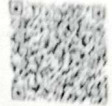




CHALLAN
MTR Form Number-6



GIRN	MH012279220202122E	BARCODE			Date	28/01/2022-12:15:38	Form ID	252	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)		AKLPM0567F			
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR				Full Name		SATYAM KASHINATH MORE			
Location THANE				Flat/Block No.		SWAMINARAYAN CITY PHASE I/1A/1B PLOT			
Year 2021-2022 One Time				Premises/Building		NO-B "GEORGIA BUILDING "G-WING FLAT			
Account Head Details				Amount In Rs.		NO-1003 10 TH FLOOR			
0030046401 Stamp Duty				211900.00		Road/Street THAKURLI DOMBIVALI WEST			
0030063301 Registration Fee				30000.00		Area/Locality KALYAN THANE			
						Town/City/District			
						PIN 4 2 1 2 0 2			
						Remarks (If Any)			
						PAN2=ACXFS8846B-SecondPartyName=MS SWAMINARAYAN LIFE			
						SPACE LLP LTD-			
						Amount In Two Lakh Forty One Thousand Nine Hundred Rupees On			
Total				2,41,900.00		Words ly			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02300042022012815277	004408265
Cheque/DD No.				Bank Date		RBI Date		28/01/2022-12:27:03	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID

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

Mobile No. : 9870624499

सादर सूचना केवल दुर्यम निवाक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Satya More

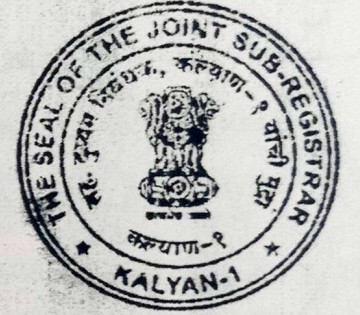
[Signature]

कलन-१
9008 21984
2022



कलन-९	
१००४	१०१९४
२०२२	

Ward : "H"
 Wing : "G"
 Flat No. : 1003
 Carpet area : 31.37 Sq.meters
 Market Value : Rs. 24,12,500/-
 Agreement Value : Rs. 35,31,280/-



AGREEMENT FOR SALE

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made atKalyan..... on this 28th day ofJan...., 2022

BETWEEN

[Signature]

[Signature]

[Signature]

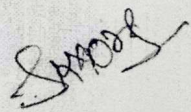
M/s. SWAMINARAYAN LIFE SPACE LLP, Limited Liability Partnership Firm, having (Pan No. ACXFS8846B) duly incorporated and registered under the provisions of The limited liability Partnership Act, 2008 having its office at 2/5, Ratna Niwas, Bhaji Market, Nehru Road, Above Kunjvihar Hotel, Dombivli(E)- 421201 Through its Partner **Mr. JERAM SHAMJI PATEL**, age 50 years hereinafter referred to as "**THE PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the Partner, the survivor or survivors of them and the heirs, executors, and administrators of the last surviving partner) of the **FIRST PART**;

AND

1. **Mr. SATYAM KASHINATH MORE**, age - 41 years, assessed to income tax under permanent account number (PAN) **AKLPM9567F**, 2. **Mrs. SUPRIYA SATYAM MORE**, age - 38 years, assessed to income tax under permanent account number (PAN) **AIEPC4217D**, both residing at Room No. 578, Shapurji Palanji Compound, Dr. S.S.Rao Road, Near M.D. College, Parel, Mumbai-400012 hereinafter referred as "**FLAT PURCHASER(s)/ ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the **SECOND PART**;

The Promoter and the Flat Purchaser are hereinafter collectively referred to as **Parties** and individually as **Party**.


Owner


Purchaser/s

WHEREAS:

All those pieces and parcels of land having details as per 7/12 extracts as under:-

S. No.	Survey No.		Hissa No.	Area (sq.mts)
	New	Old		
1.	61	363	21	2500
2.	61	363	51	2900
3.	61	363	80	3200
4.	60	29	7	860
5.	61	363	58	1600
6.	60	29	8	180
Total Area.....				11240

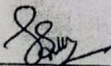
lying, being and situate at Village Thakurli, Dombivli (W), Taluka Kalyan, District Thane within the local limits of Kalyan Dombivli Municipal Corporation and Registration District Thane, more particularly described in the **Schedule** hereunder written and delineated by the boundary line on the plan annexed and marked as **Annexure "3"** hereto (hereinafter referred to as "the said Plot A")

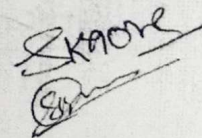
History of the said Plot A: -**1. Survey No. 61(363), Hissa No. 21 and 51**

- A. The aforesaid Land was originally owned by one Shri Pandu Nathu Mahar. The said Pandu Nathu Mahar. After the death of the said original owner by Mutation Entry No.- **3625** dated **11/09/1977** that Smt. Bamubai Dagdu Jadhav and Smt. Laxmibai Gopal Pawar being legal heirs, their names have been recorded in record of rights in place of Pandu Nathu Mahar.
- B. The Smt. Laxmibai Gopal Pawar died on 25/05/1983 leaving behind no any legal heirs. The Smt. Bamubai Dagdy Jadhav died on 10/03/1986 leaving behind her married daughter Smt. Nirabai Halya Bhalerao. The said Smt. Nirabai Halya Bhalerao died on 11/09/1991 leaving behind the

कमल - ३	
१००४	१२/१९८५
२०२२	



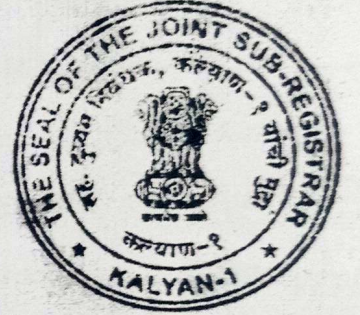

Owner



Purchaser/s

कलन-९	
१००४	१०१९४
२०२२	

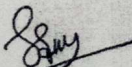
Ward : "H"
Wing : "G"
Flat No. : 1003
Carpet area : 31.37 Sq.meters
Market Value : Rs. 24,12,500/-
Agreement Value : Rs. 35,31,280/-



AGREEMENT FOR SALE

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made atKalyan..... on this 28th day ofJan...., 2022

BETWEEN


Owner




Purchaser/s


M/s. **SWAMINARAYAN LIFE SPACE LLP**, Limited Liability Partnership Firm, having (Pan No. **ACXFS8846B**) duly incorporated and registered under the provisions of The limited liability Partnership Act, 2008 having its office at 2/5, Ratna Niwas, Bhaji Market, Nehru Road, Above Kunjvihar Hotel, Dombivli(E)- 421201 Through its Partner **Mr. JERAM SHAMJI PATEL**, age 50 years hereinafter referred to as "**THE PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the Partner, the survivor or survivors of them and the heirs, executors, and administrators of the last surviving partner) of the **FIRST PART;**

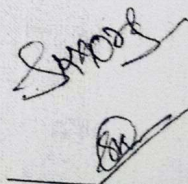
9008	99/1984
2022	

AND

1. **Mr. SATYAM KASHINATH MORE**, age - 41 years, assessed to income tax under permanent account number (PAN) **AKLPM9567F**, 2. **Mrs. SUPRIYA SATYAM MORE**, age - 38 years, assessed to income tax under permanent account number (PAN) **AIEPC4217D**, both residing at Room No. 578, Shapurji Palanji Compound, Dr. S.S.Rao Road, Near M.D. College, Parel, Mumbai-400012 hereinafter referred as "**FLAT PURCHASER(s)/ ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the **SECOND PART;**

The Promoter and the Flat Purchaser are hereinafter collectively referred to as **Parties** and individually as **Party**.


Owner


Purchaser/s

कलम-१

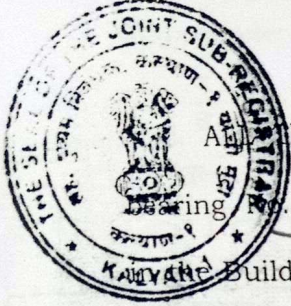
११००४

२६/११/१४

२०२२

80

SECOND SCHEDULE OF PROPERTY



THAT PIECE OR PARCEL of the Self-Contained Ownership Flat bearing No. G/1003, on 10th Floor, admeasuring 31.37 Sq. mtrs. Carpet area, Building "GEORGIA", on Plot No-B (herein after referred to as the said "premises"), in the scheme of construction known as "SWAMINARAYAN CITY PHASE I/1A/1B" Situated at Mauje Thakurli, Dombivli (West), Taluka Kalyan, Dist Thane.

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

SIGNED & DELIVERED

By the withinnamed Promoter

M/s. SWAMINARAYAN LIFE SPACE LLP

Limited Liability Partnership firm

Through its partner/s

Mr. JERAM SHAMJI PATEL



ANNEXURE - "1"

CARPET AREA

कलम-१	
१००४	२२/१००४
२०२२	

Building Name :- "GEORGIA"

Flat No. :- G/1003

Area (Carpet area) :- 31.37



Carpet Area		Exclusive area	
Particulars	Sq.mtrs.	Particulars	Sq.mtrs.
Including Inter walls as per RERA	31.37	Usable Enclosed Balcony, Usable Projected Balcony, Cupboard Area, F.B. area, Terrace Area, Service Area	4.46
Carpet Area	31.37	Exclusive free of cost area	4.46

कलम-१
१००४ २३/१४
२०२२

ANNEXURE - "2"



Total Consideration Of Flat

:- "GEORGIA"

:- G/1003

Area (Carpet area)

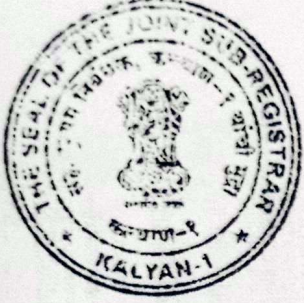
:- 31.37

Carpet Area		Exclusive area	
Particulars	Sq.mtrs.	Particulars	Sq.mtrs.
Including Inter walls as per RERA	31.37	Usable Enclosed Balcony, Usable Projected Balcony, Cupboard Area, F.B. area, Terrace Area, Service Area	4.46
Carpet Area	31.37	Exclusive free of cost area	4.46

Actual Value	Rs. 35,31,280/-	(Rupees:- Thirty Five Lakh Thirty One Thousand Two Hundred Eighty only)
Stamp Duty, Registration Fees, GST, and any other Govt. Taxes extra as applicable		

कलान-१
१००८ ११५/१४५
२०२२

ANNEXURE - "6"



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
Mr. Ankush Gaikwad & Others
P.O.A. M/s Swaminarayan Life Space LLP Through Mr. Sachin M. Vaviya
Architect - Mr. Vijay A. Pathak
Structural Engineer Mr.S Rao

Sir,

With reference to your application No.15031 dated 28/12/2020 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S No.363 (OLD), 61 (NEW), H.No.17,18,19,20,21,51,52, 53,54,55,56,57,58,75C,80,S No.29 (OLD) 60 (NEW), H.No.,7,8 Mauje Thakurli at Dombivali (W) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No.KDMC/TPD/BP/DOM/2018-19/0026/156

Office Stamp

Date: 18/03/2021

Yours faithfully,



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



कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती

बांधकाम परवानगी क्र. K.R.M.C./T.P.D./B.P./DOM/2018-19/0026/156 Dt-18/03/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-ठाकुर्ली स.नं.३६३ (जुना) ६१ (नविन) हि.नं. १७,१८,१९,२०,२१,५२,५३,५४,५५,५६,५७,५८,७५क,८० स.नं.२९ (जुना) ६० (नविन) हि.नं. ७,८ मध्ये ३२२४०.०० चौ.मी. क्षेत्राच्या भूखंडावर UDCPR नुसार Ancillary FSI व Basic FSI चा विचार करून प्लॉट अे वर ४०४६०.६८ चौ.मी. व प्लॉट बी वर ३७९३२.३३ चौ.मी. एकूण बांधकाम क्षेत्राच्या भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दिनांक २८/१२/२०२० च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम देण्यात येत आहे.

बांधकामाचा तपशील :-

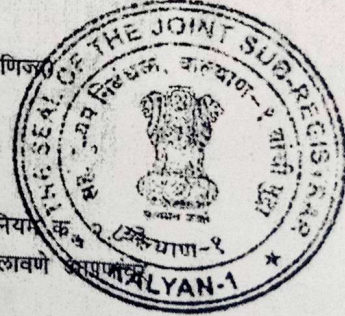
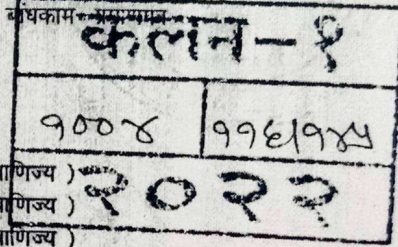
प्लॉट A

इमारत A - स्टिल्ट (पै), तळ (पै) + पोडीयम मजले + चौवीस मजले (रहिवास+ वाणिज्य)
इमारत B - स्टिल्ट (पै), तळ (पै) + पोडीयम मजले + चौवीस मजले (रहिवास+ वाणिज्य)
इमारत C - स्टिल्ट (पै), तळ (पै) + पोडीयम मजले + चौवीस मजले (रहिवास+ वाणिज्य)

प्लॉट B

इमारत D - स्टिल्ट (पै), तळ (पै) + पोडीयम मजले + सव्वीस मजले (रहिवास+ वाणिज्य)
इमारत H - स्टिल्ट + तळ + पोडीयम मजले + चौवीस मजले (रहिवास)
इमारत G - स्टिल्ट + तळ + पोडीयम मजले + सव्वीस मजले (रहिवास)
इमारत F - स्टिल्ट + सतरा मजले (म्हाडा इमारतीकरिता)

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे बांधनकारक राहिल.
- २) UDCPR मधील विनियम क.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बांधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सादर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सादरची विकास परवानगी रद्द समजण्यात येईल.



ANNEXURE - "7"

लन-१

४ १११११४

०२२



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700031749

Project: Swaminarayan City Phase 1B , Plot Bearing / CTS / Survey / Final Plot No.: S No 6152 at DOMBIVLI,
Kalyan, Thane, 421202;

1. Swaminarayan Life Space Llp having its registered office / principal place of business at Tehsil: Kalyan, District:
Thane, Pin: 421201.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5,

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 08/11/2021 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 08-11-2021 16:52:36

Dated: 08/11/2021
Place: Mumbai

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



APARTMENT NO. 21
KALYAN-1

LIVING ROOM
2.75X4.11

0.90 WIDE
PASSAGE

KITCHEN
1.87X2.13

BEDROOM
2.75X3.13

TOILET
1.21X1.52

S.B.
0.50X1.21

TOILET
1.21X1.52

213

532



28/01/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 1004/2022

नोंदणी :

Regn.63m

गावाचे नाव : ठाकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3531280
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2412500

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: मौजे ठाकुर्ली ता-कल्याण जि-ठाणे येथील नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.21, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.51, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.80, नवीन सर्वे नं.60 जुना सर्वे नं.29 हिस्सा नं.7, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.58, नवीन सर्वे नं.60 जुना सर्वे नं.29 हिस्सा नं.8, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.17, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.18, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.19, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.20, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.51 (पार्ट), नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.52, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.53, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.54, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.55, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.56, नवीन सर्वे नं.61 जुना सर्वे नं.363 हिस्सा नं.57 यावरील स्वामिनारायण सिटी फेज-1/1ए/1बी प्रोजेक्ट प्लॉट नं.-ची जॉर्जिया बिल्डिंग मधील जी-बिंग सदनिका क्रमांक-1003 दहावा मजला चे क्षेत्र 31.37 चौ.मीटर कारपेट. (ररा प्रमाणपत्र क्र.P51700031749 जोडले आहे) (Survey Number : नवीन सर्वे नं.६१ जुना सर्वे नं.३६३ व इतर. ; HISSA NUMBER : हिस्सा नं.२१,५१ व इतर. ;)

(5) क्षेत्रफळ

1) 31.37 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मेसर्स. स्वामिनारायण लार्डफ स्पेस एलएलपी लिमिटेड लायबिलिटी भागीदारी संस्था तर्फे - भागीदार जेराम शामजी पटेल यांचे कुलमुखत्यार धारक म्हणून गणेश सदाशिव पालांडे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस २/५ रत्ना निवास भाजी मार्केट नेहरू रोड कुंजविहार हॉटिलच्या वर डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACXFS8846B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सत्यम काशिनाथ मोरे -- वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं.५७३ शापूरजी पालनजी कंपाऊंड डॉ.एस.एस.राव रोड एम.डी.कॉलेज जवळ परेल मुंबई महाराष्ट्र, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AKLPM9567F

2): नाव:-सुप्रिया सत्यम मोरे -- वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं.५७३ शापूरजी पालनजी कंपाऊंड डॉ.एस.एस.राव रोड एम.डी.कॉलेज जवळ परेल मुंबई महाराष्ट्र, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AIEPC4217D

(9) दस्तऐवज करून दिल्याचा दिनांक

28/01/2022

(10) दस्त नोंदणी केल्याचा दिनांक

28/01/2022

(11) अनुक्रमांक, खंड व पृष्ठ

1004/2022

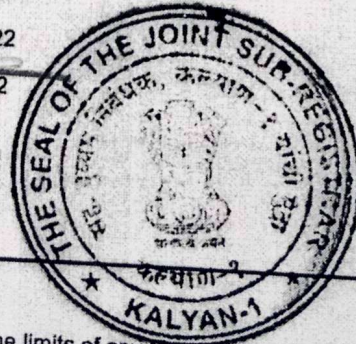
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

211900

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



सह. दुय्यम निबंधक कल्याण-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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