाथा नगरपालिका परिषद यांनी मंजुरी दिल्याप्रमाणे ७३०२६=०० चौ. मी क्षेत्राची रहिवाश या बिगर शेतकी प्रयोजनांसाठी वापर करण्याची परवानगी मिळवण्याबाबत अर्ज केला आहे.

त्या अर्जात ज्ञाता महाराष्ट्र जामिन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निधीत करण्यात आलेल्या अधिकाऱ्यांचा वापर करून उक्त जिल्हाधिकारी यादारे मेसर्स विधाती को. ऑ. होलिंग तोतापली लि. रा. विठालोली तालुका उल्हासनगर यांना तालुका उल्हासनगर मधील चिखामोली येथील स.नं. १२८ दि.नं. १ पे., १२९/१३, १२९/५३ मधील ७३०२६=०० चौ.मी. रकमेचा जागेचा जागेवैकी अंबरनाथा नगरपालिका परिषद यांनी मंजुरी दिल्याप्रमाणे ७३०२६=०० चौ. मी क्षेत्राची रहिवाश या बिगर शेतकी प्रयोजनांसाठी वापर करण्याची परवानगी मिळवण्याबाबत अर्ज केला आहे.

त्या अर्जात ज्ञाता:-

- १] ही परवानगी अधिनियम व त्याबाबती केलेले नियम पार पाडलेली आहेत.
- २] अनुसूचातील व्यक्तीने [गन्दीने] अर्जा जमिनीचा वापर करण्यासाठी किंवा अन्य वास्तुकारणाचा उपयोग, उक्त जामिनीचा वापर करण्यात येण्यास परवानगी देण्यात आली असेल त्या प्रयोजनांसाठी केवळ केला पाहिजे. आणि त्याने अर्जात जमिन किंवा तिचा कोणताही भाग किंवा अर्जात अर्जात यांचा अंतर कोणत्याही प्रयोजनांसाठी जिल्हाधिकारी ठाणे यांच्याकडून अर्जा अर्जाची आगावू क्षेत्र लेकी परवानगी मिळविल्याशिवाय वापर करता कामा नये. हमारतीच्या वापरावस्तु जामिनीचा वापर अर्ज ठरविण्यात येईल.
- ३] अर्जा परवानगी देणा-या प्राधिकार्याकडून अर्जा मंजुरीसाठी किंवा त्याचे कोणत्याही उपभागांत वापर करता येईल.



७०९२	
६४	२०२०
६४	६४

४) अनुज्ञाग्राही व्यक्तीने (अ) जिन्हाधिकारी व संबंधित नगरपालिका प्राधिकरणा वरि समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूभाषण विभागाकडून अशा भूखंडाची मोजणी व त्याचे सिमांकन करून ती जमिन या आदेशाच्या तारखेपासून एक वर्षाच्या अति मंजूर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रितीने ती जमिन विकसित केली जाईपर्यंत त्याने त्या जमिनीची कोणात्याही रितीने विल्हेवाट लावता कामा नये.

५) अनुज्ञाग्राही व्यक्तीस असा भूखंड विकास असेल किंवा त्याचे इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशांत आर्हण तनदीमध्ये नमुद केलेल्या शर्तये पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादीर निष्पादीत केलेल्या विल्हेवात तसा ठास उल्लेख करणे हे त्याचे कर्तव्य असेल.

६) यासोबत जोडलेल्या रूपा आराखड्यांत आणि/किंवा इमारतीच्या नकाशांत निर्दिष्ट केलेल्याप्रमाणेच इतक्या जोते होश्यावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. तदर भूखंडातील नकाशांत दर्शविल्याप्रमाणेच उर्वरित होश्या विना बांधकाम मोकळे होडले पाहिजे.

७) प्रस्तावित बांधकाम हे नकाशांत दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

८) प्रस्तावित इमारत किंवा कोणातेही काम (जलत्यास) पांच्या बांधकामास सुरवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रन्दीने) नगरपालिका/महानगरपालिका वरि बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळावणे हे अशा व्यक्तींवर बंधनकारक असेल.

९) अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशांत दर्शविल्याप्रमाणे तिनमांसक मोकळे अंतर (ओपन मार्जिनल डिस्टन्सेस) सोडले पाहिजे.

१०) या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनासाठी वापर करण्यास सुरवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर तो गोष्ट अनाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.



११) अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनार्ष वापर करण्यात आला असल्यास सुरवात केली असेल आणि किंवा ज्या दिनांकात त्याने अशा जमिनीचा वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत जिल्हातनगर तहसिलदारात कळविले पाहिजे. जर तो असे करण्यात येऊन महासुद्धा जमिन महसूल (जमिनीच्या वापरातील बदल व बिगरशेतकी प्रयोजनां) मधील नियम ६ अन्वये तपासण्यावर कार्यवाही करण्यात आली असेल तर तो दिनांक अनाहिदा ठरेल.

१२) अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा त्या प्रयोजनार्ष वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्ष त्या जमिनीचा वापर करण्यास प्रारंभ - करून घ्याव्यात तदर अनुज्ञाग्राहीने त्या जमिनीच्या तंबंधात दर चो. मी. दराने ०.०२ या दराने बिगरशेतकी आकारणी दिंदी पाहिजे. अशा जमिनीच्या वापरात कोणात्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराख्या दराने बिगर शेतकी आकारणाच्या हमीची मुदत अपून समाप्त व्हाण्याची आहे गोष्ट विचारात घेणार नाही.

१३) दि. ३१/७/१९९१ रोजी अस्तित्वांत असलेल्या धराने अकृषिक आकारणी तदरहू आदेशामध्ये करण्यांत आलेली असली तरी महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने वेळोवेळी तयार

उ.ह.न.२	
४०१२	२०२०
६५	५६

करण्यांत आलेल्या प्रयत्नित नियमानुसार दि. १८/१९९१ पासून अकृषिक आकारणीचे जे सुधारीत प्रमाणदर अंमलात येतील त्या दरानुसार आकारणीची रक्कम भरणे परवानगीपारकावर बंधनकारक राहिल. तसेच दि. १८/१९९१ पासून निर्गमित केलेल्या आदेशान्वये जरी जुन्या दराने अकृषिक आकारणीचे दर नमुद केले असल्यात पुढे दर व नांव अस्तित्वांत येणारे दर वामपीत परकापी रक्कम भरणे परवानगीपारकावर बंधनकारक राहिल. त्याचप्रमाणे त्यांतरीत कराचे परकापी रक्कम भरणे हे देखील अनुभागाही यपिवर बंधनकारक राहिल.

१३) जमिनीच्या बिगरशेतकी वापरात तुरुवात केल्यापासून एक महिन्याच्या आंत अनुभागाहीने जमिनीच्या मोजणीची फी दिली पाहिजे.

१४) भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्यानंतर अशा जमिनीचे जितके दोषापत्र आढळून येईल तितक्या दोषापत्रानुसार वा आदेशांत आणून सनदीमध्ये नमुद केलेले दोषा तसेच बिगरशेतकी आकारणी यात बदल करण्यांत येईल.

१५) सदर जमिनीच्या बिगरशेतकी वापरात प्रारंभ केल्याच्या दिनांकापासून दोन वर्गांच्या कालावधीत अनुभागाहीने अशा जमिनीवर आवश्यक ती इमारत बांधावी पाहिजे. अन्यथा सदरहू आदेशा रद्द समजणेत येईल. व अनुभागाही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१६) पूर्वीच मंजूर केलेल्या नकाशावर हकूम अगोदरच बांधलेल्या इमारतीत अनुभागाहीने कोणतीही धार घालता कामा नये. किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशा धार घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकार-वाची परवानगी घेतली असेल आणि अशा धारीचे किंवा फेरबदलाचे नकाशे मंजूर केल्याने अस्तित्वात तर ती गोष्ट वेगळी.

१७) अनुभागाही व्यक्तीने आजूबाजूच्या परितरात अस्वच्छता व पाण्या निर्माण होणार नाही अशा रितीने आपल्या स्वतःच्या काप्याने आपली पुरवठ्याची व सांडपाण्याचा निवारा करण्याची व्यवस्था केली पाहिजे.

१८) जमिनीच्या बिगरशेतकी वापरात प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुभागाही व्यक्तीने महाराष्ट्र जमिन महसूल [जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी] नियम १९८९ मध्ये घातली अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करत देउन तीत वा आदेशांतिल सर्व शर्ती समाविष्ट करणे त्यात बंधनकारक असेल.

१९) अ) वा आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुभागाही व्यक्तीने उल्लंघन केल्यात उभत अधिनियमाच्या उपबंधात अनुभागाही ज्या कोणत्याही शर्तीत वाटा उरून त्या शर्तीत बांधणी करून देता देता ठाण्याच्या जिल्हाधिकार-वाचा तो निर्दिष्ट करत असा अर्ज आकारणी भरल्यानंतर उक्त जांमन किंवा भूखंड अर्जदारांच्या ताब्यात आणकार असेल.

१९)- ब) घरीत वाड (अ) मध्ये काहीही अंतर्भूत असेल तरीही तुरुदी विलुद वाचून कोणताही इमारत किंवा बांधकाम उभे करण्याचे किंवा अशा तुरुदी विलुद वा इमारतीच्या किंवा बांधकामाचा धार घालण्यात आला असेल तर विनीर्दिष्ट मुदतीच्या आंत अशा रितीने उभारलेली बांधकामाविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकार्याने निर्देश देणे विषयाचे संमत असेल. तसेच ठाण्याच्या जिल्हाधिकार-वाचा किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून देणे किंवा त्या प्रत्यर्थ आलेला धार अनुभागाही व्यक्तीकडून जांमन महसूलाची पाकबाकी म्हणून वसूल करत घेण्याचा अधिकार असेल.

२०) दिलेली ही परवानगी मुंबई कुव्वलिवार व शेतजमिन अधिनियम १९४८ महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी तरतुदा त्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध



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प्रकरणांच्या अन्य संबंधात बाबोच्या बाबतीत लागू होतील त्या उपबंधाच्या अधीन असेल.

२१) हा आदेश निर्गमित केल्या दिनांकापासून तीन दिवसांच्या आत विग्रहोत्तकी आकारणीच्या तिष्ठत रक्कम म्हणजे रु. ४५१०-०० [अक्षारी रुपये चार हजार पाचशे नव्वद मात्रा] इतकी रक्कम त्यांतर्क कर [कन्व्हर्शन टॅक्स] म्हणून अनुज्ञाग्राही व्यक्तीचे भारतीय पाहिजे. जर तो असे करण्यांत तो कसुर करीत तर ही विग्रहोत्तकी वापराबाबत देण्यात आलेली परवानगी रद्द होण्यास पात्र ठरेल. या कराची रक्कम संबंधात तहसिलदाराकडे भारतीय पाहिजे.

२२) अनुज्ञाग्राही यांनी अंबरनाथा नगरपालिका यांचे कडीत मंजूर नकाशावर हुकूमच बांधकाम केले पाहिजे.

२३) अनुज्ञाग्राही यांनी अंबरनाथा नगरपालिका परिषदाद यांचे कडीत - बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यात अगर् बांधकामामध्ये बदल करून जादा प्लॅट क्षेत्र निर्देशांक वापरल्यात अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहतील यं असे जादा बांधकाम दूर करण्यास पात्र राहिले.

तहो/-

[अरविंद रेड्डी]
जिल्हाधिकारी, ठाणे

प्रत,
मेसर्स विभ्रान्ती को. ऑ. होसिंग सोसायटी लि.
पिढालोली ता. उत्तारनगर जि. ठाणे



जिल्हाधिकारी ठाणे करिता



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Sr. No. 4374 Date: 27/10/2010
Mr. Avinash H. Gujare

License No. 35/2001

Purchaser's Name: Purshu M. Shah
10 20 50 100 500 1000 5000

Received Rs. 500 /-

Through Nagesh Mahadik



License No. 35/01
STAMP VENDOR
MR. AVINASH H. GUJARE

Add. D-86, Kesturi Plaza,
Maspada Road, Dombivli (E)

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. 113 मं.
Gen 113 me.

मूल प्रत [अट्ठांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

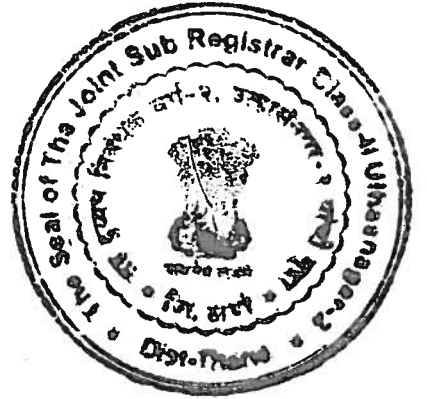
930/2090

शासनास केलेल्या प्रदानाची पावती म. म. म. म. म. म.
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... मुंबई दिनांक/Date..... 27/10/2010
Received from..... शुभम क. शर्मा यांच्याकडून/
रु./Rs..... 500 (रुपये/Rupess) म. म. म. म. म.
on account of..... पुस्तिका म. म. म. याकरिता मिळाले.

रोखपाल वा लेखापाल
Cashier or Accountant.

शुभम क. शर्मा (सही/Signature)
सहायक वकील/Designation



उ.ड.न.र	
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महाराष्ट्र MAHARASHTRA

795733

27 JUL 2010

Licence No. 35/01
STAMP VENDOR
MR. AVINASH H. GUJARE

Sr. No. _____ Date _____
Price Rs. _____
Issued to _____
Through _____

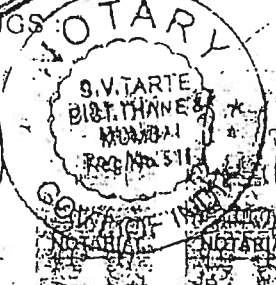
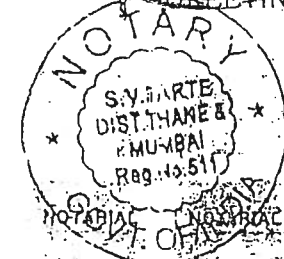
Pubul M. Shah, Dombivli
Mush Mahadhi

Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E)

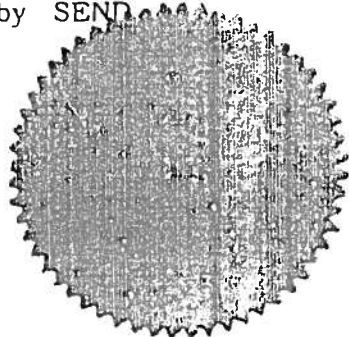
SPECIAL POWER OF ATTORNEY

30 कर्मचारी अतिरिक्त
अनुमति

176 JUL 2010

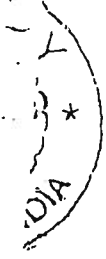


WHOME THESE PRESENTS SHALL COME I
M. Mahaful M. Shah, age 42years, Occupation Business,
Director of M/s Thalia Investment Pvt. Ltd., a company
incorporated under the provisions of the companies act, 1956
having its Correspondence registered office at 3, Shubhangi
Darshan Manpada Road, Dombivli(E), do hereby SEND



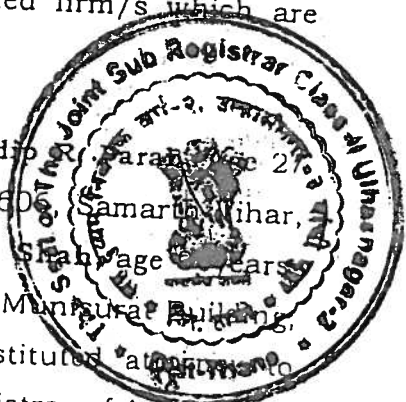
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42	06

WHEREAS the abovementioned firms are doing business activities involving purchase, sale and acquiring development rights in respect of various land/s, purchase and sale of TDR and developing the said land/s, and sale of residential, commercial and other units including parking spaces in the said building/s to prospective purchaser in accordance with the provision of Maharashtra Ownership Flats (Regulation of Promotion of construction, sale, management and Transfer) Act, 1963 and the rules framed there under, and all the other and further documents incidental and ancillary thereto (hereinafter called and referred to for the sake of brevity as the Said Documents)



AND WHEREAS due to site supervision and being pre-occupied in other business activities, I am not on the position to personally attend the office of the concerned Sub Registrar of Assurance for registering of said documents related to purchase and sale of residential, commercial and other units my property like residential, commercial and other units including parking spaces in the said building/s or any other agreement of any of the above mentioned firm/s which are executed by me ;

I therefore, propose to appoint 1) Mr. Sandip Paranjape, 27 years, Occupation Business, residing at 606, Samarth Vihar, Patharli Road, Dombivli(E) 2) Mr. Rahul K. Shah, 27 years, occupation business, residing at D-8, 401, Munisurat Building, Sarvoday Nagar, Mulund(W) as my constituted attorney to attend the office of the concerned Sub Registrar of Assurances and to admit execution of the said documents executed by me, which they agreed to do.



Sub Registrar	
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NOW KNOW YOU ALL AND THESE PRESENT WITNESS THAT I Mr.Praful Manilal Shah Director of M/s.Thalia Investment Pvt. Ltd., do hereby nominate, constitute and appoint Mr.Sandip R. Parab and/or Mr.Rahul K.Shah to be my true and lawful attorney with full authority and power to do and perform the following acts, deeds and things in my name, on my behalf and for me viz;

To lodge in the office of the concerned Sub Registrar of Assurances, the said documents executed by me on behalf of any of the abovementioned firm/s and to admit execution thereof on my behalf, in respect of purchase and sell, rectification, confirmation, and or cancellation in respect of residential, commercial and other units including parking space in the said building/s, Declaration, Confirmation or any other documents of any of the above mentioned firm.

All costs, charges, expenses of any incidental to any acts, matters, deeds or thing done or caused to be done by my attorney or about the exercise of power herein contained shall be borne and paid by me, and they shall not be held liable and responsible for the same by any reason of my attorney doing or causing to be done any such act, deed, matter or thing by virtue of these presents.

AND I hereby agree and undertake to ratify and confirm all lawful acts and things done by my said attorney in pursuance of the powers herein contained.

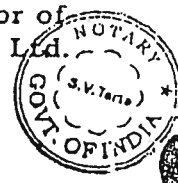
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IN WITNESS WHEREOF, I hereunto put my hands and seals
at Dombivli on this 27th day of July 2010.



Praful Manilal Shah

Praful Manilal Shah Director of
M/s. Thalia Investment Pvt. Ltd.
Executor



Sandip R. Parab



Sandip R. Parab



Rahul



Rahul
Constituted Attorney



पं. २२२
७०९२ - २०२०
७२ ७५

Sr. No.

T - 1232

Date

28/07/2010



Mr. Rahul K. Shah Aged 30 yrs
Residing at D-8, 401, Manisurat Bldg., Sarvodaya Nagar, Mulund [W] Today Present Dombivli [E]

Name : Mr Rahul K. Shah



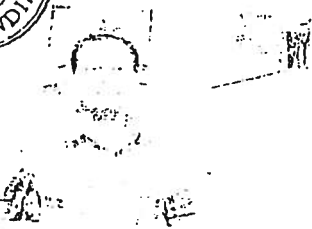
Signature

And



Mr. Sandip R. Parab Aged 27 yrs.
Residing at 606, Samarth Vihar, Palharli Road, Dombivli [E]

Name : Mr Sandip R. Parab



Signature

That We have executed the annexed Power Of Attorney
on 28/07/2010
Pertaining to Property Purpose
& Signed the same beside our photo herein above & the said document
contain 4 pages.



The above persons have signed
Before Me

Shri. S. V. Tarte
Advocate & Notary

Plot No. 121, Tarte Plaza, Ghatkopar,
Dombivli (E) - 4214201, Tel. 3000999



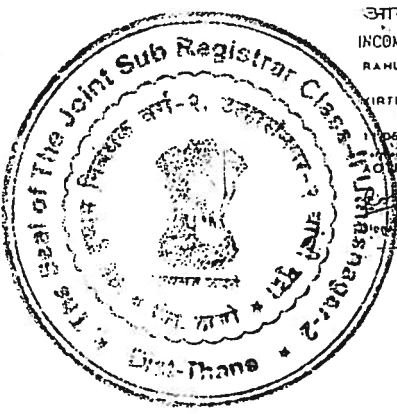
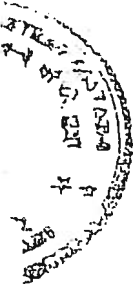
उ.ह.न.र	
6092	2020
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PERMANENT ACCOUNT NUMBER
 AAGP55150H
 PRATOD MAMILAL SHAH
 Non Resident
 MAHILA
 24.07.19



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 SANDEEP R PARAB
 RAVINDRANATH KASHIRAM
 25/07/1981
 AMBAPATI
 Signature

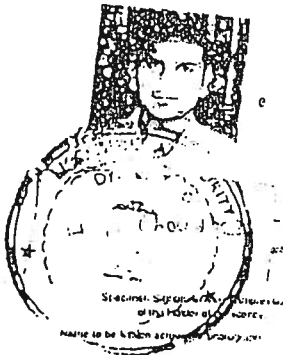
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आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 RANUL KIRTIKUMAR SHAH
 KIRTIKUMAR MAMILAL SHAH
 Permanent Account Number
 AAGP55150H

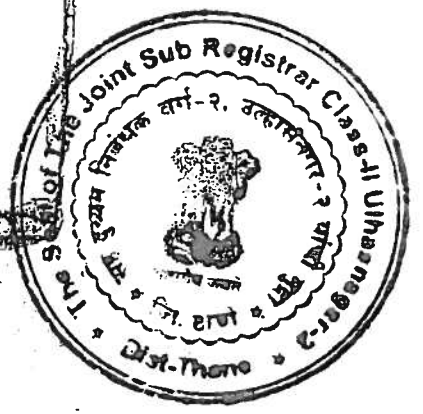
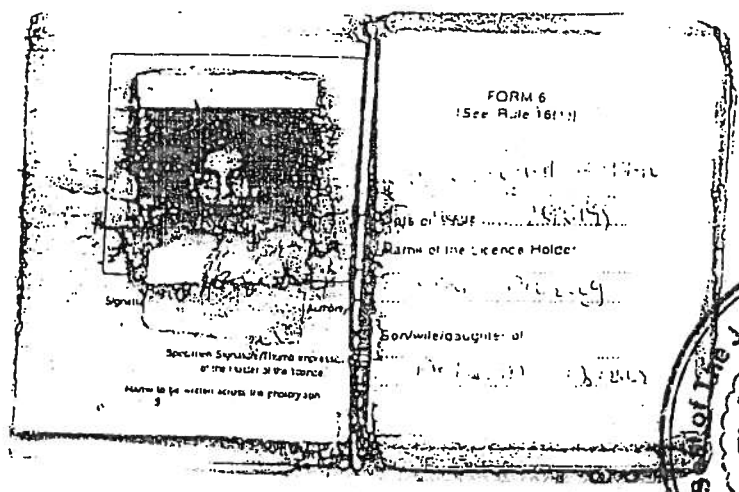
[Handwritten signature]

उ.ह.न.२
 6092 2020
 69 48





FORM 6
 (See Rule 1611)


Driving Licence
 Driving Licence No. M.H.O.S. 307/C-5374
 Date of issue 06/03/07
 Name of the Licence Holder
D. H. Chaudhary
 Son/wife/daughter of
D. D. K. Kanth



उ.ह.न.२	
७०९२	२०२०
७६	७४

1


2



3




क्रमांक 130/2090 2e/01/2090
प्रावर पुष्पकचमण अश्व वि. 2e/01/2090
येकू अश्व/संभागीय (अश्व) कोठारी (अश्व) शाखा
2e/01/2090 (अश्व) शाखा कोठारी
यांनी गारु पत्रक वरी कर्तव्य दिने व खाते ओळखी
दिली
श्री/श्रीमती हैदर/साद/पैकरी
कोठारी जिल्हा कोठारी
हे पत्रक घडते
मुख्य अधिकारी
उपस्थित अधिकारी
सहायक अधिकारी (अश्व) H.D. Daudhan
P.A. Asher
मुद्रांक घेणे 100/-
नोंदणे अश्व शाखा
सर्व सुखम विभाग, थरकाण क. 3

सबब मुकदमा नारका कागदको कोतलाही
पत्राची मुकदमा रुसी क्रिया खाजखोड बाहेर




सर्व सुखम विभाग, कल्याण-१

रजि. नं. २	
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घोषणापत्र

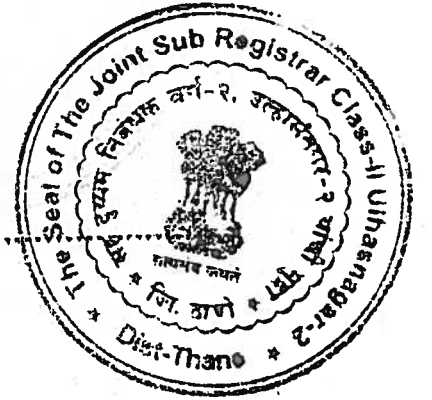
मी / आम्ही, संदीप अम्ब पवळ वय 36 वर्षे,


राहणार श्री शुकुभांगी दर्शन, मानपाडा रोड, जोखिवली (पूर्व)
याद्वारे घोषित करतो/करते की,

दुय्यम निबंधक उत्कल मणव्याड यांचे कार्यालयात कराबनामा
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. प्रकृत्य शाह
व इ. यांनी दि. 27/3/2010

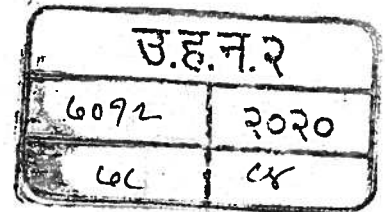
रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आपारे मी / आम्ही सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे. सादरचे वयान चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1906 चे कलम 62 अन्वये शिक्षेस मी / आम्ही पात्र राहिन / राहू याची मला / आम्हांस जाणीव आहे.

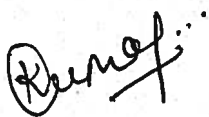
तारीख :-
ठिकाण :-



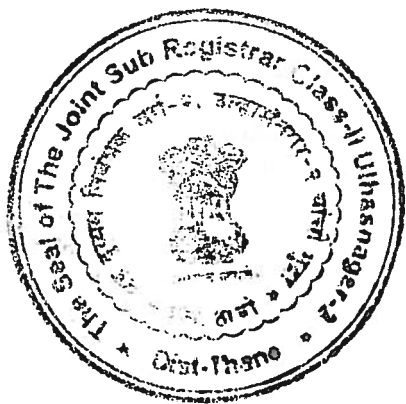

कुलमुखत्यारपत्रधारकाची सही व नांव

सादर अखत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करून घेतली आहे.





Vachivalaki



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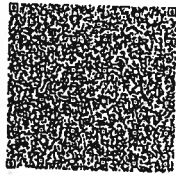
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EZFPM7646A



11102018

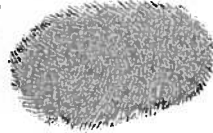
नाम / Name
KUMAR MURUGAN

पिता का नाम / Father's Name
MURUGAN

जन्म की तारीख /
Date of Birth
09/09/1995

हस्ताक्षर / Signature

Kumar



4982 0853 0701

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Kumar Murugan
DOB : 09/09/1995
Male



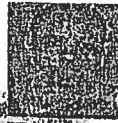
4982 0853 0701

मेरा आधार, मेरी पहचान

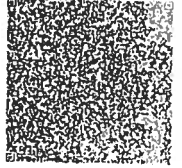
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FUOPM8264H



नाम / Name
VADIVALAKI MURUGAN

पिता का नाम / Father's Name
VELU

जन्म की तारीख /
Date of Birth
15/03/1974

हस्ताक्षर / Signature

Vadivalaki

3144 9164 1910

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Vadivalaki Murugan
DOB : 15/03/1974
Female



3144 9164 1910

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCT8453B

THALIA INVESTMENT PRIVATE
LIMITED

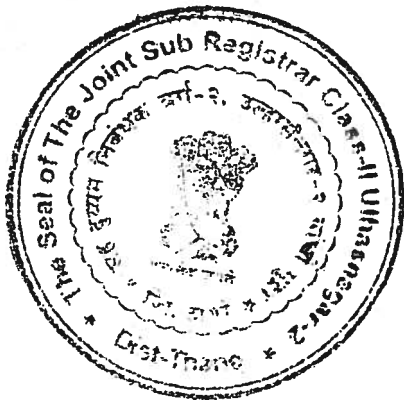
तमिल नाडु में
Date of Incorporation / Location
29/01/2008

23102017




[Handwritten Signature]

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THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH05 20100005970 DOI: 02-02-2010
 Valid Till: 01-02-2030 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 02-02-2010
 MCWG 02-02-2010

FORM 7
 RULE 16 (2)

Name: ROHIT GAMBHIRRAO DOB: 08-04-1987 BG: A+
 S/D/W of: SHARAD GAMBHIRRAO
 Add: 201 MANAS BLDG PATHARLI RD
 GOGRASSWADI DOMBIVALI (E)
 DIST-THANE
 PIN: _____
 Signature & ID of Issuing Authority: MH05 201075

Signature/Thumb Impression of Holder:


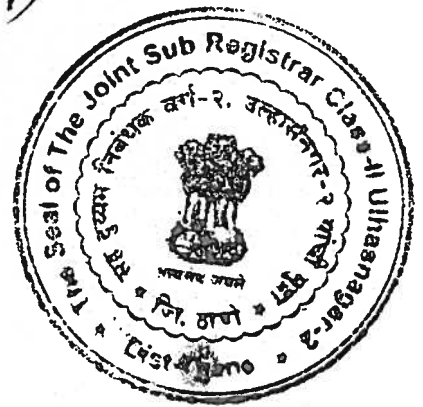


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ANIL M BHOIR
 MANGAL BABU BHOIR
 01/06/1971
 Permanent Account Number
AHYPB6302P

Signature: _____

6092	20
02	04

Summary-2(दस्त गोषवारा भाग - २)



दस्त गोषवारा भाग-2

उहण2 ८४-८४

29/09/2020 6 14:50 PM

दस्त क्रमांक:7012/2020

दस्त क्रमांक :उहण2/7012/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उमा
1	नाव:मेसर्स थलिया इन्व्हेस्टमेंट प्रा. लि. तर्फे संचालक प्रफुल एम शाह यांचे तर्फे कु. सु. म्हणून संदिप आर. परब पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वोदय नगर बिल्डींग नं. 1, ब्लॉक नं: -, रोड नं: चिखलोली, गार्डियन डेंटल कॉलेज जवळ, अंबरनाथ प., महाराष्ट्र, ठाणे. पॅन नंबर:AACCT8453B	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:कुमार - मुरुगन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेन्ट्रल रेल्वे कॉलनी, ब्लॉक नं: 123/5, रोड नं: वेंडेन एवेन्यु रोड, माळी चाळ, माटुंगा, मुंबई., महाराष्ट्र, मुंबई. पॅन नंबर:EZFPM7646A	लिहून देणार वय :-25 स्वाक्षरी:-		
3	नाव:वडीवलखी मुरुगन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेन्ट्रल रेल्वे कॉलनी, ब्लॉक नं: 123/5, रोड नं: वेंडेन एवेन्यु रोड, माळी चाळ, माटुंगा, मुंबई., महाराष्ट्र, MUMBAI. पॅन नंबर:FUOPM8264H	लिहून देणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:29 / 09 / 2020 06 : 13 : 04 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा उमा
1	नाव:रोहित गंभीरराव - गंभीरराव वय:29 पत्ता:शुभांगी दर्शन, मानपाडा रोड, डोंबिवली पूर्व पिन कोड:421201			
2	नाव:अनिल एम भोईर वय:45 पत्ता:गांधी नगर, डोंबिवली पूर्व पिन कोड:421201			

शिक्षा क्र.4 ची वेळ:29 / 09 / 2020 06 : 13 : 31 PM

शिक्षा क्र.5 ची वेळ:29 / 09 / 2020 06 : 13 : 42 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 2

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KUMAR MURGAN	eChallan	69103332020092913557	MH004954863202021E	85300.00	SD	0002222251202021	29/09/2020
2		DHC		2909202003970	1680	RF	2909202003970D	29/09/2020
3	KUMAR MURGAN	eChallan		MH004954863202021E	28410	RF	0002222251202021	29/09/2020

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

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



प्रमाणित करण्यात येते की, या दस्तामळे 12/2020

एकूण ८४ पाने आहेत. पुस्तक क्र. १
चे क्रमांक उहण-२ ७०९२/२०२० वर
नोंदला. दि २९/०९ २०२०.

सह दुय्यम निबंधक उल्हासनगर-२



29/09/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर २

दस्त क्रमांक : 7012/2020

नोंदणी :

Regn:63m

गावाचे नाव : चिखलोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2470000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2840000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन : इतर माहिती: विभाग क्र 4/13-अ-3 मोजे चिखलोली येथील स. न. 128 हिस्सा नं. 1 पैकी,स. नं. 129,हिस्सा नं. 1,5,6 वरील सर्वोदय नगर प्रोजेक्ट मधील पार्श्वनाथ बिल्डींग मधील सदनिका नं.702,सातवा मजला बी विंग,बिल्डींग नं.23 क्षेत्र 46.57 चौ.मी कार्पेट +5.66 चौ. मी बाल्कनी क्षेत्र((Survey Number : 128,129 ; HISSA NUMBER : 1 Part, 1,5,6 ;))
(5) क्षेत्रफळ	1) 46.57 चौ.मीटर
(6)आकारणी किंवा जुळी 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:-मेसर्स थलिया इन्व्हेस्टमेंट प्रा. लि. तर्फे संचालक प्रफुल एम शाह यांचे तर्फे कु. सु. म्हणून संदिप आर. परब वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वोदय नगर बिल्डींग नं. 1, ब्लॉक नं: -, रोड नं: चिखलोली, गार्डियन डेंटल कॉलेज जवळ, अंबरनाथ प., महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AACCT8453B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुमार - मुरुगन वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेन्ट्रल रेल्वे कॉलनी, ब्लॉक नं: 123/5, रोड नं: वेंडेन एवेन्यु रोड, माळी चाळ, माटुंगा, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-EZFP7646A 2): नाव:-वडीवलखी मुरुगन वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेन्ट्रल रेल्वे कॉलनी, ब्लॉक नं: 123/5, , रोड नं: वेंडेन एवेन्यु रोड, माळी चाळ, माटुंगा, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400019 पॅन नं:-FUQPM8264H
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2020
(10)दस्त नोंदणी केल्याचा दिनांक	29/09/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7012/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	85300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28410
(14)शेरा	



मह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

MAINTENANCE RECEIPT

RECEIPT NO. **380**

Date: 05/01/23

RECEIVED with thanks from Messrs / Shri / Smt. Mr. Kumar Musthan

Mrs. Vadivaki Musthan

23/18/102 Parashuratha Sadashivdeva Nagar Sarobhul Phate Ambarathi

The sum of Rupees (in words) Twenty Two Thousand Only

(Rs. 22000/-)

Towards Maintenance Charges for Flat/Shp No. 702 in Building No. 23/18/102 (Parashuratha)

Building Name: Sarvodaya Nagar By Cash / Cheque Cheque No. CASH Date: 5/1/23

on Bank for the period of Feb-22 to Jan-23

22000/- (22000/- = 18000/-)
Maintenance (P. Tar)

Party's sign.



MAINTENANCE RECEIPT

RECEIPT NO. **814**

Date: 20/01/2021

RECEIVED with thanks from Messrs / Shri / Smt. Mr Kumor Murugan & Smt Vaidivalvi Murugan

12315, Control Piy Colony, Madurai, Madurai, number 19

The sum of Rupees (in words) Twenty Two thousand Two hundred only
(Rs. 22200/-)

Towards Maintenance Charges for Flat/Shop No. 702 in Building No. 2318/702

Building Name Sarvodaya Nagar By Cash / Cheque Cheque No. 507 Date: 20/1/21
on Bank for the period of Feb 21 to Jan 21


Party's sign. [Signature] ory

"PARSHWANATH" SARVODAYA NAGAR

Building No. 23 Co-Op. Housing Society Ltd.

Regn No.: TNA/AMB/HSG(TC)/35642/2023-24. Dated 24.05.2023.

Address: Near Gaurdian Dental College, Jambhul Pata Ambernath (West), Taluka Ambernath, District Thane.

Date: 3rd March 2024

To,

All Respected Society Members of Parshwanath Apartment (Bldg. # 23),
Sarvodaya Nagar Phase 3
Ambernath West.

Subject: Maintenance Submission Request.

Dear Members,

We are delighted to inform you all that the society handover process has been done on **Friday 1st March 2024**.

Therefore, from 1st March 2024 onwards the society is taking the charge.

We are requesting you all to submit the Maintenances to society from **November 2023 to March 2024** before **15th March 2024** and afterward continue pay maintenance to Society every month.

And next Sunday i.e., 9th March 2024 we will be available at Bldg. # 23 A wing parking area for Maintenance collection and timing would be from 10:00am to 12:00pm.

FYI...Society will be taking care of the following payments with the help of our monthly maintenance.

- ✓ Lift maintenance (AMC) (A&B Wing)
- ✓ Inverter Battery backup (AMC)
- ✓ Electricity bill for Passages & Parking areas (A&B Wing)
- ✓ Water Bills
- ✓ Fire Station (AMC)



अंतरनाथ नारायणरिषद



RECEIPT / पावती F.Y./ मस : 2022-2023

Customer Copy/ग्राहक पत्र

Receipt No./पावती क्र. Date/दिनांक Related To/काय करीता CFC Reference/सी.एफ.सी. निर्देश Counter Reference/विरती निर्देश

AS/18912 09/01/2023 कर्मिर्षण विभाग 3/37 TAX27

Received From/कोषाकृषुन श्री

Subject/विषय मिळकत कर भरणे बाबत

Narration/विवरण वॉर्ड कार्ड 1, मानसरा क्र. 1101007872, पुना मानसरा क्र. 877 वि. नं. 23/B-WING, वॉर्ड क्र./शेजवयल क्र. 702, परमाणकांचे नाव श्री

Address/पत्ता 877 वि. नं. 23/B-Wing, सवादेकरगर पीके विजवाडी, अंतरनाथ 421501

Paymt./Md/रिषक प्रकार Amount/रक्कम Cheque No./घातरेषा क्र. Cheque Date/घातरेषा दिनांक Bank Name/बँकेचे नाव

चँक 3,130.00

Bill No. Date/दिनांक Details/विवरण

102299 19/10/2022 एकदिवस कर

शिक्षण कर

वृष कर

मननिःस्कारण शुल्क

अभिषमन शुल्क

घनकरात बावसायन शुल्क.

Payable Amount/रिष रक्कम

Arraars/घकवाकी Current/वातु

Received Amount/स्वीकारलेली रक्कम

Arraars/घकवाकी Current/वातु

Excess / Advance Amount शरिरीक / आगाऊ रक्कम : 2.00 Total Amount एकुण रक्कम

Payable Amt./रिष रक्कम Rebate Amount / मुट रक्कम Actual Payable Amt./एकुण देव रक्कम Total Received Amt./एकुण स्वीकृत रक्कम

3,156.00 28.00 3,128.00 3,130.00

Amount In Words / शकरी रक्कम : तीन हजार एकशे तीस फक

पिय : कर्मिर्षण विभागातील वृदी आठव्यास मंदार भाडिरी नंदाविर अभिकार्यास कळविण्यात यावी. HELP LINE 0251-2682353 / TOLL

FREE NO.18002331106

3 / TAX2 / Manisha Phadlare / 05-JAN-2023 11:26 AM

Receiver's Signature/स्वीकारण-याची स्वाक्षरी

3,128.00

3,130.00



अंबरनाथ नगरपरिषद
करनिर्धारण विभाग



कराचे विल

वर्ष दिनांक 01/04/2022 ते दिनांक 31/03/2023

विल क्र. : 102299
विल दिनांक : 19/10/2022
वॉर्ड : वॉर्ड 11
झोन : झोन 1

मालमत्ता क्र. : 1101007872
जुना मालमत्ता क्र. : 877 वि. नं. 23/B-WING
फॉर्म क्र. : 702
वापरवाचा प्रकार : निवासी
करयोग्य मुल्य निवासी : 10036.00
करयोग्य मुल्य विगार निवासी : 0.00
एकूण करयोग्य मुल्य : 10036.00
एकूण वार्षिक करयोग्य मुल्य : 10620.00

मुळ मालक : श्री थालिया इन्व्हेस्टमेंट प्रा.लि. श्री
पत्ता : 877 वि. नं. 23/B-WING, सयंदयनगर मोजे विखलोली, अंबरनाथ -421501

कराचे तपशिल	एकवाकी रक्कम (आवण्या तारखेपर्यंतची मालीक एकवाकी)	चालू मालगी रक्कम (¹)	एकूण रक्कम (¹)
एकात्रित कर	4917.00	2810.00	7727.00
शिक्षण कर	1054.00	602.00	1656.00
वृक्ष कर	175.00	100.00	275.00
मालनिःस्सारण शुल्क	420.00	240.00	660.00
अग्निशमन शुल्क	98.00	56.00	154.00
घनकचरा व्यवस्थापन शुल्क.	700.00	400.00	1100.00
एकूण विल रक्कम	7364.00	4208.00	11572.00
आपाक सभायोजित रक्कम			0.00
एकूण जमा रक्कम			0.00
समायोजित रक्कम			0.00
एकूण देय रक्कम			11572.00

अक्षरी रूपये : अकरा हजार पाचशे बाहत्तर फक्त

अंबरनाथ नगरपरिषदेने online payment की सुविधा उपलब्ध करून दिली असून आपले मालमत्ता देयक आपण "ambarnathcouncil.net" या संकेतस्थळावर "ऑनलाइन सेवा"-आपले मालमत्ता देय पहा आणि भरा " यावर "Click" करून भराता येईल.

3128

3120



अंबरनाथ नगरपरिषद
करनिर्धारण विभाग



कराचे बिल

वर्ष दिनांक 01/04/2023 ते दिनांक 31/03/2024

बिल क्र. : 50966
बिल दिनांक : 04/05/2023
वॉर्ड : वार्ड 11
झोन : झोन 1

मालमत्ता क्र. : 1101007872
जुना मालमत्ता क्र. : 877 बि. नं. 23/B-WING
फ्लॅट क्र. : 702
बापराचा प्रकार : निवासी

करयोग्य मुल्य निवासी : 10036.00
करयोग्य मुल्य बिगर निवासी : 0.00
एकूण करयोग्य मुल्य : 10036.00
एकूण वार्षिक करयोग्य मुल्य : 10620.00

मुळ मालक : श्री बालिया इन्व्हेस्टमेंट प्रा.लि. श्री
पत्ता : 877 बि. नं. 23/B-WING, सर्व्हियनगर मोजे विखलोली, अंबरनाथ -421501

कराचे तपशिल	धकाबाकी रक्कम (आवल्या वारचे पर्यंतची मरणांत धकाबाकी)	चालू मागणी रक्कम (⁽¹⁾)	एकूण रक्कम (⁽¹⁾)
एकनिश्चित कर	0.00	2810.00	2810.00
शिक्षण कर	0.00	602.00	602.00
दुध कर	0.00	100.00	100.00
मलनिःस्सारण शुल्क	0.00	240.00	240.00
अग्निशमन शुल्क	0.00	56.00	56.00
धनकबरा व्यवस्थापन शुल्क.	0.00	400.00	400.00
एकूण बिल रक्कम	0.00	4208.00	4208.00
भाषाऊ समायोजित रक्कम			
एकूण जमा रक्कम			2.00
समायोजित रक्कम			0.00
एकूण देय रक्कम			0.00
अक्षरी रूपचे	चार हजार दोनशे सहा फक्त		4206.00

अंबरनाथ नगरपरिषदेने online payment ची सुविधा उपलब्ध करून दिली असून आपले मालमत्ता देयक आपण "ambarnathcouncil.net" या संकेतस्थळावर
"ऑनलाईन सेवा" भागले मालमत्ता देय पहा आणि भरा " यावर "Click" करून भरता येईल.

BILL NO.(GGN): 000002423731893

ग्राहक क्रमांक : 021922097027

मोबाईल/ईमेल :

KUMAR MURUGAN

FLAT NO. 702 / B: BUILD NO. 23; PASARVANATH APT.; AMBARNATH THANE Badlapur (M C) 421503

GSTIN 27AAECM2933K1ZB

देयक दिनांक	:	06-05-2024
देयक रक्कम रु	:	2900.00

देय दिनांक	:	27-05-2024
या तारखे नंतर	:	2930.00
भरल्यास	:	

Scan this QR Code with BHIM App for

UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार ताणू असलेली तत्वर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7

800-212-3485, 800-235-3485, 1912, 19120

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे विषय व कार्यपद्धती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



विलीन युनिट	: 4755/BADLAPUR (W) S/DN/BADLAPUR	पुरवठा दिनांक	: 05-05-2021		
ट्र संकेत **	: 90/LT Res 1-Phase	मंजूर भार	: 1.00 KW		
पोल क्रमांक	: 000000001	सुरक्षा ठेव जमा (रु)	: 1156.10		
पी.सी./चक्रम-मार्ग क्रम/टि.सी.	: 1/01/2520/9999/4755611	चातु सिडिंग दिनांक	: 01-05-2024		
मिटर क्रमांक	: 05398636285	मागील सिडिंग दिनांक	: 01-04-2024		
सिडिंग ग्रुप	: A1	बीज पुरवठा	: तात्पुरता खंडित		
चातु सिडिंग	मागील सिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
6261	6018	1.00	243	0	243

Meter Status: Normal
Bill Period: 1.00/

महत्वाचे

कमील विला देखी ई-विला साठी नोंदणी करा व प्रत्येक विलासाठी 10 खात्यांना नो-डोग रिकॉर्ड मिळावा. नोंदणी करण्यासाठी :-
<https://consumertn.mahadiscom.in/gogreen.php> (GGN नंबर गुण्या कमील विलावर क्वथा वाचुला ख्या कोपना न्ये चालव्य आहे.)

पुढील महिन्याचे सिडिंग साधारणतः 1-05-2024 ह्या तारखेला होईल

गुण्या मोबाईल नंबर व ईमेल पत्ता युकेचा असल्यास गुण्या कथा साधारणतः www.mahadiscom.in/ConsumerPortal/QuickAccess येथे नोंद द्यावा.

ऑनलाईन संकेत युकेचा <https://www.mahadiscom.in/mis> किंवा मोबाईल वीस महावितरणद्वारे युकेचा, गुण व आणि ऑनलाईन संकेत युकेचा अवलंब करा आणि 0.25% (जारीसहीत जास्त रु.500)सखत किंवा सखत प्रस्तावीत कृपया helpdesk_pg@mahadiscom.in वर संदर्भ घ्यावा.

एकीकृत-2024	0	50	100	150	200
मार्च-2024	176				
एप्रिल-2024	172				
मे-2024	174				
जून-2024	166				
जुलै-2024	195				
ऑक्टोबर-2023	213				
नोव्हेंबर-2023	207				
डिसेंबर-2023	141				
जानेवारी-2024	186				
फेब्रुवारी-2024	207				
मार्च-2024	207				
एप्रिल-2024	180				
मे-2024	243				

विशेष संदेश

* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करतांना समाणकीय क्रमांक असलेली समाणकीय पावतीच स्विकारवी. हस्तलिखित पावती स्विकारू नये. नैसर्गिक टाळण्यास आनलाईन भरणा सुविधाचा प्रयोग वापरावा.

