

72/8978

Wednesday, June 19, 2024

6:33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9986 दिनांक: 19/06/2024

मावाचे नाव: ठाकुली

दस्तऐवजाचा अनुक्रमांक: कलन3-8978-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विरंषणा विजय गवाणकर

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1440.00

पृष्ठांची संख्या: 72

एकूण:

₹. 31440.00

आपणाम मूळ दस्त ,थंबनेस प्रिंट,सूची-२ अंदाजे
6:52 PM ह्या वेळेस मिळेल.

Joint Stamp Registrar कलनाण क्र. ३

बाजार मूल्य: ₹.3621000/-

मोबदला ₹.4000000/-

भरलेले मुद्रांक शुल्क : ₹. 280000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.1440/-
सीडी/घटनादेश/पे ऑर्डर क्रमांक: 0624079217340 दिनांक: 19/06/2024
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
सीडी/घटनादेश/पे ऑर्डर क्रमांक: MH003193166202425E दिनांक: 19/06/2024
विक्रेते नाव व पत्ता:

V.V. Gaudankar

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202406079013			07 June 2024 05:28:23 PM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : कल्याण					
उप मूल्य विभाग	5/24-विभाग 18अ : ठाकुर्ली - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग					
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation			सर्व्हे नंबर /न भू क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोकळ्यापद्धते एकक चौ मीटर	
22800	73500	84800	91600	84800		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	49 2568 चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे बय -	0 TO 2वर्षे	बांधकामाचा दर.	Rs 26620/-	
उद्देशाने सुविधा .	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र.	44 7789 चौ मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.73500/-						
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) + घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((73500-22800) * (100 / 100)) + 22800) = Rs 73500/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 73500 * 49 2568 = Rs.3620374.8/-						
Applicable Rules = 3, 9, 18, 19						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तालुकाचे मूल्य + गेझेटेड मजला क्षेत्र मूल्य + सलतपद्धत गल्लीचे मूल्य (खुली बाळकती) + वरील गल्लीचे मूल्य + बंदिरा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + दमाराती भूकडीचा मूल्य (जमेचे मूल्य - बंदिरा बाळकती - संपन्नित कडून) = A + B + C + D + E + F + G + H + I + J = 3620374.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3620375/- = ३६२०३७५ लाख वीस हजार तीन शे पंच्याहत्तर /-						

Home Print

कलन - ३
दस्त क्र. *LEUC* २०२४
९ ८२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624079217340	Date 07/06/2024
Received from joint sub register office kalyan, Mobile number 7387327473, an amount of Rs.1440/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 07/06/2024
Bank CIN 10004152024060716391	REF No. 415977684032
This is computer generated receipt, hence no signature is required.	

कलन - ३	
दस्त क्र. 1444	2024
2	02





CHALLAN
MTR Form Number-6



MH003193166202425E		BARCODE		Date	07/06/2024-13:57:52	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AVSPG6777F			
Name KLN3_KALYAN NO 3 JOINT SUB REGISTRAR				Full Name	VIRANGANA VIJAY GAVANKAR		
Location THANE				Flat/Block No.	FLAT NO 201, 2ND FLOOR, BUILDING NO. 2,		
Period 2024-2025 One Time				Premises/Building	SARVODAY KUNJ		
Account Head Details		Amount in Rs.					
0046401 Stamp Duty		280000.00		Road/Street	VILLAGE THAKURLI		
0063301 Registration Fee		30000.00		Area/Locality	DISTRICT THANE		
				Town/City/District			
				PIN	4	2	1 2 0 2
				Remarks (If Any)	PAN2=AAMFB7217J-SecondPartyName=BHAVI ENTERPRISES-		
				Amount in Words	Three Lakh Ten Thousand Rupees Only		
Total		3,10,000.00					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024060714606	2872795022
Cheque/DD No.				Bank Date	RBI Date	07/06/2024-13:59:16	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. : 7387627473
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चलान केवल दुरव्यय निबन्धक कार्यालयतः नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी व कायद्याच्या दस्तावेजांसाठी नसलेले चलाने लागू नाही.

करावणी
 दस्त क्र. 1000 2024
 3 102



AGREEMENT FOR SALE

THIS AGREEMENT MADE AT DOMBIVLI

ON THIS 19th DAY OF June 2024

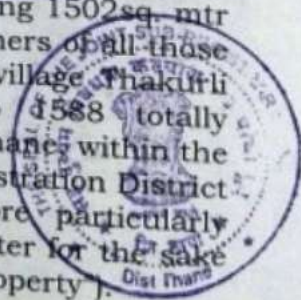
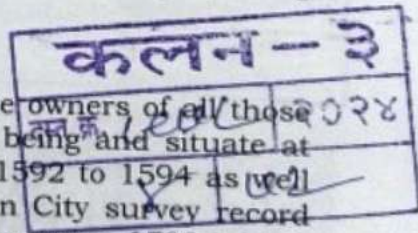
BETWEEN

M/s. **Bhavi Enterprises**, a partnership firm, having its office at 3, Shubhangi Darshan, Manpada Road, Dombivli (East) 421 201, District Thane 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

Mrs. VIRANGANA VIJAY GAVANKAR, Age - 49 years, **Miss. SHRADDHA VIJAY GAVANKAR**, Age - 29 years, **Mr. VIJAY MANOHAR GAVANKAR**, Age - 59 years, & **Miss. MANALI VIJAY GAVANKAR**, Age - 26 years, Residing at : 2/4, Shree Samarth Chawl, Reti Bander Road, Opp. Nil Kamal Bangla, Umesh Nagar, Dombivli (West) 421202 hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) being the Party of the Second Part;

WHEREAS i) Shri. Janak B. Mhatre & others are the owners of all those pieces and parcels of non agricultural land lying being and situate at village Thakurli (Gaathan), bearing City Survey no. 1592 to 1594 as well as old property no. H-03003493700 (now denoted in City survey record bearing City Survey No. 7112 & 7113) totally admeasuring 1502 sq. mtr
ii) Shri. Bhudhaji Kathode Mhatre and others are the owners of all those pieces and parcels of land lying, being and situate at village Thakurli (Mothagaon), bearing City Survey number 1577 to 1588 totally admeasuring 1187.20 sq. mtr of Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation, Registration District Thane and Sub-Registration District Kalyan and more particularly described in the SCHEDULE hereunder written (Hereinafter for the sake of brevity collectively called and referred to as the "said property").



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AND WHEREAS the Shri.Sukrya B. Khare being the Owner of City Survey No.1592 to 1594 admeasuring 310 sq.metres by and under the Development Agreement dated 25.10.2002 read with Declaration Deed dated 21.11.2007 registered at the office of Sub-Registrar of Assurances at Kalyan - 4 under serial No. 6285/2007 granted the said property for development to the Promoters herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the above said owner have also granted Power of Attorney in favour of the Promoters on 25.10.2002 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan - 4 by executing Declaration Deed on 21.11.2007 under serial No.6286/2007;

AND WHEREAS Dattu Arjun Mhatre and Bablu Dattu Mhatre being the owner of House no.H03003493700 (Gaothan Property) (now denoted in City survey record bearing City Survey No.7112) admeasuring 877sq.metres given the said property for development to Promoters herein by unregistered Development Agreement dated 25.10.2002. Dattu Arjun Mhatre expired on 05.06.2009, after his death his legal heir Smt.Yamunabai Dattu Mhatre being the Owner of House no.H03003493700 (Gaothan Property) admeasuring 877sq.metres. make fresh Development Agreement dated 28.12.2007 read with Deed of Confirmation dated 17.04.2012 registered at the office of Sub-Registrar of Assurances at Kalyan 3 under serial No. 2871/2012 granted the said property for development to the Promoters herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the above said owner have also granted Power of Attorney in favour of the Promoters on 17.04.2012 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan - 3 under serial No. 2872/2012.

AND WHEREAS the Shri.Janak B. Mhatre and Others being the Owner of ~~gaothan property (now denoted in City survey record bearing City Survey No.7113) admeasuring 315sq.metres by and under the Development Agreement dated 25.10.2002 granted the said property for development to the Promoters herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the above said owners have also granted Power of Attorney in favour of the Promoters on 25.10.2002;~~

AND WHEREAS Shri.Budhaji K. Mhatre & others being the Owner of land bearing City Survey No.1577 to 1588 totally admeasuring 118720sq metres by and under the un registered Development Agreement dated 29.05.2003 granted the said property for development to the Promoters herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the above said owners have also granted Power of Attorney in favour of the Promoters on 29.05.2003 after that both the parties decided to register the documents of the said property in the office of sub-registrar assurance. Hence Shri.Budhaji K. Mhatre & others being the Owners of

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land bearing City Survey No.1577 to 1588 by and under the fresh Development Agreement dated 25.03.2013 registered at the office of Sub-Registrar of Assurances at Kalyan - 1 on 25.03.2013 under serial No. 2255/2013 granted the said property for development to the Promoters herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the above said owner have also granted Power of Attorney in favour of the Promoters on 25.03.2013 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan - 1 on 25.03.2013 under serial No.2256/2013;

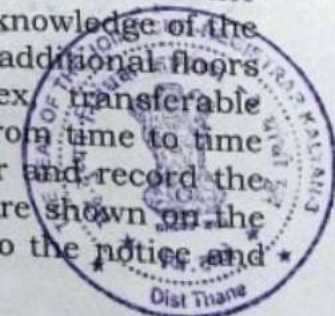
AND WHEREAS all the above portions of land totally admeasuring 2689.20sq.meters amalgamated and the Promoters have submitted the plans for sanction and approval by amalgamating the above pieces and parcels of land and accordingly the Kalyan Dombivli Municipal Corporation by and under the Revised Building Commencement Certificate No. KDMC/NRV/BP/DOM/2017-18/05 dated 15.04.2017 granted the sanction and approval.

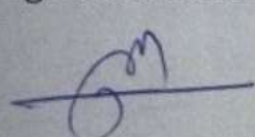
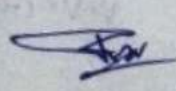
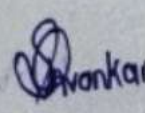
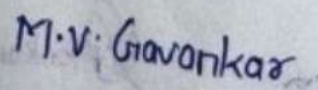
AND WHEREAS the Promoter has brought to the notice of the Purchaser that out of the said entire property an area admeasuring 137sq.meters (as per the latest sanctioned plan) is affected by road and after deducting the said area affected by the above reservations, the Promoter is permitted to carry on the scheme of construction on the balance area of the said property as per the sanctioned plans and permissions.

AND WHEREAS in pursuance to the 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 Kalyan Dombivli Municipal Corporation 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 mark as Annexure III hereto and clearly brought to the notice and knowledge of the Purchaser herein.

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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.

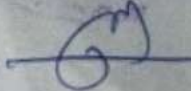

AND WHEREAS the Promoter declares that the above referred agreements, permissions and sanctions are still, subsisting and completely in force;

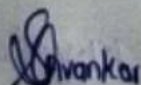
AND WHEREAS the Promoter in terms of the above agreements, permissions and approvals is entitled to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in phase wise manner on the above said property by amalgamating the said property with adjacent 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 flats / units constructed in the buildings 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 of all those several persons acquiring the respective Apartment/ 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 Kalyan Dombivli Municipal Corporation 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 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 by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him;

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

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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 Apartments / 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 Apartments / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective Apartments / 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 Apartment / unit bearing No. **201** on **2nd floor** in Building no. **2** admeasuring **445 sq.ft carpet area** and attached flower bed admeasuring **37 sq.ft** in the scheme of construction known as **Sarvoday Kunj** (herein after referred to as the said "premises") being constructed on the said property described in the Third Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying 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 irrevocably declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and alterations in the scheme of construction as may be permitted by 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

अप्रतिवाद
अपेक्षा
अपेक्षा



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the Promoter accepts the professional supervision of the Architect 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 extract 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 mark as Annexure II hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been mark as Annexure III hereto.

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

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed.

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 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.

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

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certificate in respect of 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 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 by respective competent authorities and have further confirmed that all such conditions shall be bound and abided by purchaser strictly.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Apartment / unit bearing No. **201** on **2nd floor** in Building no. **2** admeasuring **445 sq.ft carpet area** and attached flower bed admeasuring **37 sq.ft** being constructed on the said property described in the Schedule hereunder written being the said premises.

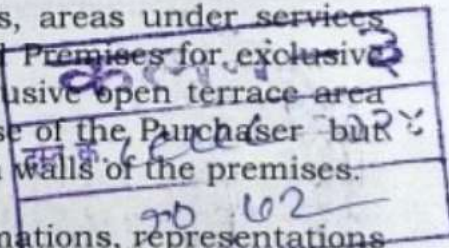
AND WHEREAS the carpet area of the said premises is **445** square feet and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser 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.

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 **₹.3,00,000/- (Rupees Three Lakh 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

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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. Provided that 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 authorities or 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 Apartment / unit bearing No. **201** on **2nd floor** in Building no. 2 admeasuring **445 sq.ft carpet area** and attached flower bed admeasuring **37 sq.ft** in the scheme of construction known as **Sarvodaya Kunj** 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 mark as Annexure IV for the price / consideration of **₹.40,00,000/- (Rupees Forty Lakhs 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. **NIL** situated at **NIL** still being constructed in the layout for the consideration of **₹. NIL**

1(b) The total aggregate consideration amount for the said Premises without covered parking spaces is thus **₹.40,00,000/- (Rupees Forty Lakhs only)**

1(c) The Purchaser agrees and understands that timely payments towards purchaser of the said Apartment as per payment schedule

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hereto is the essence of the Agreement. The Purchaser has paid on or before execution of this agreement a sum of **₹.3,00,000/- (Rupees Three Lakh only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **₹.37,00,000/- (Rupees Thirty Seven Lakhs only)** to be paid within 30 days from the date of this agreement.

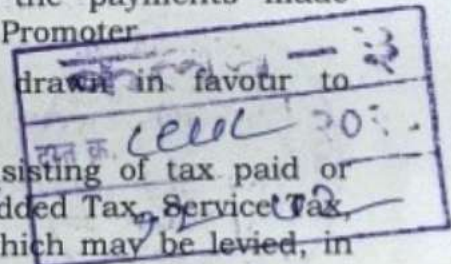
It is clarified and the Purchaser accords his irrevocable consent to the Promoter to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- a. **Firstly**, towards the Cheque Bouncing Charges in case of dishonour 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.

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

The Cheque / DD / Pay order to be drawn in favour to **M/s. - Bhavi Enterprises.**

- 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



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imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published and issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable to 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 Completion 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 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.

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

2 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

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maintenance amount/deposit, service tax, vat, GST 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.

- 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 completion certificate or the occupancy 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

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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.

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 allow / 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 of the part thereof and / or any other the amounts payable hereunder

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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 not 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

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Promoter and / or the relevant banks / financial institutions which have advanced the Loan. The Promoter shall not be liable for any 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.

The Promoter hereby declares that the Floor Space Index available / consumed as on date in respect of the project land is 4921.23square meters only and Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The 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.

1. 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.
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

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payment of installments, the Promoter shall at his own option, terminate this Agreement:

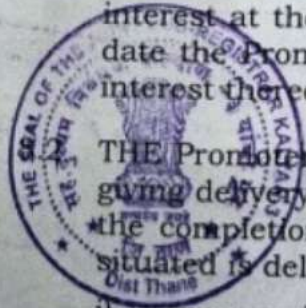
Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms 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 with particular details to be provided by the Promoter in the said building and the Premises as are set in Annexure V hereto.

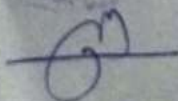
8.1. The Promoter shall give possession of the said premises to the Purchaser on or before June 2024 with an additional grace period of 8 (eight) months and any further extension as may be applicable pursuant to Clause 8.2. If the Promoter fails or neglects to give possession of the Premises to the Purchaser 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 the sum till the date the amounts and interest thereon is repaid.

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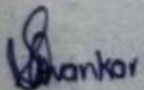


THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said Apartment / unit on the aforesaid date, if the completion of building in which the said Apartment / unit is situated is delayed on account of :-

- 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.

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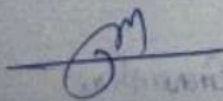




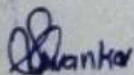
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For the purposes of this Clause 8.2 a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 8.2 and a 3 (three) month recommencement period.

1. Procedure for taking possession - The Promoter, upon obtaining the occupancy 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 this 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 fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers, 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 Completion 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 s are ready for use and occupancy:
- 9.3 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 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, during a period of 60 (sixty) months from the Date of Offer of Possession, the Purchaser brings to the notice of the Company any Structural Defect in the Apartment/ Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In the case it is not possible to rectify such defects, 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



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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 Purchaser(s) 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, 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.

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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 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

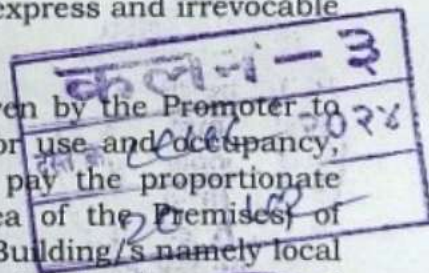
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which the building with multiple wings or buildings are constructed.

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 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 of 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.

- 0.2. 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 outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay



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to the Promoter provisional monthly contribution @ of Rs.4.50/- per sq.ft per month towards the outgoings. 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 structure of the building or wing the aforesaid deposits (less deduction provided for in the 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 or Lease 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 lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the 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:

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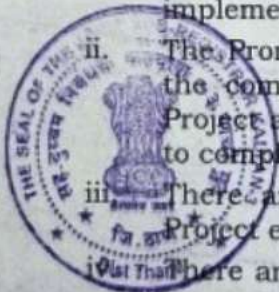
i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual physical and legal possession of the project land for the implementation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

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

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

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

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent



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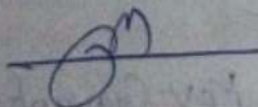
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authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the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

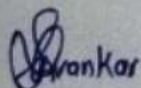
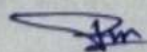
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development 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 the 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.

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

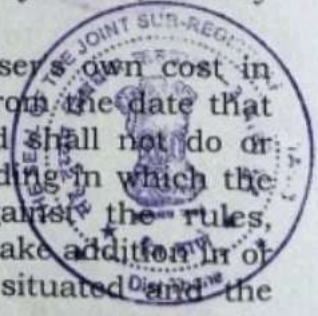


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Premises itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the said premises any goods which are 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 or 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.
- iii. 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.

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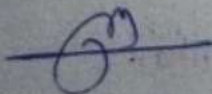


- iv. Not to demolish or cause to be demolished the Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the 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.

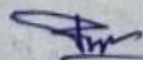
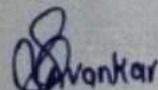
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- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the project land and the building in which the Premises is situated.
- vii. Pay to the Promoter 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/or other public authority, on account of change of user of the Premises by the Purchaser for any purposes other than for 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 purchaser from 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 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 By-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 deposit, sums received on account of the share capital for the



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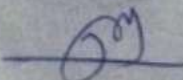
promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

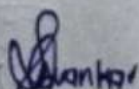
15. The Promoters shall be entitled to sell the premises in the building for the purpose of using the same as bank, dispensary, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with other Purchasers shall not raise any objection for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

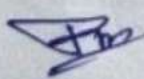
16. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by the buyers of the premises in the said buildings and according to the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of use in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

17. 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 a registered cooperative housing society of all the flats purchasers of 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 approach (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 Purchaser/s hereby declare and confirm that he / she has 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 disclosures made by the Promoter to the Purchaser/s 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 subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance amount


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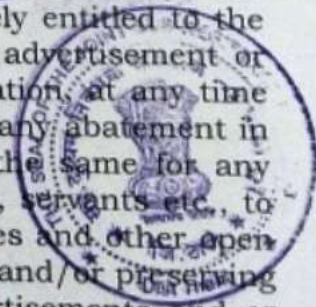
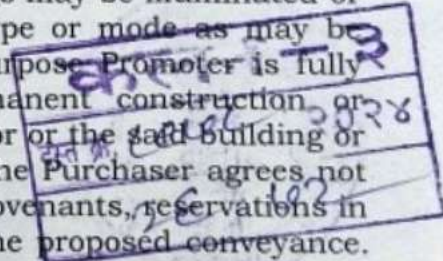

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additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

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, 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.

- 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 or 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



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shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection thereto.

21. 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.

22. 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 of internal roads if any may be transferred and/or conveyed/ assigned/ leased.

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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, if

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

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



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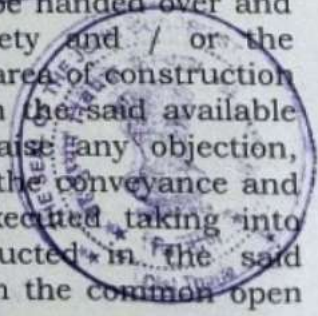
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same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter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

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 earmarked/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 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.,

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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 roads 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 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 Promoters herein.

24. 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. KDMC/NRV/BP/DOM/2017-18/05 dated 15.04.2018 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 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 of floor space index from time to time as per the Development Control Rules of the Kalyan Dombivli Municipal Corporation 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, the floor space index already used by the developers in 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 Kalyan Dombivli Municipal Corporation 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

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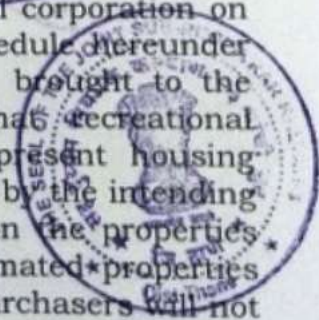
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of further revised sanctions, alterations, modifications and renewals from time to time and such clear disclosure of the scheme of construction and the nature of the further expansion is clearly brought to the notice and knowledge of the purchaser 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 Kalyan Dombivli Municipal Corporation 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.

(iv) 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 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

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 and carry out the construction work of Buildings as presently sanctioned under the building permission granted by the municipal corporation 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 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 and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of

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the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and 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 Corporation from time to time and 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-storey 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 Corporation 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

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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 "Sarvoday Kunj" 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 scheme of construction and will not be withhold the same on any reason whatsoever.

26. 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 thereof 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

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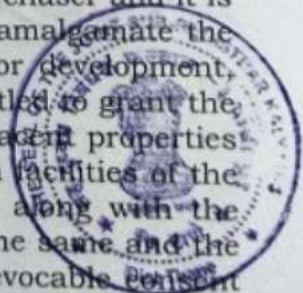
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conveyance of the land in favour of the cooperative housing society or condominium of apartment owners and / or any corporate body will not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed thereon and the Purchaser is fully aware of the same and have accordingly granted his / her express and irrevocable consent for the same.

27. 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/Unit 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 "Sarvoday Kunj" 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 and/or obstructions for such use of the common benefits, amenities and infrastructural facilities of the said "Sarvoday Kunj" by the Apartment / Unit purchasers of the buildings constructed on the adjacent land and the same shall form an integral part of the complex known as "Sarvoday Kunj". 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 said recreation facilities of the said "Sarvoday Kunj" 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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28. 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 thereon may be ready and functional for use and utilization and on the ground the Purchaser herein along with the other purchasers shall not object for payment of any charges, funds and deposits 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 the ground or any other ground whatsoever.

29. **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 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 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.

30. 33 02
ENTIRE AGREEMENT

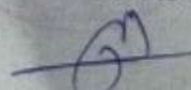
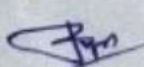
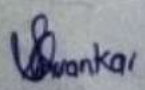
This Agreement, along with its schedules and annexures constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letters, correspondences, arrangements whether written or oral, if any between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

31. **RIGHT TO AMEND**

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

32. **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

 V.V. Gavankar 
 M.V. Gavankar

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.

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.

4. 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 Purchaser(s) in 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 in the Project.

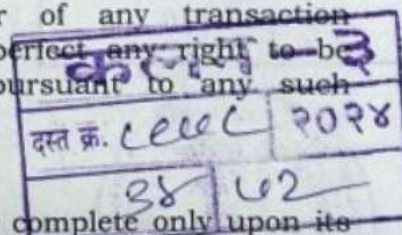
35. FURTHER ASSURANCES

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.

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

37. 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.



V.V. Gavanikar

M.V. Gavanikar

38. That all notices to be served on the Purchaser and the Promoter 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. 43.

Purchaser Name -

Mrs. VIRANGANA VIJAY GAVANKAR, Miss. SHRADDHA VIJAY GAVANKAR & Mr. VIJAY MANOHAR GAVANKAR & Miss. MANALI VIJAY GAVANKAR

Address: 2/4, Shree Samarth Chawl, Reti Bander Road, Opp. Nil Kamal Bangla, Umesh Nagar, Dombivli (West) 421202.

Notified Email ID _____

Promoter name - M/S. Bhavi Enterprises

Address : 3, Shubhangi Darshan, Manpada Road, Dombivli (E) 421201

Notified Email ID: sandip_happyhome@yahoo.co.in

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.

39. 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.

क. 3
क. 3
क. 3

40. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies service tax, goods and service tax, value added tax, GST and all other direct and indirect taxes shall be borne by the Developer.



Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settle 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.

42. 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

V.V. Gavankar

M.V. Gavankar

3. 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

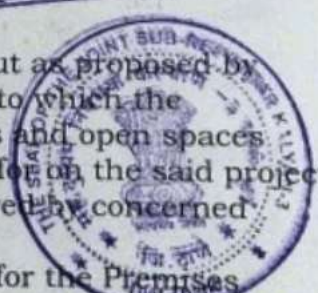
All those pieces and parcels of land lying, being and situate at village Thakurli (Mothagaon), Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing i) Shri. Janak B. Mhatre & others are the owners of all those pieces and parcels of non agricultural land laying being and situate at village Thakurli (Gaothan), bearing City Survey no.1592 to 1594 as well as old property no.H-03003493700 (now denoted in City survey record bearing City Survey No. 7112 & 7113) totally admeasuring 1502 sq. mtr ii) Shri. Bhudhaji Kathode Mhatre and others are the owners of all those pieces and parcels of land lying, being and situate at village Thakurli (Mothagaon), bearing City Survey number 1577 to 1588 totally admeasuring 1187.20 sq.mtr of Taluka Kalyan, District Thane deducting therefrom an area admeasuring 137sq.meters affected by reservations of road.

THE SECOND SCHEDULE OF THE PROPERTY

Apartment / unit bearing No. **201** on **2nd floor** in Building no. **2** admeasuring **445 sq.ft carpet area** and attached flower bed admeasuring **37 sq.ft** in the scheme of construction known as **Sarvoday Kunj**, together with the right to use, occupy and possess the area of flower beds, dry balconies, elevation projection, niches if any situate at village Thakurli (Mothagaon), Taluka Kalyan, District Thane bearing i) City Survey no.1592 to 1594 as well as old property no.H-03003493700 (now denoted in City survey record bearing City Survey No. 7112 & 7113) totally admeasuring 1502sq. mtr, ii) City Survey number 1577 to 1588 totally admeasuring 1187.20 sq.mtr and as shown on the floor plan thereof hereto annexed.

Handwritten notes in a box: "कल्याण", "1502sq.", "1187.20", "3E", "02".

- ANNEXURE - I - Copy of property card extract
ANNEXURE - II - Copy of Title Report
ANNEXURE - III - Copy of the plan 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 - IV - Copy of Floor plan as approved by concerned Local Authority
ANNEXURE - V - Specification and amenities for the Premises
ANNEXURE - VI - Copy of Completion Certificate. No. KDMC/TPP/CC/DOM/308 dated 11/11/2022.



Handwritten signatures: V.V. Gavankar, M.V. Gavankar, and another signature.

IN WITNESS WHEREOF the parties have set and subscribed the 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. Bhavi Enterprise
through its Authorised Signatory

Mr. PRAFUL M. SHAH

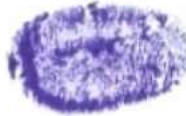


[Handwritten signature of Praful M. Shah]



SIGNED & DELIVERED
by the within named Purchaser/s

Mrs. VIRANGANA VIJAY GAVANKAR



[Handwritten signature: V.V. Gavankar]



Miss. SHRADDHA VIJAY GAVANKAR



[Handwritten signature: S. Gavankar]



Mr. VIJAY MANOHAR GAVANKAR



[Handwritten signature: J. Gavankar]



Miss. MANALI VIJAY GAVANKAR



[Handwritten signature: M.V. Gavankar]



WITNESS:

1. *[Handwritten: Kishor Mahipantrow]*
2. *[Handwritten: Nikhil Mahipantrow]*

कलम - 2	
दस्तावेज क्र. 1000	2028
310	102



RECEIPT

Received a sum of ₹.3,00,000/- (Rupees Three Lakh only) from time to time prior to execution of this agreement in the following manner :

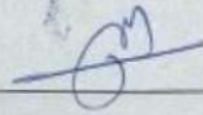
DATE	Bank Name	NEFT No.	AMOUNT (IN ₹.)
23.04.2024	SBI, Dombivli (E)	SBINR52024042317746907	Rs.3,00,000/-

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

I say received ₹. 3,00,000/-

M/s. Bhavi Enterprise
through its Authorised Signatory

Mr. PRAFUL M. SHAH



ANNEXURE - V

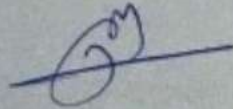
Amenities for Building

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

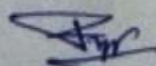
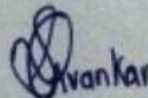
Internal Amenities

- 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,

कलन - ३	
दस्त क्र. LEVEL	२०२४
३८०२	



V.V. Gavankar



M.V. Gavankar

ANNEXURE - I

शा. मु. बाई-५,००,०००-१०-१०-वीए-११
 वे. का. मु. - वीए-२०८/१-१-१०
 शा. नि., म. वि., क. ८६२६, दि. १६-१-२६.]

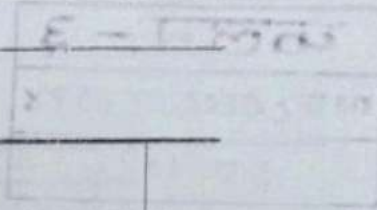
न. मु. मा. २० म.
 C. T. S. 20 m.

मो. एम्बुली ता. न.म.का. आखीव पत्रिका

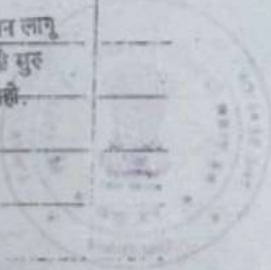
१५५५ | १२-२ | ३८



श्री - परीराम काफोड हेतु



यद्वर मूल नमत भुमानप लागू
 करण्याची कार्यपध्दती मुद
 करण्याची असेली नाही.



... १३
 नं. आख्यावा दि. 31.12.19...
 नं. नया दि. १५/...
 नं. दिव्यावा दि. २१...
 व्यक्त की ह. १६/...
 काशा की ह.
 प्या की ह.

जयसिंग

"सत्य प्रत"
 १२/१२/१६
 मुद्रालय सहायक
 स. अ. म. अ. कल्याण

कलन - ३
 दस्त क्र. ८६८ २०२४
 ३८ ८२



सा. मु. बाई-५,००,०००-१०-१०-बीए-११
दे. सा. मु. -बीए-२०८/१-१-१०
सा. नि., म. वि., क. ८६१६, दि. १६-१-२६.]

न. मु. सा. २० घ.
C. T. S. 20 m.

आखीव पत्रिका
श्री ठाणुली तं कर्माज

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श्री परशुराम काचोड क्षेत्र

कलन - ३	
सत नं. ८८८	१०२४
४०	८०२

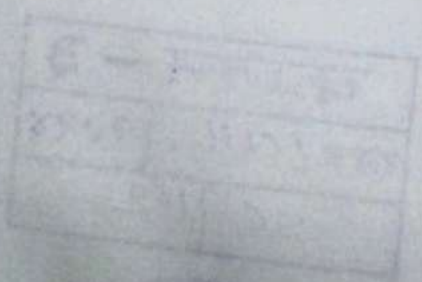


सदर नांव नमबर भूमापन लागू
करण्याची कार्यपध्दती सुरु
करण्याची अलेली आहे.

ज तयार दि ३१/१२
 व दिनांक दि १५/१२
 कल फी रु २५/-
 काशा फी रु २५/-
 ण फी रु १०/-

कशासदार

"सत्य प्रत"
 ३१/१२/१९
 मुख्यालय सहायक
 ज. नं. प. ज. कल्याण



ANNEXURE - I

शा. नं. बाई-१, २२, २२२-१०-१० सीट-११
 से. का. नं. सीट-२०८/१-९-९०
 शा. सि., म. सि., म. २९१६, वि. १९-९-२९.]

न. नं. मा. २० म.
 C. T. S. 20 m.

आखीव पत्रिका
 श्री लक्ष्मी लाल मल्हाराव

३५८७	३५-८	३८
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श्री लक्ष्मी लाल मल्हाराव

सर्वर नाव नगर भूदानपत्र लागू
 करण्याची कार्यवाही सुरू
 करण्याची अलेली नाही.

१-३
 सर्व आल्याचा दि. ३१.१२.२०१६
 सर्व नव्या दि.
 सर्व दिव्याचा दि.
 मूल्य फी रु. १५/-
 काशा फी रु. १५/-
 मग फी रु. १५/-

प्रमाणित

"सत्य प्रक"
 ३१/१२/२०१६
 पं. नं. २२२-१०-१०
 म. नं. २९१६

कलन-३
 दस्त क्र. १६६८ २०२४
 ४९ ७२



ANNEXURE - I



सा. मु. बाई-५,००,०००-१०-१०-सीए-११

म. मु. मा. २० म.

वे. का. मु. सीए-२०८/१-१-१०

C. T. S. 20 m.

सा. नि., म. वि., फ. ८६१६, दि. १६-१-२६.]

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श्री गणेशाय नमः
श्री गणेशाय नमः
श्री गणेशाय नमः

१५८३	२०-५	अ
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श्री गणेशाय नमः

कलन नामके दवा प्रमाण-अनु
कलनवादी म. म. धनी सुभ
कलनवादी म. म. धनी सुभ

कलन - ३
दस्ता क्र. ८८८८ २०२४
४३ ८२

२३/११/१२

३२६/१२/१२

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२५

१०८

Suk
पासपार



S. V. Tarte

B. Com. LL.B.

Advocate & Notary

Tarte Plaza, Ground Flr., Plot No. 121,
Gandhi Nagar, Dombivli (E) 421 204,
Dist. Thane. Phone : 2820491

TITLE CERTIFICATE

PROPERTY: All that piece and parcel of land bearing City Survey no.1577 to 1588 admeasuring 1187.20sq.mtrs gaathan land of Village Thakurli, Taluka Kalyan, Dist.Thane and within the limits of Kalyan Dombivli Municipal Corporation, Kalyan Division and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With the view to investigate the title of Shri.Budhaji K. Mhatre & others to the above described property, Mr.G.H.Jagtap has taken searches and perused the documents of title of the said property. My investigation revealed that as per Search Report of even date the title of Shri.Budhaji K. Mhatre & others to the above described property is free from any encumbrances, clear and marketable.

In the meantime Shri.Budhaji K. Mhatre & others had given the said property for development to M/s.Bhavi Enterprise, vide Development Agreement dated 25/03/2013, which was registered with Sub-Registrar Kalyan-1 on 25/03/2013 under document no.2255/2013 as well as Registered Power of Attorney dated 25/03/2013 under document no.2256/2013.

Under the circumstances, therefore in my opinion Shri.Budhaji K. Mhatre & others holds a clear and marketable title without any encumbrances to the above described property which is to be transferred to M/s.Bhavi Enterprise.

Dated : 25/04/2014

S.V. Tarte
(S.V.TARTE)
Advocate & Notary

कलान - ३	
दस्ता क्र. ८८८	२०२४
१५	७२





G. H. JAGTAP

B.Com.

Searcher

Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 04/10/2007

SEARCH REPORT

Re:- Property bearing Gaonthan Land Ghar No. 1475, Property No. H-03003493700, C.T.S. No.1577 To 1588, Total Area 1187.2 Sq.Meters, OWNER-SHRI BUDHAJI KATHOD MHATRE & OTHERS, situated at Mouje **THAKURLI**, Taluka **KALYAN**, District **Thane**.

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN No. 1, 3 & 4 in Dombivali, for the period of 30 years i.e. 1978 TO 2007.

I could not take the search for the year 1978, 1983 To 1985 the Index-II register is in Torn Condition and for the year 1992, 1998, 2000 To February 2002, the INDEX-II Register are in Thane Custody of Joint District Registrar Office, Thane for the purpose of DATA ENTRY, and for the above same years Registers are not available in the Office of Sub-Registrar Kalyan & Dombivli.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	NIL
1983	Torn Condition	1998	Register Not Available
1984	-- do --	1999	NIL
1985	-- do --	2000	Register Not Available
1986	NIL	2001	-- do --
1987	NIL	2002	NIL
1988	NIL	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	NIL
1992	Register Not Available	2007	NIL, UPTO 04/10/2007

Attached Govt. Fees paid vide Receipt No. 9826266,
Search Application No. 4350/2007, dated 04/10/2007

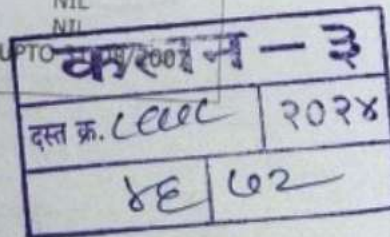
HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 04/10/2007

G. H. JAGTAP
SEARCHER (B.Com.)

1/4 Datta Kripa Niwas Hsg. Soci. Opp. Kala Talao, Near Sonali Bldg., Thankar Pada, Kalyan (W) - 421 301. Tel:- 2311731



मूल प्रत [अदस्तावेजीय] ORIGINAL COPY [NON TRANSFERABLE]

सासनास केलेल्या प्रदानाची पावती RECEIPT FOR PAYMENT TO GOVERNMENT

खोच गवळ # 2006 = 30000/-

ठिकाण/Place कसबापूर दिनांक/Date ६-१०-२००६

Received from श्री. जी. प्रेम जगताम

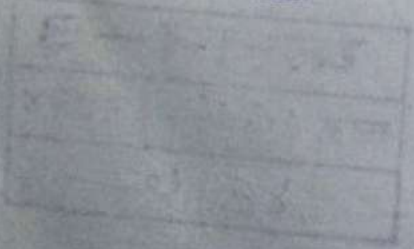
रु/रु. ७५०१ रुपय/Rupay ज्यासकी फर्नारु प्रकला- वाकरिता मिळाले.

on account of श्री. जी. प्रेम जगताम

देखपान व लेखापान ११००१५५ Cashier or Accountant

(सही/Signature) सह. दुय्यम निबंधक कल्याण-३

कलन-३	
दस्त क्र. ८८८८	२०२४
५८८	८०२





कल्याण नगरपालिका, कल्याण **उद्योग**
 वा.क्र.कडोमपा/नरवि/बाप/डोवि/२०१४-२५७९
 कल्याण डोंबिवली महानगरपालिका, कल्याण
 दिनांक - २०/०१/२०१४

(बांधकाम प्रारंभ प्रमाणपत्रासह सुधारीत परवानगी)
 श्री./श्रीमती :- बुधाजी काथोड म्हात्रे व श्री सुधाकर काथोड म्हात्रे व इतर
 कुलमुखत्वारपत्रधारक :- श्री प्रफुल एम.शाहा
 वास्तुशिल्पकार:- श्री शिरीष गजानन नाचणे डोबिवली (पु.)

विषय:- सि.स.नं.१५७७ ते १५८८, मीजे-मोठागांव ठाकुरली, डोंबिवली (प.) येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ: १) आपला दि. २०-०५-२०१४ रोजीचा श्री शिरीष गजानन नाचणे डोबिवली (पु.) वास्तुशिल्पकार, यांचे मार्फत सादर केलेला अर्ज क्र. २१२९
 २) अंतिम परवानगी क्र. कडोमपा/नरवि/बाप/डोवि/२८४-७८ दि. २/०८/२००७

महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६९ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार सि.स.नं.१५७७, ते १५८८, मीजे-मोठागांव, ठाकुरली, डोंबिवली (प.) मध्ये ११८७.२० चौ.मी. यावटाण क्षेत्रावर बांधकामासाठी १५७२.४२ चौ.मी. क्षेत्राच्या भूखंडाच्या विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २०-०५-२०१४ च्या अर्जास अनुसरून पुढील शर्तीस अधिन यदून शुभच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे मागील पनावर नमुद केलेप्रमाणे रहिवासी वाडे-भितीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे इमारतीच्या व जागेच्या मालकी हक्कसंदर्भात कुठल्याही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे समतीपत्र देण्यात येत आहे.

- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षांपर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजना अनुषंगाने खाली करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्तीस आपल्यावर बंधनकारक राहिले.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कच्च्यातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे, मंजूर नकाशाप्रमाणे वाडेभितोचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सडर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी पेतल्याशिवाय करू नये, तसे केल्याचे आडलून आल्यास सडरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व संरक्षक विभागात यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या पाहण्याच्या सध्याच्या व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये असे नोंद घेतल्या जाईल.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जाग याचि न होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गांची जबाबदारी मंजुरीपत्रे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपत्र मिळालेले असल्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता हाईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गांची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जून भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकीदार यांच्यावर राहिल. भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकीदार यांच्यावर राहिल.
- १३) सडर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सडर जागेतून जाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिस्सर्ग विभाग, (क.डो.म.प.) यांच्या परवानगी व बंधनाने करावयाचे आहे.
- १५) सडर प्रकारची चुकीची व अपुर्ण माहिती दिली असल्यास सडर बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.

कलम - ३
 दिनांक २०/०१/२०१४
 दि. २०/०१/२०१४



- आवश्यक राहिल व त्याकरीता निम्नप्रमाणे लागणी रक्कम (एड इन्वॉयस वगैरह रक्कम) भरणी लागेल
 तसेच विक्रयपोली स्थानिक महसुलात्मक खर्चे त्वादीकरीत स्वतःचालीताने करावे. टाकणे बंधनकारक राहिल.
- १.३) प्रस्तुत भूखंडास विषयाचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती उपलब्धतेने क.डो.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार खर्चाचे टाकणे आवश्यक राहिल.
 - १.४) सादर जागेत बांधकाम करणावाबाबतची पूर्वीची परवानगें असेल की ती या बांधकाम प्रारंभ प्रमाणपत्रासुळे रद्द झाल्या असे समजण्यात यावे.
 - १.५) पावसाचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारस जोडणेसाठी एकव्या स्वतःचाली गटारे बांधणीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतः बांधकामासाठीच्या पाण्याची व्यवस्था करावी.
 - २.०) नकाशात रस्ताकडीकरणाखाली दर्शिलेली जमीन तसेच अर्जित रस्मे, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यात रस्ता कडीकरणसाठी आगा लागल्यास ती क.डो.म.पा.स विनामुल्य हस्तांतरित करणी लागेल.
 - २.१) रेखांकन प्रस्तावातील सर्व भूखंड रस्मे, खुल्या जागे, बांधी प्रस्तावित नकाशाप्रमाणे जागेवर आखाणी ला मि.भू.अ.चावे मार्फत करून घ्यावी व त्यावेळील प्रमाणित सोडणी नकाशाची प्रत बांधकाम प्रारंभप्रमाणपत्र दिल्या नंतरच प्राप्त एक वर्षाचे आत सादर करावी.
 - २.२) भूखंडातील विकास योजना रस्मे क.डो.म.पा.च्या सार्वजनिक बांधकाम विभागाच्या निर्देशाप्रमाणे खंडीकरण व गटार विकसित करून क.डो.म.पालिकेस विनामुल्य हस्तांतरित करावे.
 - २.३) भूखंडातील आवृंक्षित भाग भरणी करून व वाढेभित्तीचे बांधकाम करून रितसर कारनामा व खरेदीखतासह क.डो.म.पा.स विनामुल्य हस्तांतरित करावे.
 - २.४) जलनि सारण विभाग व मलनि सारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डो.म.पा. यांचे कडील न-हरकत दाखला बांधकाम नकाशासह सादर करावे.
 - २.५) जागेच्या मालकी हक्कबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
 - २.६) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त राहणेसाठी उपयोग करावा.
 - २.७) भूखंडाचा पोलोच रस्ता एकव्या स्वरूपात तयार कोल्याखेरीज बापर परवाना मिळणार नाही.
 - २.८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा बापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशािल्पकार व खापल्याविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
 - २.९) ओल्या व मुक्या कच-यासाठी स्वतः कचराकुड्याची व्यवस्था करावी.
 - ३.०) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत खोरेडां उपकरणे बसवणे आवश्यक आहे.
 - ३.१) रेत वॉटर हार्नेसिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
 - ३.२) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
 - ३.३) प्रस्तुत भूखंड मधील वृक्षारोपणाबाबत उद्यान विभागाने न-हरकत दाखला बांधकाम पूर्णत्वाच्या दाखल्यापूर्वी सादर करणे बांधकाम प्रमाणपत्र घेणे आवश्यक राहिल.

कलम - ३

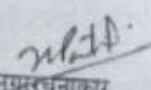
आपण सादर केलेल्या बांधकाम प्रस्तावाकडील बांधकाम प्रमाणपत्र घेणे बांधकाम प्रारंभ करणे बांधकाम प्रमाणपत्र घेणे बांधकाम प्रमाणपत्र घेणे बांधकाम प्रमाणपत्र घेणे

३५) वरील बांधकाम प्रमाणपत्र घेणे बांधकाम प्रमाणपत्र घेणे बांधकाम प्रमाणपत्र घेणे बांधकाम प्रमाणपत्र घेणे

इमारत क्र. १ - स्टील ४ फ्लोअर व १ चौघा मजला १ पाचवा मजला पै. (रहिवासी)

इमारत क्र. २ - तळ मजला १ मधील मजला १ चौघा मजला (रहिवासी)



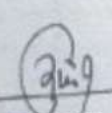

 उपस्थानकार
 कल्याण डोंबिवली महापालिका, कल्याण.

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा.कल्याण.
- २) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- ३) विद्युत विभाग, क.डो.म.पा.कल्याण.
- ४) पाणीपुरवठा विभाग, क.डो.म.पा.कल्याण.
- ५) प्रमाण क्षेत्र अधिकारी 'ह' प्रमाण क्षेत्र.

- १) नकाशात दाखविलेल्या गाळ्यांच्या संख्येपेथे व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच फ्लॉटच्या इतरित इमारती भोवती मोकळ्या सोडायच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) गाणी जमीन कॅम्पल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जाग वापित होत असल्यास त्याची सर्वस्वी जबाबदारी आपणावर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपर नियोजित रज्यप्रमाण दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती द्यायच्या करवायानी जबाबदारी मालकाची राहिल व मालक भाडेकरू घातध्ये काही काळ असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय घुलवू नये.
- १४) सादर जागेत पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःश्रारण विभाग, (क.डो.म.पा.)च्या परवानगीशिवाय घुलवू अथवा बंद करू नये.
- १५) सादर प्रकारणी चुकोनी व अपूर्ण माहिती दिली असल्यास सादर बांधकाम प्रारंभ प्रमाणपर रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रक्कम (टॅड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याटीकरणी स्वखर्चाने घालून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पाण्याची महानगरपालिकेकडून उचलानेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डो.म.पा. च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सादर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवान असले तर तो या बांधकाम प्रारंभ प्रमाणपरामुळे रद्द झाल्या असे समजण्यात यावे.
- १९) गटारचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारस जोडणेसाठी पक्क्या स्वरूपाची गटार बांधवून तसेच बांधकामासाठी नव्याने कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्तासाठी करणाऱ्यांनी दर्शविलेली जमीन तसेच अर्जत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता सटीकरणासाठी जाग लागल्यास ती क.डो.म.पा.स विनामुल्य हस्तांतरित करावी लागेल.
- २१) रेषांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांनी प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.मि.भू.अ.पांचे फाळ करून घ्यावी व त्याचेकडील प्रमाणित मोजणी नकाशाची प्रत बांधकाम प्रारंभप्रमाणपर दिल्या तारखेपामुन एक वर्गाचे अड सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डो.म.पा.च्या सर्व बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डो.म.पालिकेस विनामुल्य हस्तांतरित करावे.
- २३) भूखंडातील आरधित भाग धरणी करून व खडीभितोये बांधकाम करून रितसर कारनामा व खरेदीखतासह क.डो.म.पा.स विनामुल्य हस्तांतरित करावे.
- २४) जलनिःश्रारण विभाग, पाणी पुरवठा विभाग, उद्योग विभाग, क.डो.म.पा. याने केल्या जाईल त्या बांधकामाबाबतची सादर करावा.
- २५) जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवान अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) वरीलप्रमाणे सर्व न्यायिक दाखले व नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- २७) नकाशात दाखविल्याप्रमाणे बांधकामाचा प्लॅन उचलित + बाणिज्यसाठी उपयोग करावा.
- २८) भूखंडाचा पाहोन रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवान मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार, आणव्याविज्ञानाच्या तज्ज्ञांनी नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व नव्या रस्त्या-सोड्या रस्त्यांवर खडी पाड्याची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सीरजर्ज उपकरणे बसवणे आवश्यक आहे.
- ३२) रेल वॉटर टाँक व इतर वस्तू जबाबदारी पाणी पुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३३) प्रत्यक्ष जागेवर द्यायची न्यायिक पारितोषापूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३४) पाणी पुरवठा उपकरणे व इतर वस्तू जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३५) बांधकाम पूर्णत्वाचा दाखला घेतल्यापूर्वी 'उद्योग' विभागाकडून बाहेरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

कल्याण ३
2024




 नगरचेताप्री, (डॉ. वि.)
 कल्याण डोंबिवली महानगरपालिका, कल्याण

- १) मा. मिल्हाधिकारी, मिल्हाधिकारी कार्यालय, ठाणे
- २) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा. कल्याण
- ३) कर निर्धारक व संचालक, क.डो.म.पा. कल्याण
- ४) प्रभाग क्षेत्र अधिकारी 'ह' प्रभाग क्षेत्र, क.डो.म.पा. कल्याण



KALYAN DOMBIVLI MUNICIPAL CORPORATION
TOWNPLANNING DEPARTMENT



OCCUPANCY CERTIFICATE
APPENDIX 'H'

Outward No. KDMC/TPD/CC/DOM/308.
Date - 11/11/2022.

To,
Mr. Janak B. Mhatre & Others
P.O.A. - Mr. Praful M. Shah
Architect - Mr. Shirish G. Nachane, Dombivli (E).
Structural Engineer - M/s. Shanti Consultants Through Mr. Arvind S. Patel, Dombivli (E)

Ref. No. :- 1) KDMC/TPD/BP/DV/CC/391/19, Dt. 30/03/2019
2) Your application dated 06/06/2020

The development work on Revenue CTS No. 7112 To 7113, CTS No. 1577 To 1588, 1592 To 1594, Mauje - Thakurli, Dombivli (E) completed Building under the supervision of Mr. Shirish Gajanan Nachane, Dombivli (E.), Architect License No - CA/99/24527 may be occupied on the following conditions.

Sr. No.	Floor	Building No. 1	Area (Sq.mt.)	Building No. 2	Area (Sq.mt.)	Building No. 3 Wing A	Area (Sq.mt.)	Building No. 3 Wing B	Area (Sq.mt.)
1	Ground Floor	02 Tenament	56.75 + 6.12	Stilt	-	-	-	3 Tenaments	129.13
2	First Floor	-	-	03 Tenaments	164.14	3 Tenaments	170.36	05 Tenaments	198.62
3	Second Floor	-	-	03 Tenaments	164.14	3 Tenaments	170.36	-	-
4	Third Floor	-	-	03 Tenaments	164.14	-	-	-	-
5	Fourth Floor	-	-	03 Tenaments	164.14	-	-	-	-
6	Fifth Floor	-	-	03 Tenaments	164.14	-	-	-	-
7	Sixth Floor	-	-	-	-	-	-	-	-
8	Seventh Floor	-	-	-	-	-	-	-	-
9	Total	2 Tenaments	62.88	15 Tenaments	820.70	6 Tenaments	340.72	08 Tenaments	327.74

दस्त क्र. 1000/2022
30/08/2022
42/02

- In case of Road widening the Land within the marginal space have to surrendered to KDMC Free of cost.
- The additional work if any found without permission will be demolished without prior intimation.
- The affidavit submitted are binding on you and your legal heirs. A set of verified completion plans is returned herewith.



(Handwritten mark)

4. The conditions mentioned in the previous Building Permission will be binding upon you.
5. Any Discussion of the Court will be binding on you (developers).

Encl : As above

Office Stamp

CC to :-

- 1) Tax Assessor And Collector, K.D.M.C.
- 2) Ward Officer, 'H' Ward, K.D.M.C.

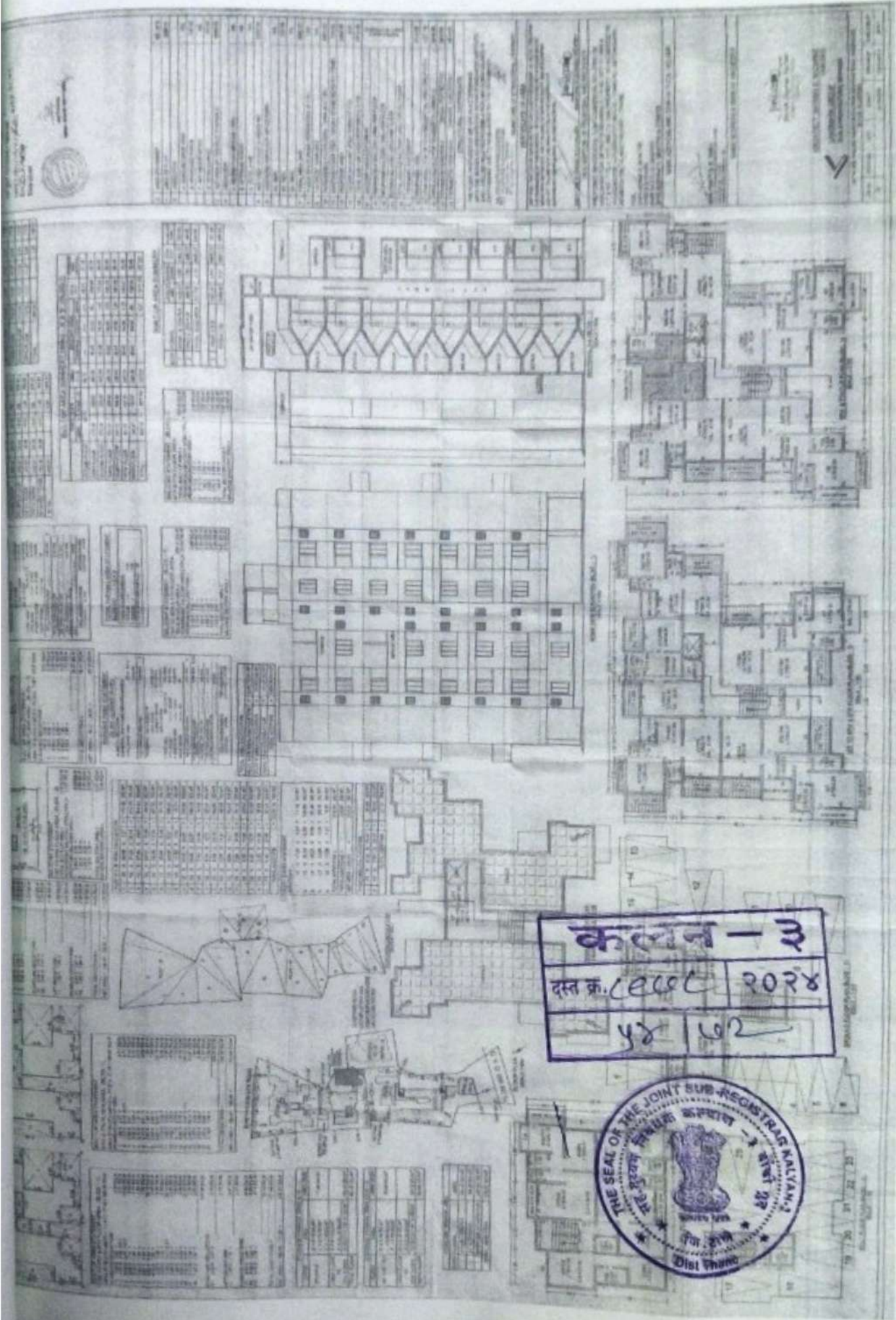


Yours faithfully,

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

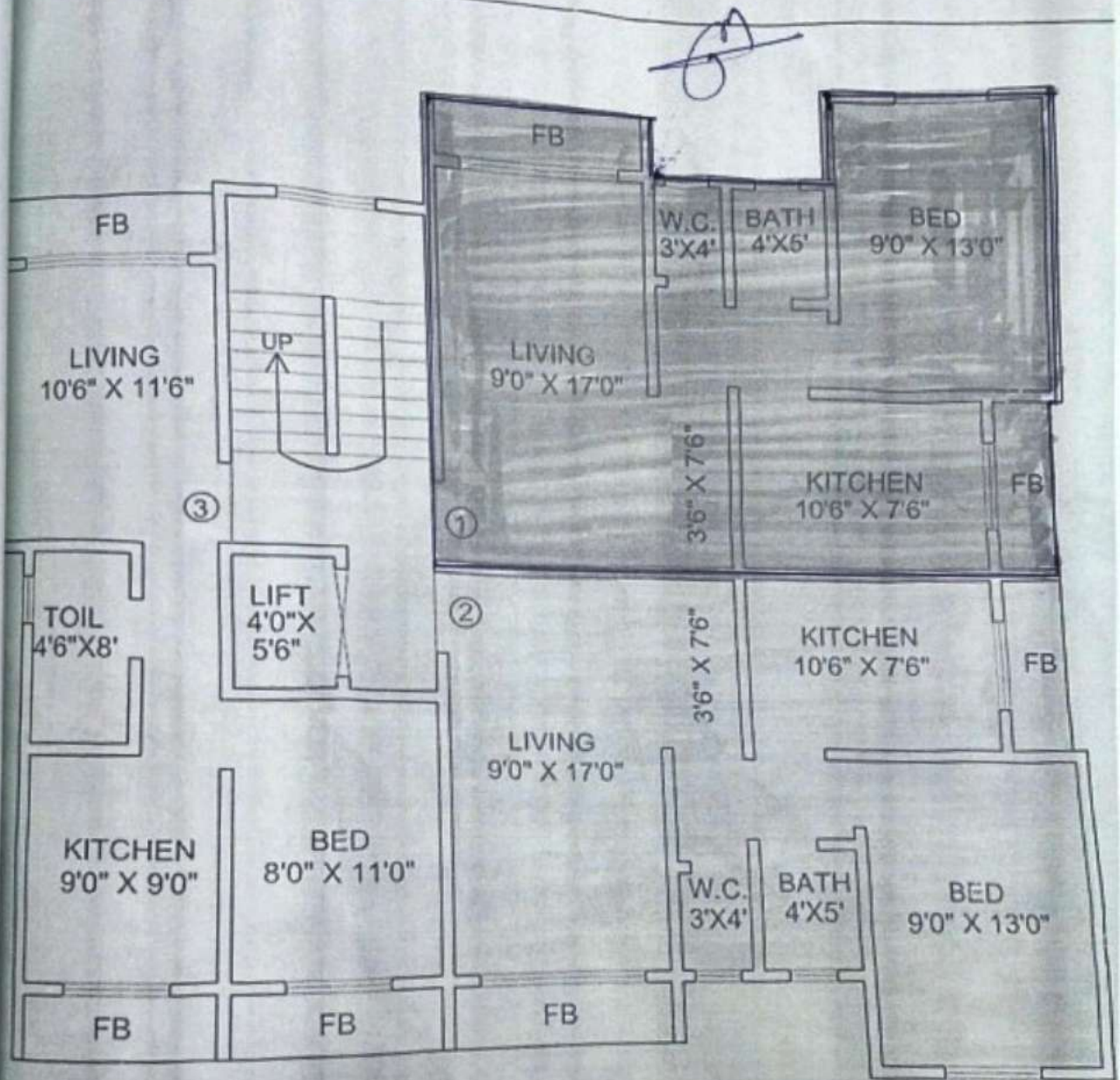
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कलन - ३
 दल क्र. ८८८ २०२४
 ५४ ५२





1ST TO 5TH FLOOR PLAN. (B.D.G.-2) - 3
 दस्ता क्र. ८८०८ २०२४
 ५५ १०२

V.V. Gavanekar

(Signature)

(Signature)

M.V. Gavanekar



SR NO

18122

घातेदाराची छा / Party Copy



(Scheduled Bank)

शाखा / Br. दिनांक / Date 6/7/09
 मुद्रांक शुल्क / Stamp Duty रु / Rs. 500/-
 सेवा आकारणी शुल्क रु / Rs. 10/-
 Service Charges
 एकूण/Total रु / Rs. 510/-
 अक्षरी रूपाने / Amount in Words Five hundred ten only.
 मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party
 पत्ता / Address

S. R. Parab
3 Jhulebhingji Dabhan
Mangada Rd, Dombes

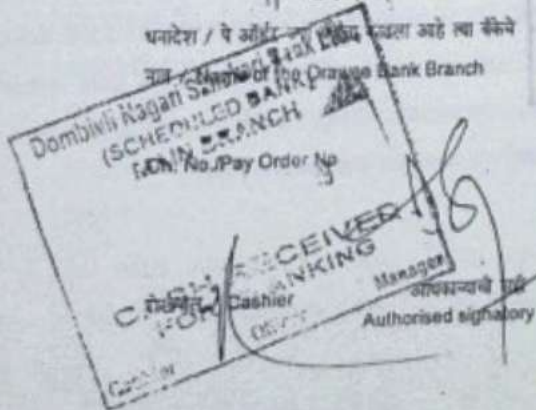
संयोजक पक्षकाराचे नाव / Name of counter party

P. M. Shah

बाबतकार्याचा उद्देशाने कारण / Purpose of transaction

POA

धनादेश / पे ऑर्डर
 मुद्रांक शुल्क भरण्यासाठी असे त्या बँकेने
 नाव / Name of Bank Branch
 Dombivli Kagan Sahakar Bank Branch
 (SCHEDULED BANK)
 B.O. No. / Pay Order No



कलन - ३	
दस्त क्र. <u>CEU</u>	<u>2028</u>
<u>YE</u>	<u>02</u>



32

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOME THESE PRESENT SHALL COME I Mr. Praful Manilal Sbah, Age 42years, Occupation Business, partner of M/s.Rahul Enterprise, M/s.Annapurna group, M/s.Dhanvallabh Developers, M/s.Sarvoday and Company, M/s.Sarvoday combine, M/s.Sarvoday Developers, M/s.Sarvodaya Group, M/s.Om Sai Enterprises, M/s.Ekta Land Developer, M/s. Bhavi Enterprises, M/s.Ekdant developers, M/s.Ekta combine, M/s.Ekta Enterprises, M/s.Ekta builders, M/s.Patkar Group, M/s.Gurudatt Developers & M/s. Shiv Developers, partnership firm/s having its office at 3, Shubhangi Darshan, Manpada road, Dombivli (E), do hereby SEND GREETINGS :



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 (herein after called and referred to for the sake of brevity as the **Said Documents**)

कदाचित्
वस्तु क्र. २०२४
युक्त

WHEREAS I am not on the position to personally attend the office of Concerned Sub- Registrar of Assurances for registering of said documents related to purchase and sale of residential, commercial and other units including parking spaces in the said building/s or any other agreement of the abovementioned firm/s which are executed by me ;



Authorised Signatures
 MAIN BRANCH

For Bank of Nagari Sahakar Bank Ltd.

Director Nagari Sahakar Bank Ltd.
 Main Branch, Sahakar Building,
 Dombivli (East) - 421 201

INDIA
 STAMP DUTY MAHARASHTRA
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 109939
 JUL 06 2009
 R-00005001-P85608
 12-14

I therefore, propose to appoint Mr.Sandip R. Parab, Age 27 years, Occupation Business, residing at 606, Samarth Vihar, Patharli Road, Dombivli(E) 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 he has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENT WITNESS THAT I Mr.Praful Manilal Shah, partner of M/s.Rahul Enterprise, M/s.Annapurna Group, M/s.Dhanvallah Developers, M/s.Sarvoday and Company, M/s.Sarvoday Combine, M/s.Sarvoday Developers, M/s.Sarvoday Group, M/s.Om Sai Enterprise, M/s.Ekta Land Developers, M/s.Bhavi Enterprise, M/s.Ekdant Developer, M/s.Ekta Combines, M/s.Ekta Enterprise, M/s.Ekta Builder, M/s.Patkar Group, M/s.Gurudatt Developer, M/s.Shiv Developer & M/s.Yashvi Corporation, do hereby nominate, constitute and appoint Mr.Sandip R. Parab to be my true and lawful attorney with full authority and power to and perform the following acts, deeds and things in my name, on my self and for me viz;

1. 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/s.
2. All costs, charges, expenses of any incidental to any acts, matters, deeds or thing done or caused to be done by my attorney in or about



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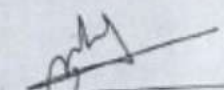
34

the exercise of power herein contained shall be borne and paid by me, and he 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.

IN WITNESS WHEREOF, I hereunto put my hands and seals at Dombivli on this 6th day of July 2009.

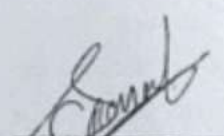



Praful Manilal Shah Partner of

M/s.Rahul Enterprise, M/s.Annapurna Group, M/s.Dhanvallah Developers, M/s.Sarvoday and Company, M/s.Sarvoday Combine, M/s.Sarvoday Developers, M/s.Sarvoday Group, M/s.Om Sai Enterprise, M/s.Ekta Land Developers, M/s.Bhavi Enterprise, M/s.Ekdant Developer, M/s.Ekta Combines, M/s.Ekta Enterprise, M/s.Ekta Builder, M/s.Patkar Group, M/s.Gurudatt Developer, M/s.Shiv Developer & M/s.Yashvi Corporation
Executor

कलन-३	
कलन नं. १००८	२०२४
५६	०२




Sandip R. Parab
Constituted Attorney

PERMANENT ACCOUNT NUMBER
AAGP55150H

NAME
PRAFUL MANLAL SHAH

NAME OF THE FATHER OR HUSBAND
MANLAL SHAH

DATE OF BIRTH
21-02-1967

Signature: *[Handwritten Signature]*

Stamp: *[Faint circular stamp]*



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP R PARAB

RAVINDRANATH KASHIRAM PARAB

25/01/1982
 Permanent Account Number
AHBPP2419C

Signature: *[Handwritten Signature]*

Stamp: *[Faint circular stamp]*

कलन-३

दस्त क्र. **LEUL** | **2028**

EO | **U2**



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOV. OF INDIA
 SANJAY PANDURANG MAHALE
 PANDURANG ANKUMAHALE
 17/01/2018
 AVLE MARIYA



Sanahole
 Pentharti Road,
 Near Shelar Naka
 Dombivli (E)
 Dist. Maharashtra



चक्रवर्ती राजवत
 Election Commissioner of India
 15/01/2018



Shiv Dardhan
 Pentharti Road,
 Dombivli (E)

कलन - ३
 दल नं. ८८८ २०२४
 ९९ ७२



घोषणापत्र

मी, संदीप आर परब , वय- ४१ वर्षे, या द्वारे घोषित करतो की, मा . दुय्यम निबंधक, कल्याण-३ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यांत आला आहे . श्री . प्रफुल एम शाह यांनी दिनांक ०८ . ११ . २०११ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कयुलीजबाब दिला आहे . सदर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही . किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दवातल ठरलेले नाही . सदरचे कुलमुखत्यार पत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यांस मी पुर्णतः सक्षम आहे . सदरचे कथन चुकीचे आढळुन आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे . सदर अखरत्यारपत्राचे सत्येविषयी मी संपूर्ण चौकशी केली आहे . व त्यांचे सत्येविषयेची मी खात्री करून घेतली आहे .

कुलमुखत्यार पत्र धारकाचे नाव

वै सही



संदीप आर परब

कलन - ३	
दस्त क्र. ८८८	२०२४
६९	७२



INCOME TAX DEPARTMENT
 SHRADDHA VIJAY GAVANKAR
 VIJAY MANOHAR GAVANKAR
 30/06/1994
 Permanent Account Number
BTPG7542E
 Gavankar
 Signature

भारत सरकार
 GOVT. OF INDIA



भारत सरकार
 GOVERNMENT OF INDIA

श्रद्धा विजय गवाणकर
 Shraddha Vijay Gavankar
 वडील : विजय मनोहर गवाणकर
 Father : Vijay Manohar
 Gavankar
 जन्म वर्ष / Year of Birth : 1994
 स्त्री / Female

6334 4761 5925

आधार – सामान्य माणसाचा अधिकार




Gavankar

कलन-३	
दस्त क्र. ११११	२०२४
६४	७२



कोरे
पृष्ठ
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Page

कलन-३	
वसत क्र.	२०२४
६५	६२



६-११११
२२०
२०२४

आयकर विभाग
INCOME TAX DEPARTMENT
BHAVI ENTERPRISES

भारत सरकार
GOVT. OF INDIA

01/04/2011
 Permanent Account Number
AAMFB7217J

05052013

GM

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY MANOHAR GAVANKAR

भारत सरकार
GOVT. OF INDIA

MANOHAR BHASKAR GAVANKAR
 31/08/1965
 Permanent Account Number
AJYPG5766A

05052013

JK

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AVSPG6777F

नाम / Name
VIRANGANA VIJAY GAVANKAR

पिता का नाम / Father's Name
MANOHAR BHASKAR SARMAKAR

जन्म की तारीख / Date of Birth
30/05/1974

05052013

V.V. Gavankar

कलन - ३	
दस्ता क्र. CEUL	2028
64	62

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CYWPG0512M

नाम / Name
MANALI VIJAY GAVANKAR

पिता का नाम / Father's Name
VIJAY MANOHAR GAVANKAR

जन्म की तारीख / Date of Birth
11/02/1998

05052013






भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



नोंदी क्रमांक / Enrolment No.: 2821/42119/01423

To
 मंजरी विजय गवणकर
 Manaji Vijay Gavankar
 24 SHREE SAMARTH CHAWL
 PETI BANDER ROAD
 UMESH NAGAR DOMBIVLI WEST
 OPP. NIL KAMAL BANGLA
 DOMBIVLI
 Vishnunagar
 Thane Maharashtra - 421202
 7208732699

Overhead Date: 05/03/2021
 Smart Date: 26/03/2021



आपला आधार क्रमांक / Your Aadhaar No. :
XXXX XXXX 5582
VID : 9188 5904 1307 1824
माझे आधार, माझी ओळख

सहिती

- आपण ओळखीचा पुरावा काढी नसतानाही करू शकता.
- सुरक्षित QR कोड / ऑनलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओळख साधित करा.
- हे इलेक्ट्रॉनिक पत्रिके द्वारे तयार झालेले एक पत्र आहे.



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आपण देशभरात येव शकते
- आपण आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने उपलब्ध करवू शकता
- आपला मोबाइल नंबर आणि ईमेल आयडी आपल्यावेळी अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आपला पत्र - mAadhaar App तयार करा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

आपला आधार क्रमांक / Your Aadhaar No. :
XXXX XXXX 5582
VID : 9188 5904 1307 1824
माझे आधार, माझी ओळख

आपला आधार क्रमांक / Your Aadhaar No. :
XXXX XXXX 5582
VID : 9188 5904 1307 1824
माझे आधार, माझी ओळख




आपला आधार क्रमांक / Your Aadhaar No. :
XXXX XXXX 5582
VID : 9188 5904 1307 1824
माझे आधार, माझी ओळख

M.V. Gavankar

कलन-३	
दस्त क्र. <i>Cell</i>	२०२४
<i>Elu 62</i>	



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 YOGESH O MAHIPATRAO
 DWARKANATH BAPURAO MAHIPATRAO
 27/10/1987
 AU-3-12575M


X

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 NIKHIL O MAHIPATRAO
 DWARKANA O BAPURAO MAHIPATRAO
 17/12/1980
 BP JPM903DH


करवाई - 3
 एल 1001 2028
 एल 102



CHALLAN
MTR Form Number-6



MH003193166202425E	BARCODE	Date 07/06/2024-13:57:52	Form ID 25.2
Agent Inspector General Of Registration		Payer Details	
Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AVSPG6777F
Name KLN3_KALYAN NO 3 JOINT SUB REGISTRA THANE		Full Name	VIRANGANA VIJAY GAVANKAR
2024-2025 One Time		Flat/Block No.	FLAT NO 201, 2ND FLOOR, BUILDING NO. 2,
		Premises/Building	SARVODAY KUNJ
Account Head Details		Amount In Rs.	
6401 Stamp Duty	280000.00	Road/Street	VILLAGE THAKURLI
3301 Registration Fee	30000.00	Area/Locality	DISTRICT THANE
		Town/City/District	
		PIN	4 2 1 2 0 2
		Remarks (If Any)	PAN2=AAMFB7217J-SecondPartyName=BHAVI ENTERPRISES-
		Amount In	Three Lakh Ten Thousand Rupees Only
		Words	3,10,000.00
Agent Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332024060714606 2872795022
		Bank Date	RBI Date 07/06/2024-13:59:16 10/06/2024
Cheque/DD No.		Bank-Branch	IDBI BANK
Name of Bank		Scroll No. , Date	कलन-३ 100, 10/08/2024
Address of Branch		Mobile No. : 337327473	
Document ID :		This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.	
चेकन केवल दस्तावेज निलंबक कार्यालय में ही कयामतना दस्तावेजी लगू आहे . नोंदणी व कयामतना दस्तावेजी सादर करावे लागू		Signature Not Verified	
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURY MUMBAI 52 Date: 2024.06.06 18:37:42 IST Reason: GRUB Secure Document Location: India		Ee 100 102	
Challan Defaced Details		Stamp of THE JOINT SUB-REGISTRAR, KALYAN-3, DIST THANE	
No.	Remarks	Defacement No.	Defacement Date
(S)-72-8978		0002092536202425	19/06/2024-18:32:39
		Defacement Amount	30000.00



कलन-३
100, 10/08/2024
Mobile No. : 337327473
Ee 100 | 102



19 जून 2024 6:33 म.नं.

दस्त गोपबारा भाग-1

कलन3 19/06/2024
दस्त क्रमांक: 8978/2024

क्रमांक: कलन3 /8978/2024

मुल्य: रु. 36,21,000/-

पुढाक मुल्य: रु.2,80,000/-

मोबदला: रु. 40,00,000/-

पत्त: इ. वि. कलन3 बांचे कार्यालयात

8978 वर दि. 19-06-2024

31 म.नं. वा. हजर केला.

V.V. Gavankar

पावती-9986

पावती दिनांक: 19/06/2024

सादरकरणाराचे नाव: विरंगणा विजय गवाणकर

नोंदणी फी

रु. 30000.00

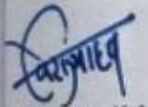
दस्त हाताळणी फी

रु. 1440.00

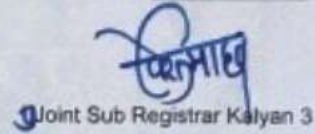
पुढाची संख्या: 72

एकूण: 31440.00

दस्त करणाऱ्याची मही:



Sub Registrar Kalyan 3


Joint Sub Registrar Kalyan 3

प्रकार: शंकरनामा

मुल्य: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न कोणत्याही नागरी क्षेत्रात

19/06/2024 06:31:21 PM ची वेळ: (सादरीकरण)

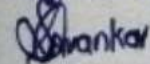
19/06/2024 06:32:25 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९८८ व म.नों.का. नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन बांच्या कोणत्याही कायदे/नियम/परिपत्रक बांचे उल्लंघन होत नाही

V.V. Gavankar

लिखित शंकर सही





लिखित वेणार सही

M.V. Gavankar





024 6 36:43 PM

दस्तावेज संख्या भाग-2

काल 3 09/02
दस्तावेज क्रमांक: 8978/2024

काल 3/8978/2024
करारनामा

पक्षकाराचे नाव व पत्ता

नाव: शे भागी इंटरप्रायझेस तर्फे भागीदार प्रफुल एम शाह यांचे कु मु
धारक झकपुव संदीप मार परब
पत्ता: प्लॉट नं: अफिम 3, माळा नं: -, इमारतीचे नाव: मुधांभी दर्शन,
जॉक नं: -, रोड नं: मानपाडा रोड टोंडिबनी पूर्व, महाराष्ट्र,
THANE.
पिन नंबर: AAMFB7217J

पक्षकाराचा प्रकार

विद्वान देणार
वय :-42
स्वाक्षरी:-

छायाचित्र



उभा प्रमाणित

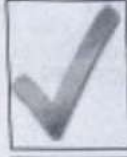


नाव: विरगुणा विजय गवाणकर

पत्ता: प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ बाळ,
जॉक नं: -, रोड नं: निलकमल बंगल्या समोर देतीबंदर रोड उमेश
नगर टोंडिबनी पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: AVSPG6777F

विद्वान देणार

वय :-49
स्वाक्षरी:-
V.V. Gadenkar

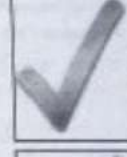


नाव: शंका विजय गवाणकर

पत्ता: प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ बाळ,
जॉक नं: -, रोड नं: निलकमल बंगल्या समोर देतीबंदर रोड उमेश
नगर टोंडिबनी पश्चिम, महाराष्ट्र, THANE.
पिन नंबर: BPTPG7542E

विद्वान देणार

वय :-29
स्वाक्षरी:-
Shankar



नाव: विजय मनोहर गवाणकर

पत्ता: प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ बाळ,
जॉक नं: -, रोड नं: निलकमल बंगल्या समोर देतीबंदर रोड उमेश
नगर टोंडिबनी पश्चिम, महाराष्ट्र, THANE.
पिन नंबर: AJYPG3766A

विद्वान देणार

वय :-59
स्वाक्षरी:-

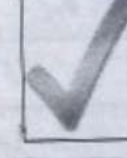


नाव: मंगली विजय गवाणकर

पत्ता: प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ बाळ,
जॉक नं: -, रोड नं: निलकमल बंगल्या समोर देतीबंदर रोड उमेश
नगर टोंडिबनी पश्चिम, महाराष्ट्र, ठाणे.
पिन नंबर: CYWPG0512M

विद्वान देणार

वय :-26
स्वाक्षरी:-
M.V. Gowankar



दस्तावेज करून देणार तयारकीत करारनामा चा दस्तऐवज करत दिव्याचे कडून करतात.
06 वेळ: 19 / 06 / 2024 06 : 35 : 24 PM

पक्षकाराचे नाव व पत्ता

नाव: विशोर डी महिपतराव
वय: 36
पत्ता: टोंडिबनी पूर्व
पिन कोड: 421201

स्वाक्षरी

छायाचित्र

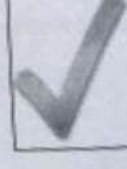


उभा प्रमाणित



नाव: विश्व डी महिपतराव
वय: 33
पत्ता: टोंडिबनी पूर्व
पिन कोड: 421201

स्वाक्षरी



06 वेळ: 19 / 06 / 2024 06 : 36 : 01 PM

2024 06 : 36 : 18 PM नोंदणी पुस्तक 1 मध्ये
Registrar Kalyan 3



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIRANGANA VIJAY GAVANKAR	eChallan	69103332024060714606	MH003193166202425E	280000.00	SD	0002092535202425	18/06/2028
2		DHC		0624079217340	1440	RF	0624079217340D	18/06/2028
3	VIRANGANA VIJAY GAVANKAR	eChallan		MH003193166202425E	30000	RF	0002092535202425	18/06/2028

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

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कलन-३	
दस्तावेज क्र. LEUL	२०२४
U2	U2



प्रमाणित करणवात घेते की सदर दस्त
 क्र. **LEUL** घळे **U2** घामे आहेत
 पुस्तक क्रमांक **२** वर मॉडेल
 दिनांक **१८/६/२०२४**

विजय
 प्र.सं.दुय्यम निबंधक बॉर-२, कल्याण-३



024

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कल्याण 3

दल क्रमांक : 8978/2024

नोदणी :

Regn.63m

वावाचे नाव : ठाकुर्ली

पत्रा प्रकार
 क्रमांक
 रभाब(भाडेपट्ट्याच्या
 पत्राकार आकारणी देतो की पट्टेदार ते
 वे)

पत्र,पोटहिम्सा व धरक्यांक(असल्यास)

रु

रणी किंवा जुडी देण्यात असलेले वेळा.

वेळ करून घेणा-या/निवृत्त ठेवणा-या
 वे नाव किंवा दिवाणी न्यायालयाचा
 ना किंवा आदेश असल्यास,प्रतिवादिचे
 ना.

वेळ करून घेणा-या पत्रकाराचे व किंवा
 न्यायालयाचा हुकुमनामा किंवा आदेश
 व,प्रतिवादिचे नाव व पत्ता

वेळ करून दिल्याचा दिनांक

न नोदणी केल्याचा दिनांक

दुक्रमांक,खंड व पृष्ठ

कारभावाप्रमाणे मुद्रांक शुल्क

कारभावाप्रमाणे नोदणी शुल्क

रा

1) पानिकेचे नाव:कल्याण-डोबिवली इतर वर्धन :, इतर माहिती: मोजे ठाकुर्ली येथील मिटी मध्ये नं 1577 ते 1588 1592 ते 1594 मिटी मध्ये नं 7112 व 7113 या जमीन मिळकतीवरील बिल्डींग नं 2 सर्वोदय कुंज या इमारतीवरील निवासी मदनिका क्र.201,दुसरा मजला,खेच 445 चौ फूट कारपेट + 37 चौ फूट फ्लॉवर बेड((C.T.S. Number : 1577 To 1588, 1592 To 1594, 7112 & 7113 ;))

1) 445 चौ.फूट

1): नाव:-मे भावी एंटरप्रायझेस लॉफे भागीदार प्रफुल एम शाह यांचे कु मु धारक म्हणून संदीप आर परब बच:-42; पत्ता:-प्लॉट नं: अफिम 3, माळा नं: -, इमारतीचे नाव: मुभासी दर्शन, ब्लॉक नं: -, रोड नं: मानगाडा रोड डोबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AAMFB7217J

1): नाव:-विरंगळा विजय गवाणकर बच:-49; पत्ता:-प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ चाळ, ब्लॉक नं: -, रोड नं: निलकमल बंगल्या समोर रेलीबंदर रोड उमेश नगर डोबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AVSPG6777F

2): नाव:-श्रद्धा विजय गवाणकर बच:-29; पत्ता:-प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ चाळ, ब्लॉक नं: -, रोड नं: निलकमल बंगल्या समोर रेलीबंदर रोड उमेश नगर डोबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-BPTPG7542E

3): नाव:-विजय मनोहर गवाणकर बच:-59; पत्ता:-प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ चाळ, ब्लॉक नं: -, रोड नं: निलकमल बंगल्या समोर रेलीबंदर रोड उमेश नगर डोबिवली पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-AJYPG5766A

4): नाव:-मनासी विजय गवाणकर बच:-26; पत्ता:-प्लॉट नं: 2/4, माळा नं: -, इमारतीचे नाव: श्री समर्थ चाळ, ब्लॉक नं: -, रोड नं: निलकमल बंगल्या समोर रेलीबंदर रोड उमेश नगर डोबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-CYWPG0512M

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उ सह.दुय्यम निबंधक व २ कल्याण क्र.३

नामाठी विचारान घेतलेला तपशील:-

शुल्क आकारलेला निवडलेला अनुच्छेद :-

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

