



SHREE SAI BUILDERS

SHOP No.03, RADHEYA PARADISE POKHARKAR NAGAR, MANJARLI, BADLAPUR-W 421 503.

DATE:-

Date:-02.08.2024

To

The Assistant General Manager,
State Bank Of India,

Madam/Dear Sir,

I Mr Raju Shantaram Mandavkar here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to MRS.JYOTI SHRIKANT NANDAN& MR.SHRIKANT YUVRAJ NANDAN herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the allotment letter/sale Agreement dated 25.07.2024 (herein after referred to as the sale document)

Description of the property :-

Flat No /House No. :- 403, A WING
Building No. Name :- KULSWAMINI
Locality Name :- MAULI CHOWK,
Area Name :- SHIRGAON,
City Name :- BADLAPUR-E
Pin Code. :- 421503

2. That the total consideration for this transaction is RS.23,00,000/- (Rs. Twenty Three Lakh Only) towards sale document.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I/We confirm that I/We have no objection whatsoever to the said purchaser, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank".) as security for the amount advanced by the bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

Shree Sai Builders


Partner



SHREE SAI BUILDERS

SHOP No.03, RADHEYA PARADISE POKHARKAR NAGAR, MANJARLI, BADLAPUR-W 421 503.

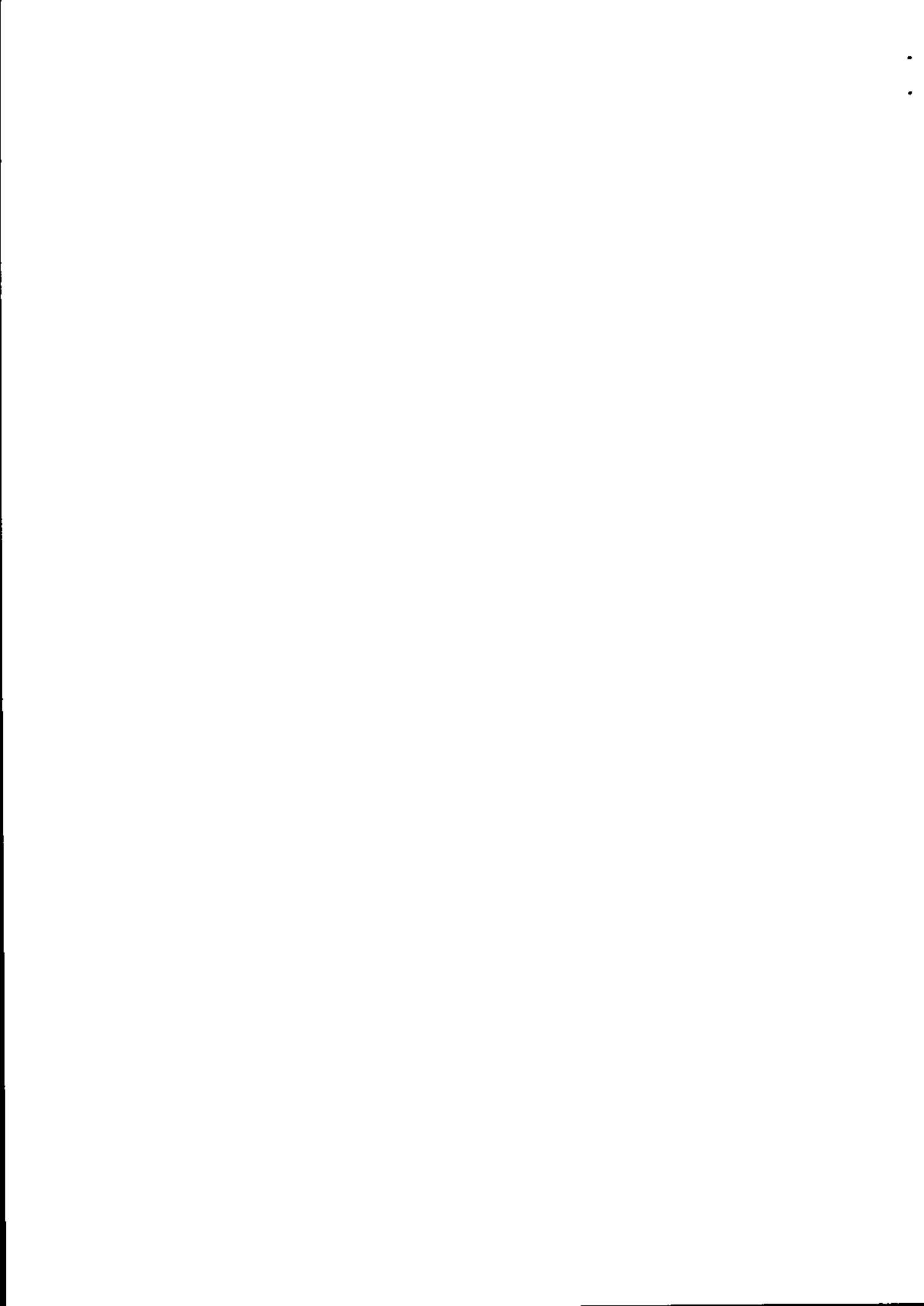
DATE:-

Date:-02.08.2024

5. we have not borrowed from any financial institution for the purchase/'development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/ to be sanctioned by the bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
6. After creation of the proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination of the favour of the Bank, from the said purchasers. We are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
7. After creation of the proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination of the favour of the Bank, from the said purchasers, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/ Transfer of funds favouring ""SHREE SAI BUILDERS", "TJSB SAHAKARI BANK LTD", BADLAPUR-W-BRANCH, A/C NO. 059120100001318, IFSC CODE- TJSB0000059 ".
9. In case of cancellation of the sale agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C MRS.JYOTI SHRIKANT NANDAN& MR.SHRIKANT YUVRAJ NANDAN and forward the same to you directly.
- 10 The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide _____(description of the document of delegation of authority to the signatory.)

Yours Faithfully,
Shree Sai Builders


Partner





SHREE SAI BUILDERS

SHOP No.03, RADHEYA PARADISE POKHARKAR NAGAR, MANJARLI, BADLAPUR-W 421 503.

DATE:-

Date:-28.07.2024

DEMAND LETTER

To

MRS.JYOTI SHRIKANT NANDAN &

MR.SHRIKANT YUVRAJ NANDAN.

FLAT NO.403 (FOURTH FLOOR),

KULSWAMINI, A WING,

MAULI CHOWK, SHIRGAON,

BADLAPUR (E) 421 503.

SUB:-Regarding Flat No.403, A Wing Purchased by You.

The Flat No.403 On Fourth Floor in Building "KULSWAMINI", "A WING" is purchased by you. The total cost of flat is Rs.23,00,000/- As per today's work is 85% Completed but you have already paid of Rs.2,30,000/- the Balance amount of Rs.17,59,500/- is due to pay.

So, Please I Request you to pay this amount cheque in favour of "SHREE SAI BUILDERS", "TJSB SAHAKARI BANK LTD", BADLAPUR-W-BRANCH, A/C NO.059120100001318, IFSC CODE-TJSB0000059.

Please pay this amount as early as possible.

Yours Faithfully,

Shree Sai Builders


Partner





CREATION

DATE: 18/04/2024

CERTIFICATE

TO WHOM IT MAY CONCERN

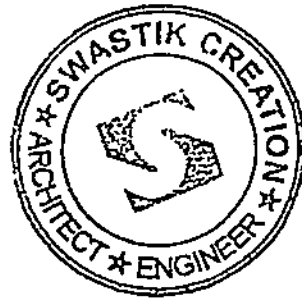
This is certify that the building----- " KULSWAMIMI "-----
Situatd at S.NO-45-----, G.NO-----, H.NO-4A11, 5A11, 5A12-----, P.NO-1112-----,
VILLAGE...shirgaon..., Tal-Ambarnath, Dist-Thane, Constructed by
M/S-shree sai Builders-----

Building plan sanctions by Kulgaon Badlapur Muncpal Council vide
Letter No-----5778-53-----, Dated-----29/06/2022-----

The building completed upto -----outer plaster work-----and
-----Painting-----work in progress.

i.e the construction work of said building is completed up to

-----85%-----



R. M. WANKHARE
Architect and Structural Engineer
'LIC NO'-ST: TE/2022/APL/01762

Office Add : Shop No 01, Shree Bhavani Shankar Apt, Pokharkar Nagar,
Manjarli, Badlapur (West) 421503,





SHREE SAI BUILDERS

SHOP No.03, RADHEYA PARADISE POKHARKAR NAGAR, MANJARLI, BADLAPUR-W 421 503.

RECEIPT

Receipt No. :- 54

Date:- 28.07.2024

Received With thanks from :- MRS.JYOTI SHRIKANT NANDAN & MR.SHRIKANT YUVRAJ NANDAN

the sum of Rupees :- TWENTY ONE THOUSAND ONLY

For Flat/Duplex/Shop No. :- 403 Floor:- FOURTH Building Name :- KULSWAMINI-A WING

By cash 082981 on UNION BANK OF INDIA
cheque/Draft

Dated:- 11.07.2024

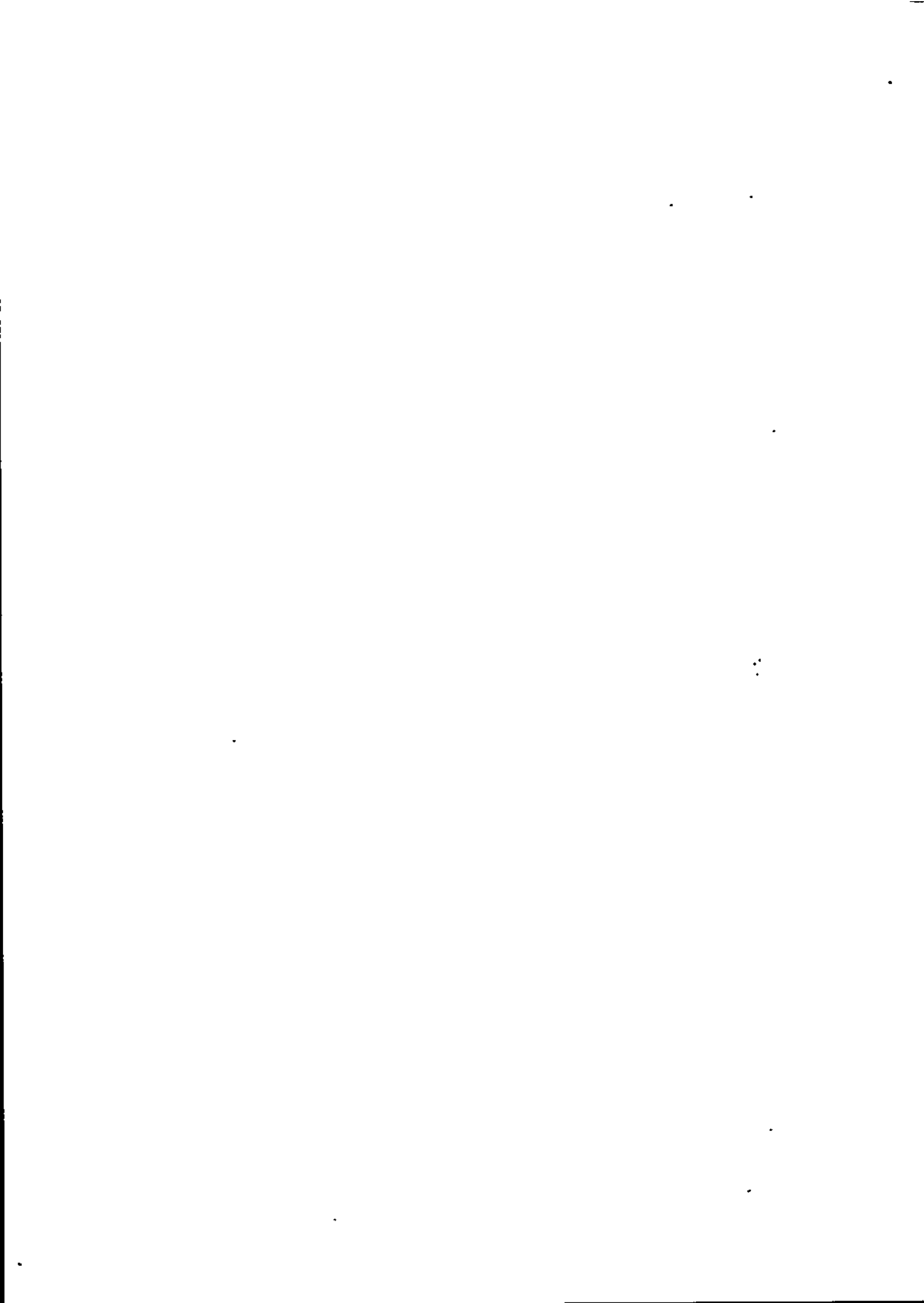
Being as advance $\frac{\text{Part}}{\text{Full}}$ payment of our dues.

Rs.21,000/-

For Shree Sai Builders



SUBJECT TO REALISATION OF CHEQUE





SHREE SAI BUILDERS

SHOP NO 03, RADHEYA PARADISE POKHARKAR NAGAR, MANJARLI, BADLAPUR-W 421 503.

RECEIPT

Receipt No. :- 53

Date:- 28.07.2024

Received With thanks from :- MRS.JYOTI SHRIKANT NANDAN & MR.SHRIKANT YUVRAJ NANDAN

the sum of Rupees :- TWO LAKH NINE THOUSAND ONLY

For Flat/Duplex/Shop No. :- 403 Floor:- FOURTH Building Name :- KULSWAMINI-A WING

By cash 740946 on CENTRAL BANK OF INDIA
cheque/Draft

Dated:- 09.07.2024

ing as advance Part payment of our dues.
Full

Rs.2,09,000/-

For Shree Sai Builders



Patil Sign

SUBJECT TO REALISATION OF CHEQUE

78/10785

Thursday, July 25, 2024

11 58 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र 11734 दिनांक 25/07/2024

गावाचे नाव. शिरगाव

दस्तावेजाचा अनुक्रमांक उह्न2-10785-2024

दस्तावेजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव ज्योती श्रीकांत नंदन

नोंदणी फी

रु. 23000 00

दस्त हाताळणी फी

रु. 1720 00

पृष्ठाची संख्या 86

एकूण

रु 24720 00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अवाजे

12 18 PM ह्या वेळेस मिळेल.


Sub Registrar Ulhasnagar 2

सह-दुय्यम निबंधक वर्ग-२

उल्हासनगर-२

वाजार मूल्य रु 2263000 /-

मोबदला रु 2300000/-

भरलेले मुद्राक शुल्क रु. 138000/-

1) देयकाचा प्रकार DHC रकम रु 1720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724259900696 दिनांक: 25/07/2024

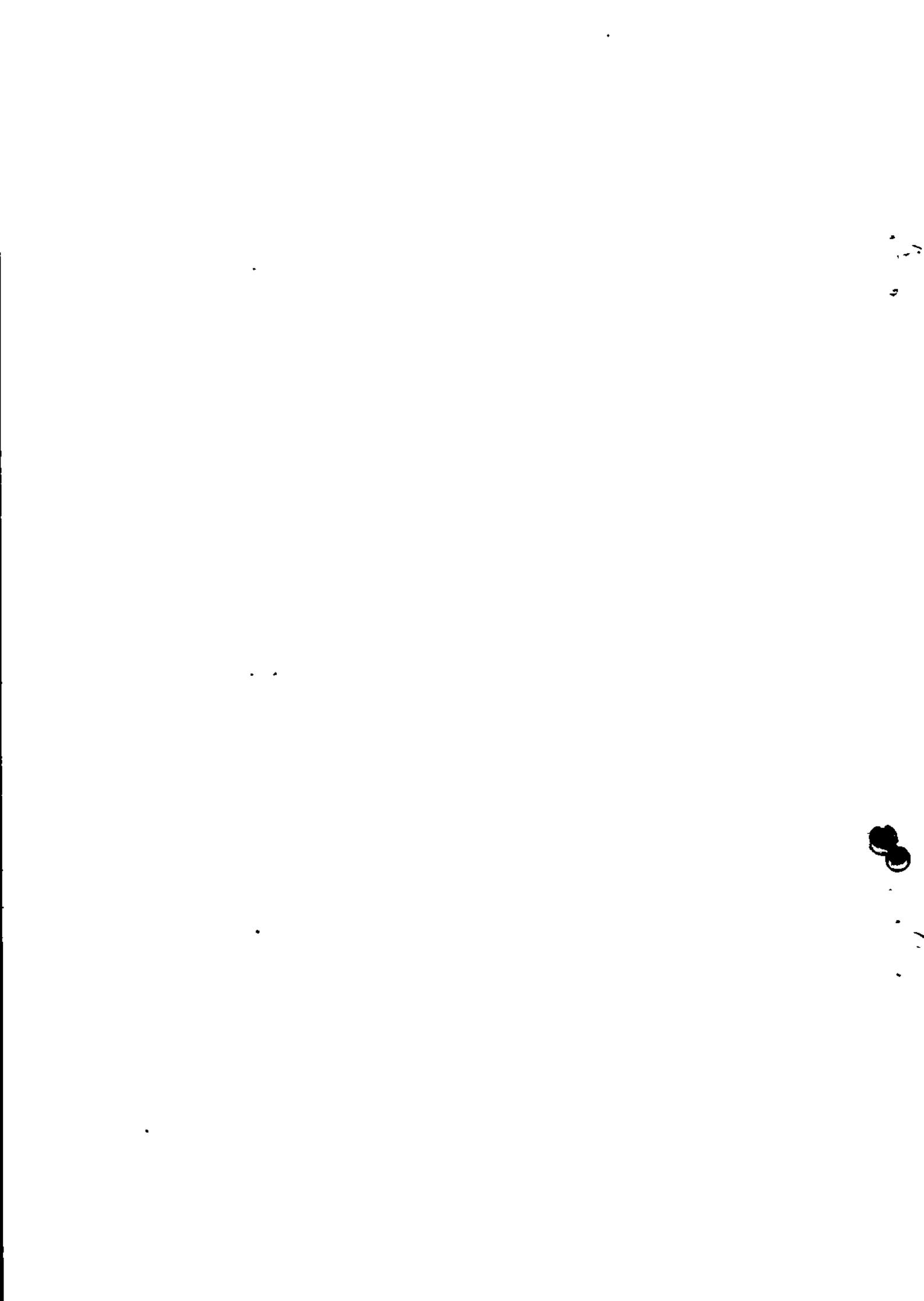
विक्रेते नाव व पत्ता.

2) देयकाचा प्रकार eChallan रकम: रु.23000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक MH005721453202425E दिनांक 25/07/2024

विक्रेते नाव व पत्ता:

ज्योती



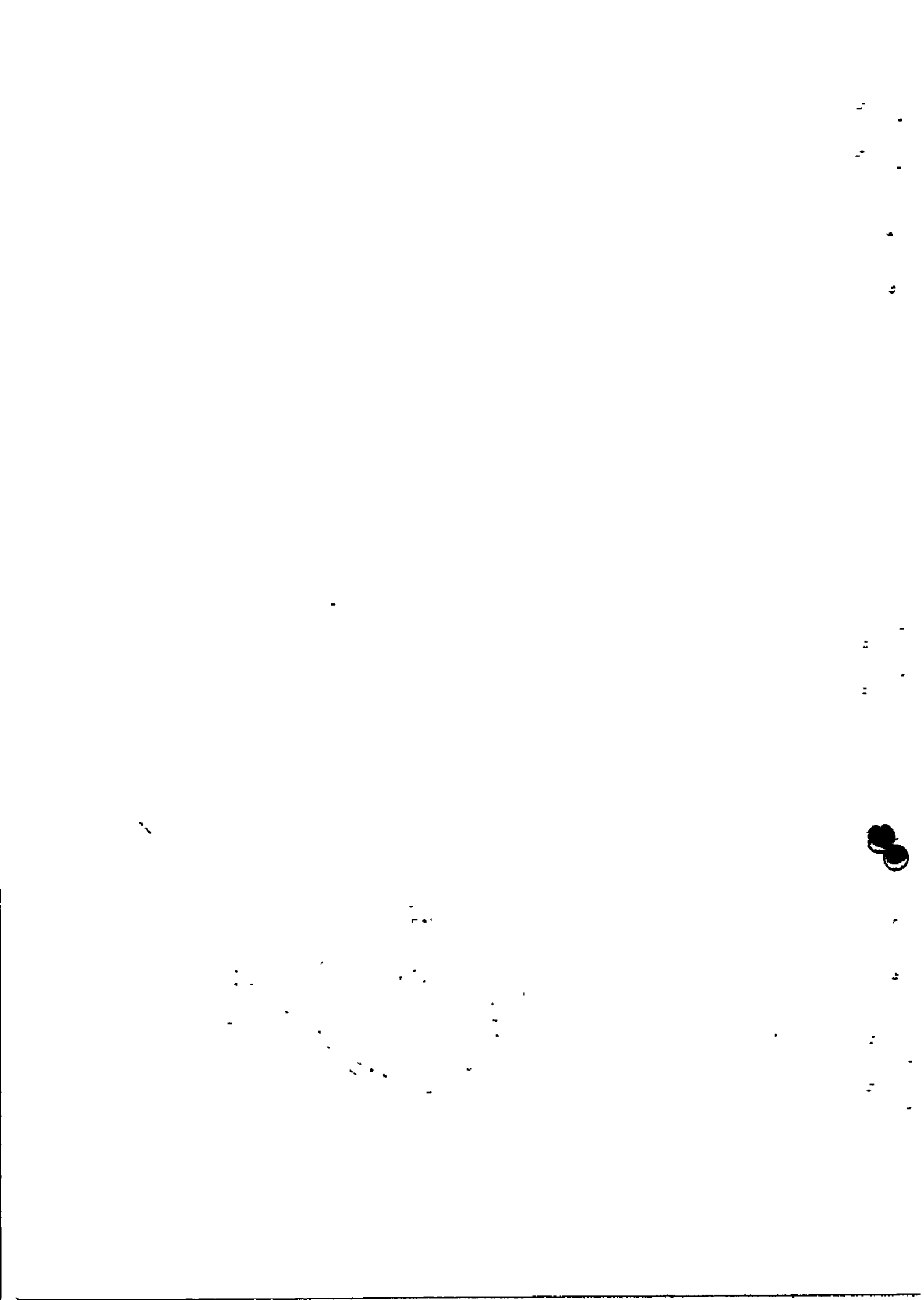
| मूल्यांकन पत्रक (शहरी क्षेत्र - वाधीव) | | | | | |
|--|--|---|------------------|------------------|------------------------|
| Valuation ID | 2024/245020 | 24 July 2024 02:45:48 PM | | | |
| मूल्यांकनाचे वर्ष | 2024 | | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका अंबरनाथ | | | | |
| उप मूल्य विभाग | 11/29-एफ-2 (1/2व) शिरगावातील वरील एफ 2(1) च्या पूर्व व एफ 2(अ) च्या व पश्चिम व शिरगावच्या पूर्व हद्द वामधील नकाशात दाखविल्याप्रमाणे मिळकती | | | | |
| क्षेत्राचे नांव | A Class Palika | सर्व्हे नंबर/मू क्रमांक | सर्व्हे नंबर#45 | | |
| यापेक मूल्य दर तदनुसार मूल्यदर रु | खुली जमीन | क्याताय | दुकाने | औद्योगिक | मोजमापनाचे एकक चौ मीटर |
| 8290 | 52100 | 58900 | 64700 | 58900 | |
| वाधीव क्षेत्राची माहिती | वाधिकार क्षेत्र (Built Up) | मिळकतीचा वापर. | निवासी सदानेका | मिळकतीचा प्रकार. | वाधीव |
| | 43 186चौ, मीटर | मिळकतीचे वप. | 0 TO 2वपे | वाधिकारमाचा दर | Rs 25269/- |
| वाधिकारमाचे वर्गीकरण | 1-अडर सी सी | मजला | 1st To 4th Floor | | |
| उद्भवहन सुविधा | आई | | | | |
| State Type - | | | | | |
| मजला निहाय घट/वाढ | | = 100 / 100 Apply to Rate= Rs 52400/- | | | |
| घसा-यानुसार मिळकतीचा गति चौ मीटर मूल्यदर | | = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) * खुल्या जमिनीचा दर | | | |
| | | = (((52400-8290) * (100 / 100)) + 8290) | | | |
| | | = Rs 52400/- | | | |
| A) मुख्य मिळकतीचे मूल्य | | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | |
| | | = 52400 * 43 186 | | | |
| | | = Rs.2262946 4/- | | | |
| Applicable Rules | | = 3 9 18 19 | | | |
| एकत्रित अंतिम मूल्य | | = मुख्य मिळकतीचे मूल्य + टाकघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली वात्कनी) + परीस गळीचे मूल्य + वंदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जामेचे मूल्य + वंदित वात्कनी + स्वयंचालित वाहनतळ | | | |
| | | = A + B + C + D + E + F + G + H + I + J | | | |
| | | = 2262946 4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | | |
| | | = Rs.2262946/- | | | |
| | | = २ वादेंस लाख वासष्ट हजार नऊ शें संहचाळीस /- | | | |

Print

सह कुय्यम निबंधक वर्ग-२
उल्हासनगर-२



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| द. क्र. १००८५ | २०२४ |
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CHALLAN
MTR Form Number-6



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|----------------------|------------------------------------|---------------|--|--------------------|---|------------------------|---------|-----------------------|--|--|
| GRN | MH005721453202425E | BARCODE | 31 1111 2 1111111111111111 1 1111111111111111 1111 | | Date | 25/07/2024-09 48 37 | 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) | | | | | |
| Office Name | ULH2_ULHASNAGAR 2 JT SUB REGISTRAR | | | | Full Name | JYOTI SHRIKANT NANDAN | | | | |
| Location | THANE | | | | Flat/Block No | FLAT NO 403 KULSWAMINI | | | | |
| Year | 2024-2025 One Time | | | | Flat/Block No | FLAT NO 403 KULSWAMINI | | | | |
| Account Head Details | | Amount In Rs. | | Promises/Building | | | | | | |
| 0030046401 | Stamp Duty | 138000 00 | | Road/Street | SHIRGAON | | | | | |
| 0030063301 | Registration Fee | 23000 00 | | Area/Locality | BADLAPUR | | | | | |
| | | | | Town/City/District | | | | | | |
| | | | | PIN | 4 2 1 5 0 3 | | | | | |
| | | | | Remarks (If Any) | SecondPartyName=SHREE SAI BUILDERS- | | | | | |
| | | | | Amount In | One Lakh Sixty One Thousand Rupees Only | | | | | |
| Total | | | 1,61 000 00 | Words | | | | | | |
| Payment Details | | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD Details | | | | Bank CIN | Ref No. | 69103332024072511304 | | 2880663274 | | |
| Cheque/DD No | | | | Bank Date | RBI Date | 25/07/2024-09 49 34 | | Not Verified with RBI | | |
| Name of Bank | | | | Bank-Branch | IDBI BANK | | | | | |
| Name of Branch | | | | Scroll No , Date | Not Verified with Scroll | | | | | |

Department ID: 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दृश्य निबंध कार्यालयत नोदणी कचवयाच्या दस्तासाठी लागू आहे. नोदणी न कचवयाच्या दस्तासाठी सदर चालन लागू नाही.



387-2
 र. नं. 90064 2024
 3 CE

THIS AGREEMENT FOR SALE**MADE AT BADLAPUR, TAL.AMBERNATH****ON THIS 25th DAY OF July, 2024****B E T W E E N**

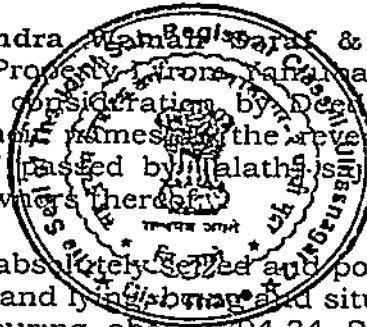
M/S SHREE SAI BUILDERS (PAN NO.AEQFS3356F) a partnership firm having its registered office at Shop No.3, A wing, Radhye Paradies, Badlapur, (W) - 421 503 represented by and through its partner MR. TEJAS VIJAY MANDAVKAR, age 29 years, hereinafter called and referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the party of the first part.

A N D

1) MRS. JYOTI SHRIKANT NANDAN, Age 35 Years, PAN NO.BASPN6646N,
2) MR. SHRIKANT YUVRAJ NANDAN Age 40 Years, PAN NO.AOUPNO102Q
both R/at:- 105, B wing, First Floor,, Hill View CHS, Yadav Nagar, Shirgaon, Near Heaven Bell School, Sahyadri Nagar, Badlapur (E) - 421 503 hereinafter collectively called and referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her/his/their heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS Shri. Surendra Waman Saraf & Shri. Kishor Waman Saraf seized and possessed of and entitled all that piece and parcel of N.A. land lying, being and situate at Survey No.45/4/A/1, area admeasuring about 424 Sq Mtrs, Akar Rs.42-40Paise, situate at Village: Shirgaon, Taluka Ambernath, District Thane, within the limits of Kulgaon Badlapur Municipal Council and more particularly described in the FIRST SCHEDULE hereunder written hereinafter called and referred to as the 'said Property-I'.

AND WHEREAS the said Shri. Surendra Waman Saraf & Shri. Kishor Waman Saraf has purchased the said Property from Jankar Hasha Yeole, Chandrakant Hasha Yeole for valuable consideration by Deed of Sale dated 30/01/1990 and thereafter mutated their names in the revenue and other records as per mutation entry No.1717 passed by Jalathgaon Kharva and thereafter started enjoying as absolute owners thereof.



| | |
|-------------|------|
| 2. 2. 90664 | 2024 |
| Y | CE |

AND WHEREAS MR. HOWARD SYMSS absolutely seized and possessed of and entitled all that piece and parcel of N.A. land lying, being and situate at Survey No.45/5/A/1, Plot No.1 area admeasuring about 304 34 Sq. Mtrs, Akar Rs 30-43Paise situate at Village. Shirgaon, Taluka Ambernath, District Thane, within the limits of Kulgaon Badlapur Municipal Council and more particularly described in the SECOND SCHEDULE hereunder written hereinafter called and referred to as the 'said Property-II'.

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54071

AND WHEREAS the said MR. HOWARD SYMSS has purchased the said Property-II from Shri. Ashok Raviprasad, Gauri S. Prasad as the owners alongwith confirming party Shree Krupa Estate Agency through partner A V. Apte for valuable consideration by Deed of Sale dated 14/01/1988 and thereafter mutated his name in the revenue and other records as per mutation entry No.1520 passed by Talathi saja Kharvai and thereafter started enjoying as absolute owner thereof.

AND WHEREAS Smt. Sangeeta Kamath & Mrunmay Sangeeta Kamath absolutely seized and possessed of and entitled all that piece and parcel of N.A. land lying, being and situate at Survey No.45/5/A/2, Plot No.1, area admeasuring about 304.34 Sq mtr., situate at Village: Shirgaon, Taluka Ambarnath, District Thane, within the limits of Kulgaon Badlapur Municipal Council and more particularly described in the **THIRD SCHEDULE** hereunder written hereinafter called and referred to as the 'said Property-III'.

AND WHEREAS the said Smt. Sangeeta Kamath & Mrunmay Sangeeta Kamath have mutated their names in the revenue and other records as per mutation entry No.4902 passed by Talathi saja, Kharvai and thereafter started enjoying as absolute owners thereof.

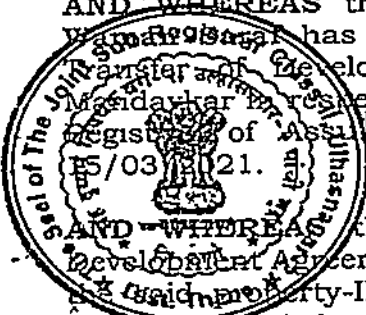
AND WHEREAS similarly, the Owners of aforementioned properties have also decided to develop their respective properties and therefore, they are in search of a Developer who is competent and who is known for integrity, experience and having professional skill and will give them good returns.

AND WHEREAS in the meantime, the partners of the firm M/s. Shree Sai Builders came to know intention of the Owners and therefore, approached to the Owners for acquiring the Development rights of the aforesaid properties and discussions the said Owners have decided to enter into an agreement for Development.

AND WHEREAS Shri. Surendra Waman Saraf & Shri. Kishor Waman Saraf have entered into an Development Agreement dated 15/03/2021 in respect of the said property-I with the Mr. Raju Shantaram Mandavkar (who is one of the partner of M/s. Shree Sai Builders) herein which is duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-4665-2021 dated 15/03/2021.

AND WHEREAS the said Shri. Surendra Waman Saraf & Shri. Kishor Waman Saraf has also executed Irrevocable General Power of Attorney for Mandavkar in respect of the said Property-I which is duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-4666/2021 dated 15/03/2021.

AND WHEREAS the said MR. HOWARD SYMSS has entered into and Development Agreement of Immovable Property dated 14/02/2022 in respect of said Property-II with the M/s. Shree Sai Builders through its partners Mr. Rakesh Balu Gawkwad, Mr. Tejas Vijay Mandavkar, the PROMOTERS herein which was duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-2539/2022 dated 14/02/2022.



| | |
|------------|------|
| 15/03/2021 | 2021 |
| 2. 90064 | 2021 |

Handwritten mark resembling a stylized 'M' or 'W'.

Handwritten signature.

34071

AND WHEREAS the said MR. HOWARD SYMSS has also executed Irrevocable General Power of Attorney for Transfer of Development rights in favour of the Shree Sai Builders through its partners Mr. Rupesh Balu Gaikwad, Mr. Tejas Vijay Mandavkar, the PROMOTERS herein in respect of the said property-II which is duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-2540/2022 dated 14/02/2022.

AND WHEREAS by Sale Deed dated 31/03/2021 duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No. UHN2-8551/2021 dtd.11/06/2021 the said Sangeetha Kamath & Mrunmay Sangeetha Kamath have sold the said property-III to Shri Surjit Janglal Prajapati & Shri. Rupesh Balu Gaikwad.

AND WHEREAS the purchasers i.e. Shri. Surjit Janglal Prajapati & Shri Rupesh Balu Gaikwad have followed necessary procedure and mutated their names in the revenue and other records vide mutation entry No.5181 and thereafter, started enjoying the said property-III as absolute owners thereof.

AND WHEREAS the partner Mr. Raju Shantaram Mandavkar has introduced his Development rights in respect of all that piece and parcel of land lying, being and situated at S. No.45/4/A/1 area admeasuring about 424 Sq mtr , or thereabout in the firm M/s. Shree Sai Builders and similarly, the partners Shri. Surjit Janglal Prajapati & Shri. Rupesh Balu Gaikwad have introduced their development rights in respect of all the piece and parcel of land lying being and situated at S. No.45/5/A/2 Plot no.1 area admeasuring about 304.34 Sq.mtr., or thereabout in the firm M/s. Shree Sai Builders.

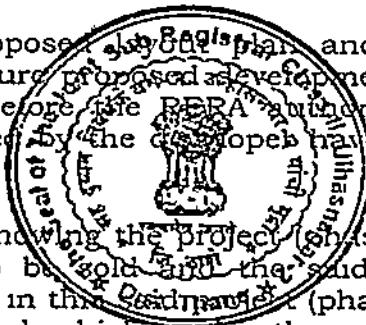
AND WHEREAS therefore, by and under two separate Development Agreements and Irrevocable General Power of Attorney & one Sale Deed & Power of Attorney the PROMOTERS herein have acquired Development Rights in respect of the said Property-I, the said Property-II and the said property-III.

AND WHEREAS the Promoters have amalgamated all the aforesaid said Property-I, said Property-II and the said Property-III and have obtained Construction permission from KULGAON BADLAPUR MUNICIPAL COUNCIL vide their letter No.KBNP/NRV/BP/5778/2022-2023 Unique No.53 dated 29/06/2022.

The authenticated copies of the plans of the Layout of the said project, as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C1.

AND WHEREAS the copy of the proposed layout plan and the proposed building/phase/wing plan showing future proposed development as disclosed by the developer in his registration before the RERA authority and further disclosures on the website as mandated by the developer have been annexed hereto and marked as Annexure C2.

AND WHEREAS the clear block plan showing the project (phase/wing) which is intended to be constructed and to be sold and the said unit which is intended to be bought by the allottee is in this block plan (phase/wing) which is clearly demarcated and marked and which is for the purposes of this agreement the project in which the unit stated that the allottee intends to purchase and the allottee shall have the right to claim the same for is marked as Annexure C3.



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AND WHEREAS the Promoters herein in pursuance to the above referred permissions have intention to commence, carry out building known as "KULSWAMINI" on the property, bearing Survey No.45/4/A/1, 45/5/A/1, Plot No.1 & 45/5/A/2 Plot No.1. And the said property is more particularly described in the SCHEDULE hereunder written. Hereinafter for the sake of brevity and always called and referred to as the said "PROPERTY UNDER DEVELOPMENT".

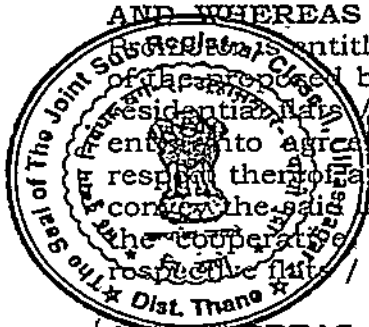
AND WHEREAS the Promoter herein declare that on S. No.45/5/A/1 Plot No.1 area admeasuring about 304 34 sq.mtr, there is existing Bungalow of Mr. Howard Symss and who have granted his balance FSI to the Builder/Promoter which the Builder/Promoter are utilizing for construction of building on the said property under development and the prospective flat purchasers and or proposed society members shall not claim their rights on the area surrounding to the bungalow of Mr Howard Symss which is owned and possessed by Mr. Howard Symss only.

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work of the above referred amalgamated properties are more particularly described in the Schedule hereunder written.

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 FSI to be used and utilized on the said property as may be granted by the Municipal Council from time to time and further the Promoters 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 to be constructed on the said property.

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

AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and jointly with disposal of the flats / shops / office / units to construct the said building together with the building constructed thereon in favor of the cooperative housing society of all those several persons acquiring the respective flats / shops / units



AND WHEREAS, the Promoter/Developer has registered the said project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai On 15/12/2022 under registration no.P51700048200 have been annexed and marked as Annexure F.

AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the provisions of under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made under and in accordance with the progress of the construction work of the said scheme.

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AND WHEREAS this agreement is made in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules framed there under including the model form of Agreement prescribed therein.

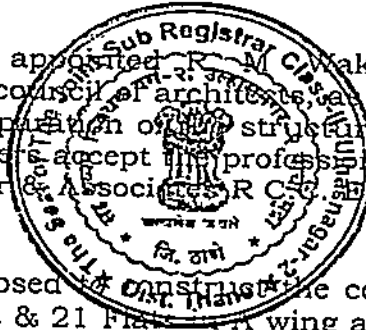
AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to sell, mortgage or create charge on any flats / shops / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to make such modifications, alterations in the buildings and structures as well as the said flats / shops / tenements / galas and garages etc., agreed to be purchased by the Purchaser and/or such other revisions, alterations or additions in the structure of the building as may be necessary and expedient and accordingly the Purchaser herein has granted his express and irrevocable consent for the same

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of right in respect thereof as well as the scheme of construction and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construction will acquire additional FSI / TDR as per the rules and regulations of the Municipal Council and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and further shall also acquire additional adjacent land and carry out the development on such amalgamated property as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same

AND WHEREAS the Promoter has provided to the Purchaser the copy of orders, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS the Promoters have appointed R. M. Wakhare, Swastik Creation - Architect registered with the council of architects, as their Architect having its office at Badlapur for the preparation of structural designs and drawings of the building and the Promoters accept the professional supervision of the Architects and the Atul Kudtarkar & Associates R C Sd. Atul Kudtarkar & Associates R C Sd. completion of the buildings.



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AND WHEREAS the Promoter has proposed to construct the complex Known as "KULSWAMINI", Comprises 10 Shops & 21 Flats in A wing and 27 Flats in B wing in the said Project, and particularly on the landed property.

AND WHEREAS the Promoter has decided to form an Association of Apartments / Co-operative Housing society of all Premises purchasers of the buildings/project.

AND WHEREAS The Allottee/s herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/s, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs and specifications of the said building prepared by the

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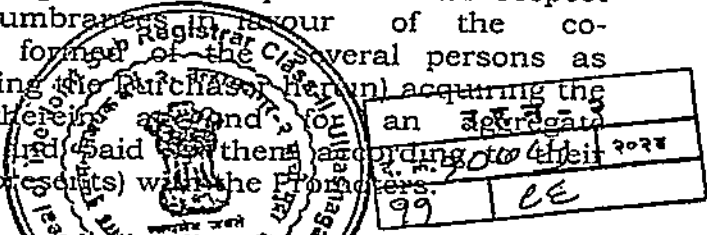
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AND WHEREAS the Purchaser has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same and is further aware that there are several buildings to be constructed on the said property and that the Promoters will be carrying on the construction and completing the buildings in phase-wise manner and that as and when the buildings are completed, the entire flats there in are sold out, the cooperative housing societies of such buildings from time to time and accordingly the conveyances of the portions of land on which the buildings are constructed will be conveyed to such respective cooperative societies and it shall be at the sole discretion of the Promoter to form such societies and to execute the conveyance/s thereof and such fact is being brought to the clear knowledge and notice of the Purchaser herein and the Purchaser has granted his/her express and irrevocable consent for the same and agree and assure to grant his/her sincere and utmost cooperation in formation such cooperative housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

AND WHEREAS relying upon the said aforesaid representations, the Promoters agreed to sell the Purchaser a Flat / Shop / Other Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete sell and cause to convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing / acquiring the respective flats / shops / tenements / galas etc., in the said new buildings as the nominees of the Promoters

NOW THIS AGREEMENT WITNESSETH THAT by the end of 31st December, 2026 but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the construction of the proposed building known as "KULSWAMINI" on the said land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society/ies to be formed of the several persons as provided and envisaged herein (including the Purchaser herein) acquiring the respective flats/shops/galas etc., therefor and for an agreed price/consideration to be contributed by said persons according to their respective agreements (similar to these presents) with the Promoters.



AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats/shops/ galas etc. by becoming member/share holder/ constituent of the proposed cooperative society and the Purchaser shall pay to the promoter Lumpsum consideration of Rs.23,00,000/- (Rupees **Twenty Three Lakhs Only**) as the agreed price/consideration in respect of the said flat, being Flat No.403 on Fourth floor, "A" wing, area admeasuring 37.16 Sq.Mtr. (Carpet) "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but

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includes the area covered by the internal partition walls of the apartment. in the building known as "KULSWAMINI" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

AND WHEREAS the Promoter has clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of stilt and / or parking spaces to the Purchaser herein that it shall be the sole and absolute discretion of the Promoters to deal with the allotment of the stilt and parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flat and will not raise any objection and/or obstruction to the allotment of stilt/ parking spaces made by the Promoter to any intending purchaser.

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

1. THE recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. THE Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.

THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the Flat No.403 on Fourth floor, "A" Wing, area admeasuring 37.16 Sq.Mtr. (Carpet) "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment, in the building known-as "KULSWAMINI" as shown on the floor plan thereof hereto annexed and marked as Annexure "D" (hereinafter referred to as "the said premises") for the Lumsum consideration of Rs.23,00,000/- (Rupees Twenty Three Lakhs Only) and The Purchasers agrees to pay the above consideration in the following manner:

a) Amount of Rs.2,30,000/- (Rs. Two Lakhs Thirty Thousand Only) paid before execution of this Agreement as mentioned in the Receipt

b) Balance payment to be made in the following manner:-

- (a) 10% on Completion of Plinth
- (b) 6% on completion of 1st Slab.
- (c) 6% on completion of 2nd Slab
- (d) 6% on completion of 3rd Slab
- (e) 6% on completion of 4th Slab
- (f) 6% on completion of 5th Slab
- (g) 6% on completion of 6th Slab
- (h) 6% on completion of 7th Slab
- (i) 6% on completion of 8th Slab
- (j) 10% on Completion of Brick Work



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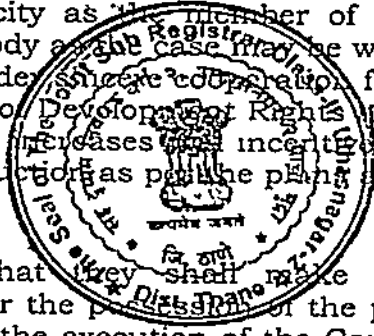
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- (k) 10% on Completion of Internal / External Plaster
- (l) 7% on Electric and Plumbing Work
- (m) 5% to be paid at the time of possession of the said premises being offered by the PROMOTERS to the Purchaser.

THE Purchaser agree and assures to pay a sum of rupees on demand and/or prior to taking the possession of the said Flat/Shop on account of or towards, legal charges, entrance fees and share capital, society formation charges, electric procurement, meter security deposit/electric cable charges, sub-station/Transformer charges, lift generator and its accessories and water connection Deposit and charges, provisional outgoings for municipal Taxes, water bill, common electric expenses, Development Charges, balcony enclose Charges & other charges payable to Municipal Council.

IT is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be the essence of this contract. All the above respective payments shall be made within 7 days of the Promoters sending notice to the Purchaser/s calling upon him/her to make payment of the same. Such notice is to be sent Under Certificate of Posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters.

- 3. THE Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.
- 4. THE Promoter hereby declares that they have utilized the floor space index as mentioned in the approved plan and the Promoter has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoter intends to consume balance F.S.I. and further to acquire the transfer of development rights to be used, availed and consumed on the said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his/her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as a member of the cooperative housing society or any corporate body as the case may be will not raise any objection / hindrance and will render all necessary assistance for the Promoter to consume and avail the Transfer of Development Rights and/or staircase Floor Space Index along with other increases in floor space and complete the additional construction as per the plan sanctioned and granted by the Municipal Council



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- 5. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Cooperative Society/Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

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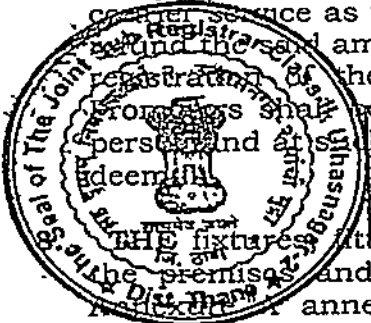
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- 6. THE Purchaser agrees to pay to the Promoters interest @ 24% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.
- 7. ON Committing default by the Purchaser in payment on due dates of any amount due and payable by the Purchasers to the Promoters under this agreement including his/her proportionate share of taxes levied by the local concerned Authority and other charges and expenses outgoings claimed by the Promoters and on the Purchaser/s committing breach of any of the terms and conditions herein contained the Promoters shall be entitled to at their option to terminate this Agreement.

PROVIDED always that the power of termination hereinbefore contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchaser/s 15 days prior notice in writing of the Promoters intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which they intend to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after giving of such notice (reasonable time is agreed by both the parties as 15 days from the day of notice)

PROVIDED further that upon the termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s the earnest money and all other amounts which may till then have been paid by the Purchaser/s to the Promoters after deducting an amount equal to 20% of the amount paid by the Purchaser or 10% of the total cost price of the flat/shop whichever is higher, as liquidated damages and but the Promoters shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Promoters by Bank Draft/Pay-slip at the address given herein under postal certificate post or by Registered A.D. post or by ~~any other mode~~ as the Promoters may deem fit. The Promoters herein shall refund the said amount only after the sell of the said flat and execution and registration of the Deed of Cancellation by the Purchaser herein. The Promoters shall be at liberty to dispose off and sell the flat/unit to such person and at such price as the Promoters may in their absolute discretion. The fixtures, fittings, and amenities to be provided by the Promoters in the premises and the said building are those that are set out in the annexed hereto.



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- 9. THE Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before 31st December, 2026. If the Promoters fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.

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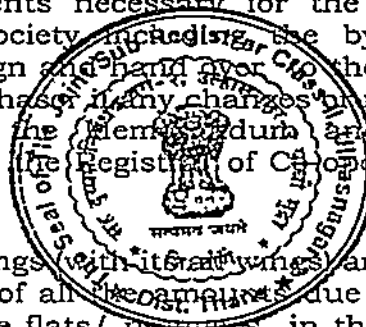
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THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said flat / shop / tenement / other unit on the aforesaid date, if the completion of building in which the said flat/shop/other unit is situated is delayed on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

- i) non-availability of steel, cement other building materials, water or electric supply or labour;
- ii) war, civil commotion or Act of God;
- iii) any notice order, rule, notification of the Government and / or other public or competent authorities.

The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 30 days from that date.

10. THE Purchaser shall take possession of the said premises within 7 days of the Promoters giving written notice to the Purchaser intimating that the said premises are ready for use and occupation.
11. THE Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it allotted to the Purchaser by the Promoter only as per the prevailing rules, regulations, and bylaws of the concerned authorities.
12. THE Purchaser along with the other Purchasers of the Flats / Shops in the building shall join in forming and registering the cooperative society to be known by such name as the Promoters may decide and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of the co-operative society and the bye laws of the proposed society and duly fill in, sign and hand over to the Promoters. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and/or Article - of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.
13. ON the completion of all the buildings and on receipt by the Promoters of the full payment of all the amounts due and payable to him by all the purchasers of all the flats/ premises in the said building, the purchasers shall co-operate with the Promoters in forming and registering or incorporating a society a registered body, when the society is registered and all the amounts due and payable to the Promoters in respect of the flats and other units and other portions in the said building, garages and car parking spaces are paid in full as aforesaid, the Promoters shall cause to be transferred to the society all the rights title and interest of the Promoters in the aliquot part of the said property together with building by executing the necessary Conveyance of the said property and the said premises in favor of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement. It is clearly brought to the notice of the Purchasers that there are number of buildings in the said property undertaken by Promoters, the execution of the conveyance may be delayed and the Purchasers shall not raise any objection till all the buildings in the said layout are constructed and the flats / units therein are sold out to the prospective buyers.



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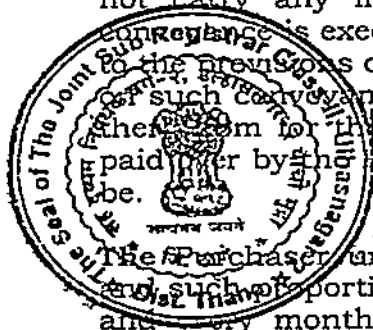
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14. THE Promoters shall if necessary, become a member of the society in respect of the Promoters' rights and benefits conferred herewith or otherwise. If the Promoters transfer, assign and/or dispose off such rights and benefits at any time to anybody, such assignee, transferee and/or purchasers thereof shall become the members of the society in respect of the said rights and benefits. The Purchaser/s herein and the society will not have any objection to admit such assignee or transferee as the members of the society and shall not charge any fees or other amounts therefore.

15. THE Promoters may complete the said building or any part thereof or floor and obtain part occupation certificate thereof and give possession of Flat/Shop therein to the acquirers of such Flat/Shop and the Purchaser herein shall have no right to object to the same and will not object to the same and the Purchaser hereby gives his specific consent to the same. If the Purchaser takes possession of Flat in such part completed and or floor or otherwise the Promoters and/or its Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work of building in which the said Flat are, the said building or any part thereof the Purchaser is aware that such construction will cause inconvenience to the Purchaser, and agrees and assures to the Promoters that the Purchaser shall not protest, object to or obstruct the execution of such work nor the Purchaser shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s.

16. COMMENCING a week after notice in writing is given by the Promoters to the Purchaser that the said premises are ready for use and occupation. The Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land from the date of grant of occupation certificate as well as the proportionate share of municipal tax, outgoings in respect of the said land, flat / shop / unit and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said building. The Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser further agrees that till the Purchaser's share so determined by the Promoters shall pay to the Promoters provisional monthly contribution of Rs...../- per flats per month towards the outgoings from the date of notice as aforesaid. The amount so paid by the Purchaser to the Promoters shall not carry any interest and shall remain with the Promoters until a



is executed in favor of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, when such conveyance being executed the aforesaid deposits (less deductions for the actual expenses incurred in various account) shall be paid over by the promoters to the Co-operative Society or as the case may

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The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

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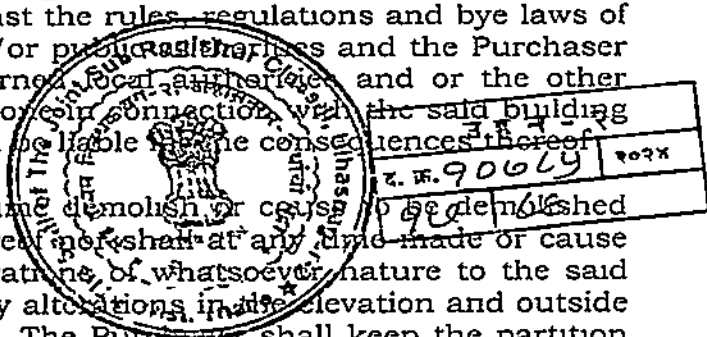
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17. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favor of the society.
18. THE Promoters hereby declare that the said premises is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
19. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenantable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.
20. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause. The Purchaser hereby agrees that he/she will not keep any things including pots of plants, gas cylinders, weather sheds, etc. at the outer surface or the exterior side of the building so that the building elevation, ambience, aesthetic, and dignity of the building doesn't spoil and further, will not do such acts which will damage/ harm the building, elevations and paint of the building
21. THE Purchaser shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the Promoters and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authority and or the other public authority for anything so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof
22. THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations, of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside color scheme of the said premises. The Purchaser shall keep the partition walls, sewer, drains, pipes in the said premises and appurtenances thereto in good tenantable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or hammer or break or cause damage to any columns, R.C.C. pardis or other structure or structural members in the said building without prior written permission of the Promoters and/or Society.

The Promoters may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchasers shall not object for such alterations

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30. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.

31. ANY delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.

32. ALL costs, charges and expenses, penalties, GST, Service-Tax if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance, or instrument of transfer, lease assignment deed and other documents and the formation, registration or in Council of the Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance or instrument of transfer, lease assignment deed and other documents at the proper registration office for registration within the time limits prescribed by the Registration Act and the Promoters shall attend such office and admit the execution thereof. The Purchaser shall deposit with the Promoters a sum of which will be worked out at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance or instrument of transfer, lease, assignment deed and other documents in favor of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various flats/shops/units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance or instrument of transfer, lease assignment deed and other documents in favor of the Co-operative Housing Society/Condominium of Apartments.

- a. That the allottee shall indemnify and keep indemnified the promoter towards against any actions, proceedings, suits, claims and demands, in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the allottee.
- b. That any nominated surveyor, architect appointed for specific purposes stated in this covenant the fees of which shall be mutually decided by and between the promoter and the allottee and the same shall be paid by the allottee as agreed mutually
- c. That nothing herein contained shall construe as entitling the allottee any right on any of the adjoining, neighboring or the remaining buildings/ common areas etc of the remaining portion of the



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proposed project layout unless specifically agreed and consideration dispensed by the allottee to the developer in these regards.

33. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.

34. THE Purchaser shall permit the Promoters and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.

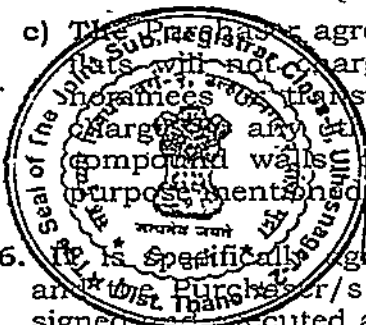
35. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the society.

a) The Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terraces, stilt, garage etc., to anybody The Purchaser along with the other Purchasers will notarize any objection of whatsoever nature The stilt, terraces on any floor and open spaces shall always be the property of the Promoters and the Promoters shall have full right and absolute authority to enclose the said stilt area of the building and further shall have the right to sell the same to any prospective purchaser.

b) The Promoters shall become the member of the society in respect of its rights and benefits concerned above If the Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferee as the member/s of the Society.

c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the Promoters or its nominee or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.

36. It is specifically agreed and understood by and between the Promoters and the Purchaser/s of the premises (the other premises buyers having signed and executed an agreement similar and incidental to this one) if for any reason the Municipal Council on the basis of its policy do not give regular water supply to the building though ready for occupation for certain time as per Municipal Council's time schedule and if on humanitarian ground the Promoters allow the Purchaser/s and/or any other premises, buyer (at the sole discretion of Promoters alone) to obtain a temporary water connection from Municipal Council on humanitarian ground on their own name at their own risk, cost and expenses then and in that event all costs, charges and expenses in respect of obtaining and maintaining or renewal of such temporary water supply shall be borne and paid by the



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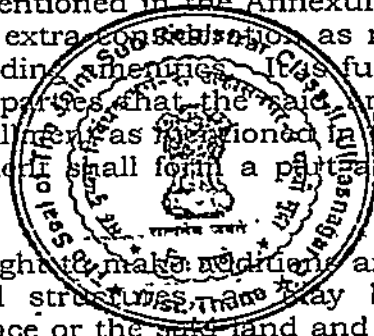
Purchaser/s and the other premises buyers proportionately from time to time till proper authorized regular water supply is made available to the said building by the Municipal Council, In the event for the purpose of furnituring, the Promoters on the request of the Purchasers gives temporary possession before obtaining occupation and water supply, the Purchaser so taking possession shall pay and contribute such charges, outgoing as the Promoters deem fit

37. THE Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.

38. IF additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

39. THE Purchaser covenant with the Promoters that if at the request of the Purchasers the Promoters makes any change in the flats/shops/other units agreed to be sold and as a result of this the Promoters have to use any materials less than the other purchasers, even then the Purchaser shall not be entitled to any reduction in the agreed price of the said flat and he/she shall be liable to pay the entire agreed price as per this agreement. Similarly, the Promoters are not bound to carry out any extra additional work for the Purchasers without there being a written acceptance by the Promoters that they have agreed to execute the additional extra work for the Purchaser. In case if the Promoters have agreed to do any additional extra work for the Purchaser, the Purchaser shall make the payment within 7 days from the date when the Promoters give the estimated cost. If the Purchaser fails to deposit with the Promoters the estimated cost for the additional extra work agreed to be carried out by the Promoters, then the Promoters shall not be liable to carry out the said additional work in the premises of the said Purchaser.

40. THE Purchaser herein has desired to avail the special amenities over and above the general amenities as mentioned in the Annexure hereto and the Purchaser has agreed to pay the extra cost as mentioned in the supplemental agreement for providing amenities. It is further agreed and understood by and between the parties that the said amenities shall be provided only on payment of instalment as mentioned in the supplemental agreement and that such agreement shall form a part of the agreement.



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41. THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures that may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said land for development of any property adjacent to this property. In the event of any land of the said entire land being notified for setback, D.P. Road, the Promoters alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the same and the Purchaser and/or the Society shall not be entitled to the same or any part or portion thereof.

42. IN the event of the Society is being formed and registered before the sale and disposal by the Promoters of all the Flats, stilt and other spaces, garages, gardens, terraces, compounds and car parking spaces in the said building and in the compound, the power and authority of the Society so

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formed or of the Flat/Shop holders and the Purchasers of flats/shops and other spaces and car parking spaces shall be subject to the overall authority and control of the Promoters. In respect of any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold Flats, stilt, terraces, compounds and other spaces, hoardings and car parking spaces and the disposal thereof. The Promoters shall be liable to pay only the Municipal taxes at actual in respect of the unsold Flats/shops, hoarding spaces and/or car parking spaces, terraces. In case of the conveyance is executed in favor of the Co-operative Society before the disposal by the Promoters of all the Flats/Shops, then and in such event the Promoters shall join in as the Promoters/members in respect of such unsold Flats and as and when such Flats/Shops are sold to the persons of their choice and at the discretion of the Promoters, the Co-operative Society shall admit such Purchaser/s of Flat/s as members/s without charging any premium or any other extra payment.

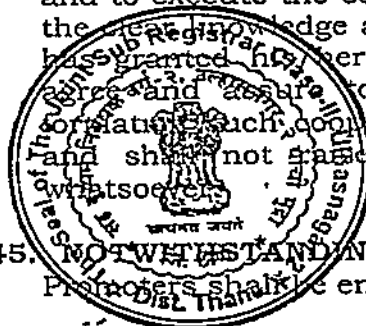
43. THAT the Purchaser shall at no time demand partition of their interest in the said SCHEDULE hereunder written of the said building it being hereby agreed and declared by the Purchaser that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building and land is impartible and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favor of the Purchaser unless the Promoters decided to submit the entire building to the provisions of the Real Estate (Regulation and Development) Act, 2016.

44. IT is agreed and understood between the parties that and the Purchaser aware that there are several buildings to be constructed on the said property and that the Promoters will be carrying on the construction and completing the buildings in phase-wise manner and that as and when the buildings are completed, the entire flats/shops there in are sold out, the cooperative housing societies of such buildings from time to time and accordingly the conveyances of the portions of land on which the buildings are constructed will be conveyed to such respective cooperative societies and it shall be at the sole discretion of the Promoter to form such societies and to execute the conveyance/s thereof and such fact is being brought to the knowledge and notice of the Purchaser herein and the Purchaser has granted his/her express and irrevocable consent for the same and to grant his/her sincere and utmost cooperation in the formation of such cooperative housing societies and its conveyances thereof and shall not raise any objection, hindrances and claims of any nature whatsoever.

45. NOTWITHSTANDING any other provisions of this agreement the Promoters shall be entitled at their sole and absolute discretion.

a) To form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted

b) To decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and /or conveyed/ assigned/leased.



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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, if any.

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.

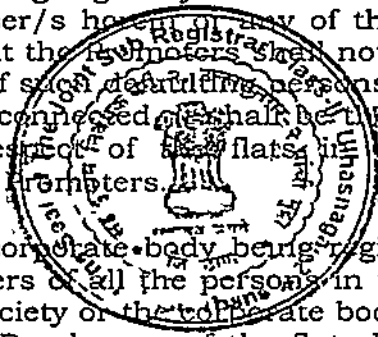
e) To decide from time to time when and what sort of document of transfer should be executed.

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.

46. IT is clearly understood and agreed by and between the parties hereto that the Promoters shall have the unqualified and unfettered right to sell on ownership basis to any one of their choice, the garden in the compound and the terrace above the top floor of the said building subject to the necessary means of access to be permitted for such purpose so as to reach the water tank. The Purchaser/Occupant of such terrace/garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchaser/Occupant of such terrace/garden shall not enclose or cover the said terrace/garden without the written permission of the Promoters and/or the Society or such body formed, as the case may be and Municipal Council and other concerned authorities.

47. IT is specifically declared that the if the Promoters provides the facility of bore well then the Promoter shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoter for construction of other buildings in the adjoining properties.

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



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49. IN the event of the society or corporate body being registered before the sale and disposal by the Promoters of all the persons in the said building, the power and authority of the society or the corporate body so formed or of the Purchaser herein and other Purchasers of the flat shall be subject to the overall powers of the Promoters in any matter concerning the building construction and completion thereof and the Promoter shall have absolute authority and control as regards the unsold flats/Shops, the balance floor space and its disposal thereof.

50. THE Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose

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and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

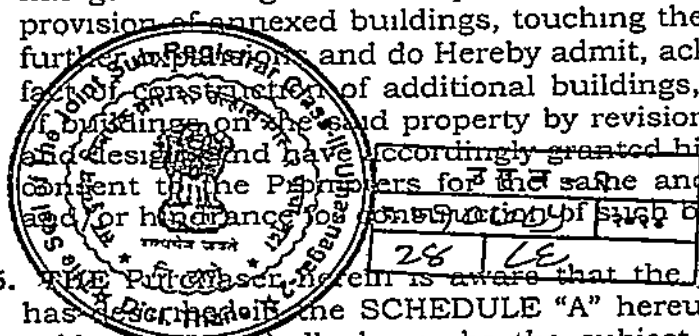
51. THE Purchaser shall lodge at his own costs as to the registration charges for registration within seven days of the date of this agreement and shall intimate the Promoters within 7 days from the date of lodgment and serial number under which the same is lodge for registration with Xerox copy of receipt in order to enable the Promoters to admit the execution of the same.

52. THE terraces on any floor, stilt, basement if any, shall always be the property of the Promoters and the Promoters have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her.

53. THE Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

54. IT is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Promoters herein and the Purchasers and / or their society shall get the same transferred in their favor and the Promoters herein will grant the no objection as and when required.

55. THE Promoters have clearly brought to the knowledge and notice of the Purchaser herein that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property and the Promoters have further brought to the notice and knowledge of the purchaser herein that during the course of the scheme of construction, the Promoters will acquire, use, utilize the transferable development rights and increases in the Floor Space Index from time to time and the 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. 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 construction of additional buildings, annexed buildings, expansion



and designs and have accordingly granted his / her express and irrevocable consent to the Promoters for the same and shall not raise any objection and/or hindrance for construction of such buildings by the promoter

56. THE Purchaser herein is aware that the property under this Agreement has been described in the SCHEDULE "A" hereunder written and therefore the said property shall always be the subject matter of this Agreement and except this property the Promoters herein shall always entitle to deal with the remaining property and the Promoters herein shall deal with and / or dispose of and/or develop the said property either in their own name and/or in Joint venture and/or in any such manner as they deem, think, fit and the Purchaser herein has given his/her/their irrevocable consent for the same.

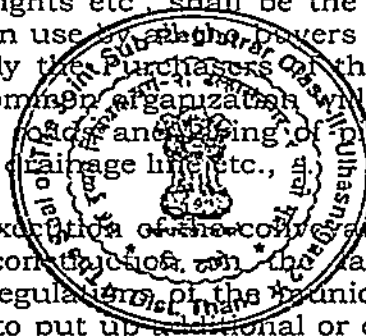
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THE Promoters herein shall have absolute right and/or authority to amend, alter and/or revise the building plan/s from time to time, as the Promoters have purchased and/or agreed to purchase the additional adjacent land/s and therefore there shall be increase in the number of buildings and/or tenements However, the entire Complex shall be called as "KULSWAMINI".

57. THE Promoters have also shown to the Purchaser the entire layout of the said property, the nature and extent of the land to be handed over to the concerned authorities on account of setback, reservations etc., and in such eventuality the transfer of the land shall not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed on the said property and the Purchaser is fully aware of the same and have accordingly granted his / her express and irrevocable consent for the same.

58. THE Promoters have explained to the Purchaser that if any difficulty arises in registration of Societies due to more than one building in the said complex then some common organization or Apex / Federal Society will be formed by the Promoters which may be found feasible and suitable in the circumstances. After the sale of all the premises and completion of development of the said property in all respect and if feasible, the Promoters will convey, transfer and assign the lease of the said property with the building in favor of the co-operative housing society formed by the Purchasers of all the buildings and if not possible then conveyance and assignment of lease of the said property with the building will be executed in favor of Federation of all the societies if formed as the Promoters may at their discretion deem fit.

59. THE Purchaser has seen the layout of the proposed building complex, provisions for annexed buildings, further expansion etc. 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 owners of the premises in the said complex and accordingly the Purchasers of the premises in the said complex and the different common organizations shall have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,



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60. IT is agreed that if before the execution of the conveyance deed in favor of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the Municipal Council then the Promoters would be entitled to put up additional or other construction without any hindrance by the Purchaser. Provided that any payment may, have to be made to the municipal Council for such additional construction shall be paid by the Promoter The Promoters shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the Promoter may in his absolute discretion deem fit and proper. The Promoter will in those events be entitled to connect the electric meter, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto shall be borne by the Promoters. The Promoter and / or their transferees shall have the right to use all the staircases, lifts and other common amenities of the building. In the event of additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of the Promoter. Even if any additional construction

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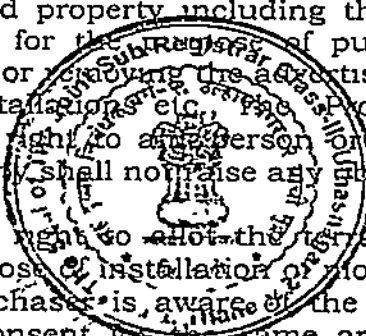
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making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.

67. ALL terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to the Purchaser/s under the possession of the said building is handed over to the said organization and the deed of conveyance/assignment/lease or any other transfer document is executed.

68. IT is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favor of the Purchaser/s in respect of the flat, the Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their rights, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as open parking space or in any other manner they deem fit including to assign and/or give on lease or sub-lease or including any portion or portions of the said property and the same shall be binding on the Purchaser/s

69. IT is expressly agreed that the Promoters shall be entitled to put hoardings 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 authorized 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 erecting the advertisements and/or hoardings, neon lights or such installations etc. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.



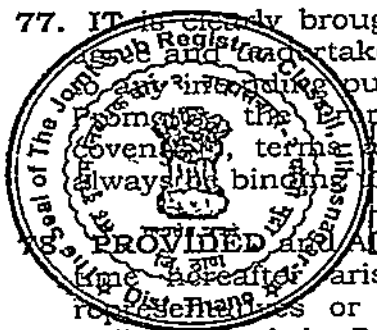
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70. THE Promoters have reserved its right to allot the terrace area of the premises above lift well for the purpose of installation of mobile link towers or B.T.S. equipments and the Purchaser is aware of the same and has granted express and irrevocable consent for the same and has granted express and irrevocable consent for the same. The Purchaser or his/her nominees shall not be entitled to claim any compensation or any part of the revenue accrued from the same nor be entitled to levy any maintenance charges for using the said facility The Purchaser herein has granted his/her express and irrevocable consent to the Promoters and their agents, representatives' activities for setting up, maintaining and up-keeping of such mobile installations, equipment and for that purpose have allowed and permitted them to carry out the cabling, wiring and fixing up of wires, installations, equipment in and through the said building/land and every part thereof.

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- 71. IN the event of any land of the said entire land being notified for setback, D.P. Road, the Promoters alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the same and the Purchaser and/or the Society shall not be entitled to the same or any part or portion thereof.
- 72. THE Purchaser will immediately on receipt of possession of said Flat/Shop at his own costs and expenses get the said Flat property insured including for theft, earthquake, storm and fire.
- 73. THE Promoters will provide pipeline, overhead water tank underground water tank and water connection to each flat/shop as per the norms rules and regulations of Municipal Council and will obtain occupation and water connection. Thereafter if there is any shortage in water supply for any reason whatsoever the Promoters shall not be responsible for the same
- 74. THE Purchaser shall not be entitled to claim partition of his/her Share in the said property and/or the said Building and/or the said Flat/Shop and the same shall always remain undivided and impartable
- 75. THE Transfer Deed and all documents shall be prepared by the Advocates of the Promoters and shall contain covenants and conditions including those contained in this Agreement with such modifications, alterations, and additions therein as the Promoters may deem fit and proper and other clauses which they think necessary and desirable
- 76. IT is clearly brought to the notice of the Purchaser and the Purchaser is made aware that Government has imposed G.S.T. and therefore the Purchaser herein is entirely liable and responsible to bear and pay the such taxes and other levies as imposed by the government authorities as and when called upon by the Promoters and the Purchaser agree and assure to pay the same without any delay.

77. IT is clearly brought to the notice of the Purchaser and the Purchaser shall undertake that at the time of the Purchaser transferring his flat to the purchaser and on grant of no objection certificate by the promoter will incorporate a clause stating that all the terms and conditions, as mentioned in this agreement shall always be binding upon the intending purchaser/transferee.



PROVIDED that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference

79. THE expenses in connection with this Agreement, i.e. Stamp Duty and Registration Fees are borne and paid by the PURCHASER/S/ALLOTTEE herein.

[Handwritten signature]
 Jyoti

80. THIS agreement shall, to the extent they are statutory, always be subject to the provisions contained the Real Estate (Regulation and Development) Act, 2016 and Rules made there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE

ALL THAT PIECE AND PARCEL OF N.A. LAND lying, being and situate at Village Shirgaon, Taluka Ambernath, District Thane, bearing Survey No.45/4/A/1, area admeasuring about 424 Sq Mtrs, Akar Rs.42-40Paise within the limits of the Kulgaon Badlapur Municipal Council, within the Sub registration district Ambernath, Registration district Thane.

SECOND SCHEDULE

ALL THAT PIECE AND PARCEL OF N.A. LAND lying, being and situate at Village Shirgaon, Taluka Ambernath, District Thane, bearing Survey No.45/5/A/1, Plot No.1, area admeasuring about 304 34 Sq. Mtrs, Akar Rs.30-43Paise balance FSI from the said plot utilize on the said property within the limits of the Kulgaon Badlapur Municipal Council, within the Sub registration district Ambernath, Registration district Thane.

THIRD SCHEDULE

ALL THAT PIECE AND PARCEL OF N.A. LAND lying, being and situate at Village Shirgaon, Taluka Ambernath, District Thane, bearing Survey No.45/5/A/2, Plot No.1, area admeasuring about 304.34 Sq.mtr., within the limits of the Kulgaon Badlapur Municipal Council, within the Sub registration district Ambernath, Registration district Thane.

FOURTH SCHEDULE

(Said Property)

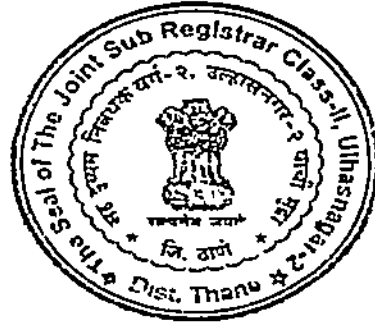
Flat being Flat No.403 on Fourth floor, 'A Wing' area admeasuring 37.16 Sq.mtr., Carpet + 2.10 Sq.mtr. Proj. area, in the Building known as "KULSWAMINI" constructed on all that piece and parcel of land bearing 1) S.No.45/4/A/1, Plot No.1 area 424 Sq.mtr., 2) S. No.45/5/A/1, Plot No.1 area 304.34 Sq.mtr., & 3) S. No.45/5/A/2, Plot No.1 area 304.34 Sq.mtr. or thereabout at Village Shirgaon, Tal.Ambernath, Dist.Thane within the local limits of Kulgaon Badlapur Municipal Council.

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.

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[Handwritten signatures]

JYOTI



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SIGNED & DELIVERED
by the within named Promoters
M/S SHREE SAI BUILDERS
PAN NO. AEQFS3356F
Through its partner
MR. TEJAS VIJAY MANDAVKAR



SIGNED & DELIVERED
by the within named Purchaser/s

1) MRS. JYOTI SHRIKANT NANDAN
PAN NO. BASPN6646N

Jyoti



2) MR. SHRIKANT YUVRAJ NANDAN
PAN NO. AOUPN0102Q

Shrikant

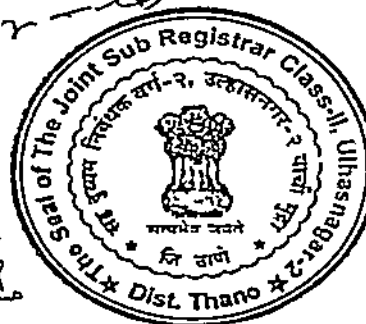


WITNESS:

1. Saehin Pandit Ambekar

2. Rahul Pandit Ambekar

Rahul



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RECEIPT

RECEIVED from the flat Purchaser/s above named the sum of Rs.2,30,000/- (Rs. Two Lakhs Thirty Thousand Only) by Cheque/Transfer in the following manner:-

| Date | Amount | Cheque No./NEFT | Name of Bank |
|--------------|-------------------|-----------------|-----------------------|
| 09/07/2024 | 2,09,000/- | 740946 | Central Bank of India |
| 11/07/2024 | 21,000/- | 082981 | Union Bank of India |
| Total | 2,30,000/- | | |

Regarding Flat No.403 on Fourth floor, "A" wing, area admeasuring 37.16 Sq.mtr. (Carpet), in the building known as "KULSWAMINI", situated at Village Shurgaon, being the sum of earnest part payment paid to us as within mentioned.

Rs.2,30,000 /-

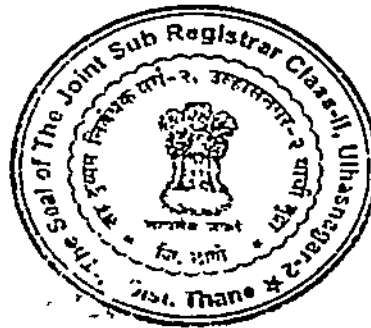
I say Received

M/S SHREE SAI BUILDERS

Through its partner



Mr. Tejas Vijay Mandavkar
The Promoters



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AMENITIES AND INTERIOR

- **Flooring**
- 2 X 2 Flooring & jointless tiles in entire flat
- **Door**
- Decorative Main Door with wooden frame
- All doors with polished Teak Wood Frame
- Bakelite Toilet Door with Marble frame
- **Windows**
- Anodizing coated Aluminum Sliding windows with Marble frame.
- **Kitchen**
- Granite kitchen platform with S S.Sink.
- Designer wall Tiles above kitchen ota up to beam level
- **Bath and W.C.**
- Designer Glazed Tiles Dado up to full height(along with ceiling)
- Good quality Sanitary Ware fitting.
- Concealed plumbing with C.P. fitting
- **Wall and Paints**
- Good quality paints finished (Asian Distemper) on internal walls
- Waterproof Apex Paint for external walls.
- **Electrification**
- Concealed wiring (wire Polycab)
- Provision of Electrical Point Cable T.V., A.C., Fridge, Mixer, Invertor, Geyser point
- Project Highlights
- Earth Quake Resistant R C.C. structure.
- Decorative Entrance Lobby.
- CCTV Camera surveillance (Lift Lobby)
- MJP Water Supply
- ISI Lift
- Battery backup



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JYOTI



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 P51700048200

Project **KULSWAMINI**, Plot Bearing / CTS / Survey / Final Plot No 'SURVEY NO 45,HISSA NO 4A/1,PLOT NO 1,SURVEY NO 45,HISSA NO 5A/1,PLOT NO 1,SURVEY NO 45,HISSA NO A/2,PLOT NO Badlapur (M CI), Ambarnath, Thana, 421503.

1 Shree Sai Builders having its registered office / principal place of business at Tehsil Ambarnath, District Thana, Pin 421503

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 (j) of sub-section (2) of section 4 read with Rule 5.

OR

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

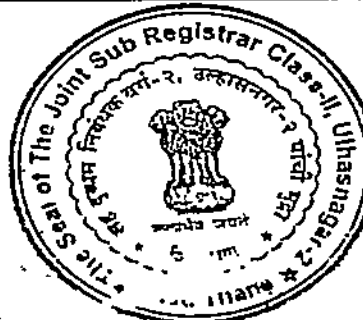
- The Registration shall be valid for a period commencing from 15/12/2022 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
- The promoter shall comply with the provisions of the Act and the rules and 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

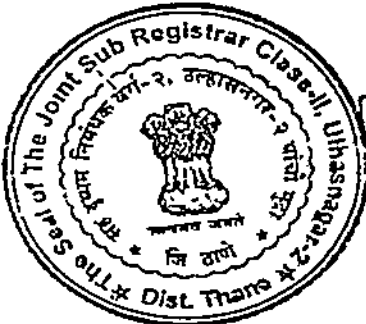
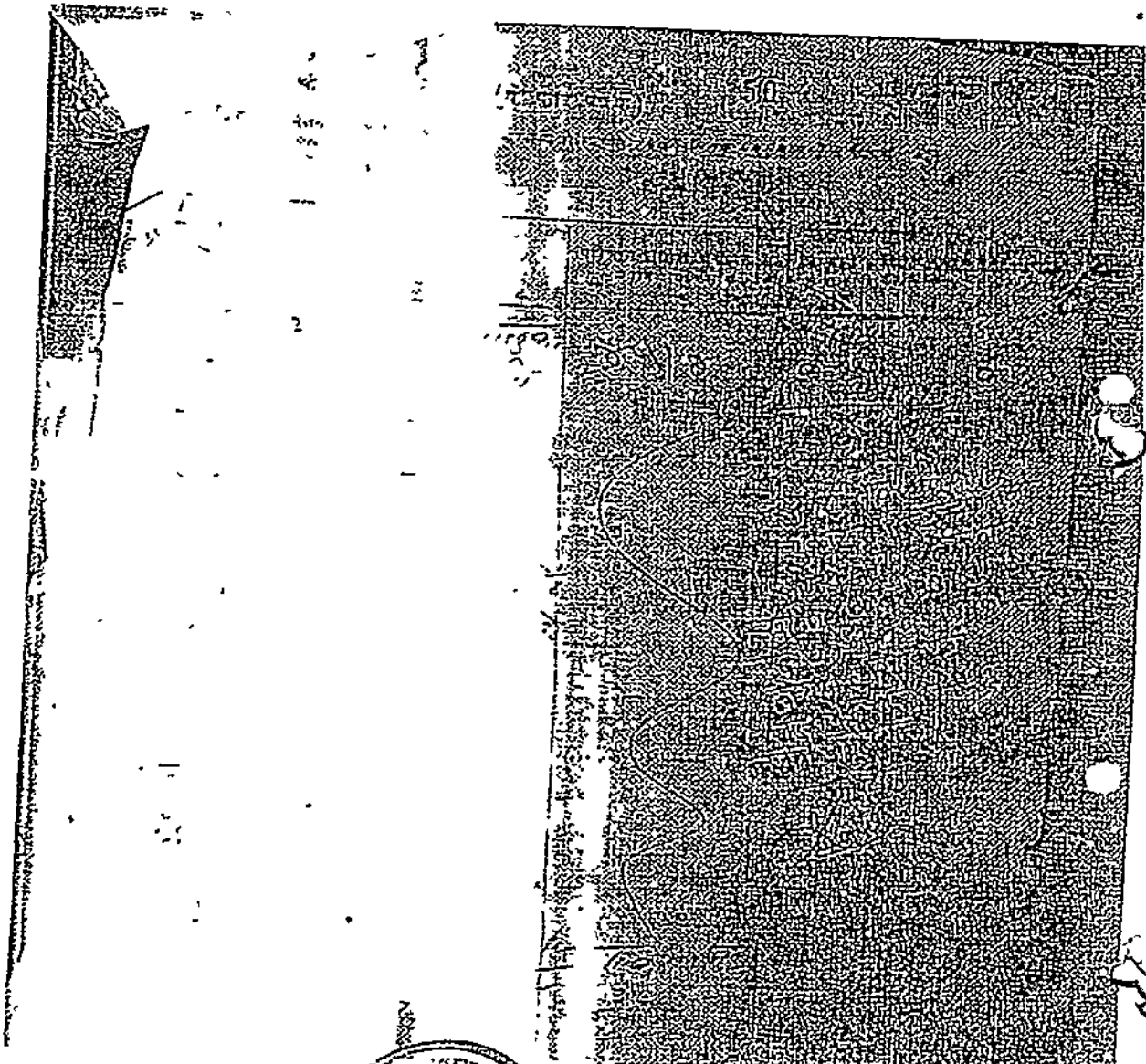
Signature valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date 15-12-2022 11:42:05

Dated 15/12/2022
Place Mumbai

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



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अहवाल दिनांक - 19/11/2020



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन मऊसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५६ ओ/७।
गाव - शिरगाव ता. अवरनाथ जिल्हा - ठाणे

भूमापन क्रमांक व उपविभाग 45/5/3/1

शेताचे स्थानिक नाव प्लॉट नं 1

| क्षेत्र एकक व आकारणी | खाते क्र | भोगवटादाराचे नाव | क्षेत्र आकार पो ख फे फा. | कुळ, खड व इतर अधिकार |
|--|----------|------------------|--------------------------|---|
| क्षेत्र एकक आर पो नं. 659 अकारणी 27 दिन पोती 3 04 34 अकारणी 30 43 | 659 | हनुमंत सिमन | 1.0434 30.43 (1520) | कुळचे नाव व खड इतर अधिकार इतर प्लॉट नं 1 (576) प्रदक्षित फेरफार, नाही. येवढ्या फेरफार क्रमांक 4535 य दिनांक - 17/03/2013 सोमा अंतर्ग भूमापन दिन |
| एन नदरकर क्र . 576 X 1131 X 1433 X 1520 X 4535 | | | | |

गाव नमुना वारा (पिकाची नोंदवही)

। महाराष्ट्र जमीन मऊसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१।
गाव - शिरगाव ता. अवरनाथ जिल्हा - ठाणे

भूमापन क्रमांक व उपविभाग 45/5/3/1

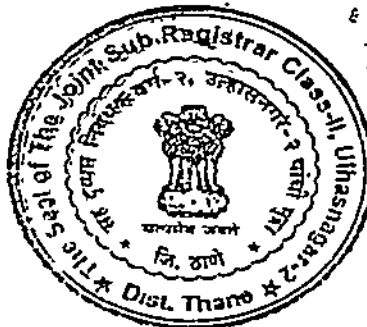
| पिकाखालील क्षेत्राचा तपस्योत | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | जल सिंचनाचे साधन | शेरा | | |
|------------------------------|-----------------------------|-----------|------------|------------|------------------------|------------|------------|-----------|------------|-------------------------------|------------------|-----------|------|------|
| मिश्र पिकाखालील क्षेत्र | | | | | निभळ पिकाखालील क्षेत्र | | | | | | | | | |
| वर्ष | हंगाम/मिश्रणाचा सकत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | आर. जो.सी | आर. जो.सी | | आर. जो.सी | आर. जो.सी | | आर. जो.सी | आर. जो.सी | | | आर. जो.सी | | |
| | | | | | | | | | | | | | | |

सूचना - सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपातरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न १२ ची आवश्यकता नाही

या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले -
दिनांक 17-01-2022
नारदीय क्रमांक - 272100140C00036*00120221110

(नाव - विष्णू गणपत देवेंद्र)
नारदीय सादरा - शिरगाव ता. अवरनाथ जि. ठाणे

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गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवही (तयार करणे व ठेवणे) नियम, १९७२ यातील नियम १०]

गाव - शिरगाव

तालुका - अवरनाथ

जिल्हा - ठाणे

| नादेशाचा अनुक्रमांक | संपादन केलेल्या अधिकाराचे स्वरूप | | | | | घोरपाम झालेले भूमापन व उपविभाग क्रमांक | आर्थिकाच्याच नाव आद्याक्षरी व शेर |
|---------------------|--|---------------|--------------------|---|--|---|--|
| 4835 | इ - फेरफार प्रकल्पातर्गत री.एडिटेड भाज्यूल वापरून हस्तालिखित व संगणकीकृत अधिकार अभिलेख (गा न नं ७/१२) तत्समत छुळविणे बाबत शासन परिपत्रक क्र. च भू अ , प्रक्र १८०/ता.२ दि ०७/०५/२०१६ मधील निर्देशानुसार तहसिलदार अवरनाथ जिल्हा ठाणे यानी दि 15/03/2018 रोजी पारित केलेल्या आदेशानुसार खालील नमुद संगणकीकृत ७/१२ या मध्ये दुरुस्ती केले बाबत नोंद केली आहे | | | | | 17/1 17/2.अ 17/2/क, 17/2/व 17/3 1, 17/3/10, 17/3/3, 17/3/4, 17/3/5/अ, 17/3/5/अ/2, 17/3 5.अ/4, 17 3 5.अ 6 17.3 5.अ/7 17/3 5.अ/9 17 3 6 17 3 7.2 17/3 8 17 3/9 19/अ 19.अ 1 19/अ/2 19/अ/4 19/अ/7 20/1/अ, 20/1.अ/1 20/1/अ/2, 20/1.अ/3 20/1 अ/6 20/1/अ/7 20/1.अ/8, 20/1/ब/21.अ 20/1/ब/21.अ/2, 20.1 ब/21 अ 3 20/1/ब/21 अ 1, 20/1/ब/21 अ 5, 20/2 20/2 20/4 21 23/अ, 23/अ/2 23/1/अ/2, 23/1/अ/3 23/1.अ/4 23/1.अ/5 23/1/अ/7 23/2/अ 23/2/अ/3 23/3, 23/4 24, 25/1/अ/1 25/1 अ/2, 25 1 अ/4 25/1/अ/5 | मा तहसिलदार याचा दुरुस्ती चा आदेश प्राप्त झाला आहे |
| | अ क्र. | स क्र / ग क्र | बदल करायचा रकाना | सद्यस्थितीत ७/१२ वरील तपशील | बदल करून दुरुस्त केलेला तपशील | | |
| | 1 | 17/1 | इतर अधिकार | | कमी केलेला माहता 2699 | | |
| | | | इतर फेरफार क्रमांक | | कमी केलेले - 1000186, 1000155 2743 | | |
| | 2 | 17/2/अ | इतर अधिकार | | कमी केलेला माहता 107 | | |
| | | | इतर फेरफार क्रमांक | | नावन समावेश केलेले - 107 | | |
| | 3 | 17/2/क | इतर अधिकार | | कमी केलेला माहता 107 | | |
| | | | इतर फेरफार क्रमांक | | कमी केलेले - 1000013 | | |
| | 4 | 17/2/व | इतर अधिकार | | कमी केलेला माहता 107 | | |
| | | | इतर फेरफार क्रमांक | | नावन समावेश केलेले - 107 कमी केलेले - 1000012 | | |
| | 5 | 17/3/1 | क्षेत्र | एन ए क्षेत्र 0 0500 एन ए आकारणी 0 00 फेरफार क्र 0 एकुण लागवड योग्य 0 0000 | एन ए क्षेत्र 5 0000 एन ए आकारणी 50 00 फेरफार क्र 875 एकुण लागवड योग्य 0 0000 | | |
| | | | भागवटादासचे माहिती | भागवटदार माहता - खाता क्रमांक 654 नाव हरी भाऊ भोसले क्षेत्र 0 0500 आकारणी 0 44 | भागवटदार माहता - खाता क्रमांक 654 नाव हरी भाऊ भोसले क्षेत्र 5 0000 आकारणी 50 00 | | |



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गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन भरसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७२ यातील
नियम १०

गाव :- शिरगाव

तालुका - अंबरनाथ

जिल्हा - ठाणे

| नोंदीचा अनुक्रमांक | संपादन केल्याचा अधिकाराचा स्वरूप | परिणाम झालेले भूमापन व उपविभाग क्रमांक | अधिकार्याचे नाव, आचारक्षरा व शेरा |
|--------------------|---|--|--|
| 5181 | <p>फेरफाराचा प्रकार नोंदणाकृत नोंदीचा प्रकार - खरेदी माहिती मिळालेचा दिनांक - 11/06/2021 फेरफाराचा दिनांक - 15/06/2021 लिहून देणार:- मृण्मयी संगीता कामथ, संगीता कामथ (खाता क्रमांक :- 10196) यांचे गट क्रमांक/सखे क्रमांक 45/5/3/2 विंगरशेती क्षेत्र 3 0434 आर.चौ मी पेकी विंगरशेती क्षेत्र 3 0434 आर.चौ मी हे स्थानी लिहून देणार - रुपेश बाळू गायकवाड सर्जित जगतल प्रजापती (खाता क्रमांक - नवीन खाते)थाना दुय्यम निबंधक उल्हासनगर 2 याचे कडील खरेदी दस्त क 8551 दिनांक 11/06/2021 प्रमाणे एकूण रूपये 7000000 00 पेडन खरेदी दिली सवख खरेदी घेणा. याचे नाव गाव नमुना न 7/12 वर दाखल केले</p> <p>हितसंबंधितांना नोंदीस वजावट्याचा दि 26/06/2021 फेरफार नोंद निर्गतीचा दि 12/07/2021</p> <p>(शशिकांत पोपटराव जगताप) तलाठी फेरफार कक्ष शिरगाव साझा शिरगाव ता अंबरनाथ जि ठाणे</p> | 45/5/3/2 एकूण - | <p>जमान कुळगाव बदलापूर तालुका परिसर क्षेत्रातील आहे जमीन विनशेती आहे खरेदीखत व सूची क वरून नोंद प्रमाणित</p> <p>(मदन गजानन शेतार) मंडळ अधिकारी कुळगाव ता अंबरनाथ जि ठाणे दि 12/07 2021</p> |

या प्रमाणित प्रतीसाठी फी म्हणून १५० रूपये मिळाले
दिनांक - 17/01/2022
सांकेतिक क्रमांक - 272100140000036500120223114

(चाप - विक्रम गणपत हेरगे)
तलाठी साझा - शिरगाव ता - अंबरनाथ जि - ठाणे



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| उ ह न - २ | |
| र. क्र. १००८५ | २०२४ |
| ३० | ८६ |

-पान तीन-

...ने आध्यात्म तनुचित प्राधिकार-याच्या त्वांरित करी पर्यंत धारकाने ...

...परिहाराने जाणवतात त्या परिहारात कोणत्याही प्रकारची अत्यक्तता निवृत्त होऊन राहिली आहे असेही आपल्या त्वंतःच्या ख्याती आपली पाणी, वीज ...

(११) ...ने निरिच्छ भूमी अन्वितेड ठाणे यांनी प्रमाणित केले जा इमारतीचा ...

...ने ...

...ने ...

...ने ...

(१५) ...ने (अ) तहकिलदार व संबंधीत महानगरपालिका प्राधिकरम ...

(१६) ...ने ...

...ने ...

...ने ...

...ने ...



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| उहण-२ | |
| द. क्र. १००५ | २०२४ |
| ४२ | ८६ |

01/11/2021

Index B

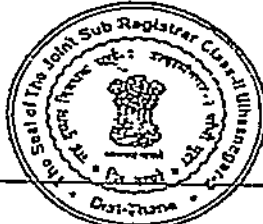
सूची क्र 2

दुय्यम निर्बंधक गृह 2 नि. उल्हासनगर 2
दस्तावेज क्र 8551/2021
मोदणी
Regn03m

11/05/2021

गावाचे नाव शिरगाव

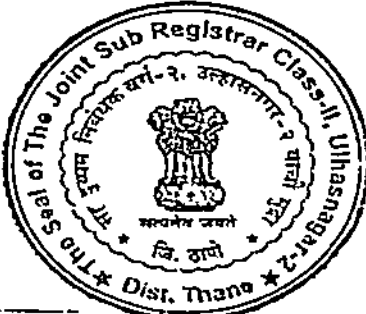
| | |
|--|---|
| (1) विमोक्षाचा प्रकार | घरेदीय |
| (2) गावदस्ता | 7000000 |
| (3) बाजारभावाप्रमाणितपत्राचा बाबतिलपददाराचा आकारणी देतो की दस्तऐवज नसत काय | 2018000 |
| (4) धू नागव संरक्षितता व परामर्श (अन्यथा) | 1) पाकिस्थे गाव पुढाकार-बदलापूर इतर वलंन इतर यादींनी घेई शिरगाव वा अंतर्भाव नि ठाम घेयीत ग व 45/5/72, शेक 304.34 ची मी म्कार 30 = 43 की मी विकरन घरेदीयदाने ((Survey Number 45/5/72)) |
| (5) तारखत | 1) 3 0434 आ.पी मीर |
| (6) आकारणी किंवा सुपी देण्यात असेल किंवा | |
| (7) इतराकड कडम देवा-आगिहून देवना-वा घराकारणे म्कार किंवा दिवाणी म्कारातया घुनुयनाया किंवा म्कार अंतर्भावत प्रतिवादिच म्कार व वना | 1) म्कार-मुयपी मीमिता म्कार व-23 वना-म्वरि मं - म्कार न इमगतीये म्कार तदतिका व म-201, दस्तावेज म्कार म्कार म्कार, शिरगाव बदलापूर, म्कार नं - रोड नं - घरागाट THANE रित म्कार-421503 वन नं-DW1PK051BA 2) म्कार-मोमिता म्कार-व-3, घरा-म्वरि मं - म्कार नं इमगतीये म्कार तदतिका व-201 इमगती ये म्कार म्कार म्कार शिरगाव बदलापूर, म्कार नं - रोड नं - घरागाट THANE रित म्कार-421503 वन नं - AHSPRS515L |
| (8) म्काराकड कडम देवा वा वधकारणे व किंवा दिवाणी म्कारातया घुनुयनाया किंवा म्कार अंतर्भावत प्रतिवादिच म्कार व वना | 1) म्कार-मुयपी म्कारातया म्कार व-23 वना-म्वरि मं - म्कार न इमगती ये म्कार मी/007 म्कारातया म्कार म्कार म्कार म्कार म्कार बदलापूर व म्कार नं - रोड नं - घरागाट THANE रित म्कार-421503 वन नं -DYEPPO647H 2) म्कार-म्वरि म्कार म्कारातया म्कार-43, घरा-म्वरि मं - म्कार नं - इमगतीये म्कार तदतिका नं 005 म्कारातया व म्कारातया म्कारातया इमगतीये म्कारातया, बदलापूर व म्कार नं - रोड नं - घरागाट, THANE. रित म्कार-421503 वन नं -AHMPG0034C |
| (9) दस्तावेज म्कार दिव्यात दिनाक | 31/03/2021 |
| (10) दस्ता म्कारणी किंवा दिनाक | 11/08/2021 |
| (11) म्कारातया घट व घुनु | 8551/2021 |
| (12) बाजारभावाप्रमाणितपत्राचा मुदत म्कार | 280000 |
| (13) बाजारभावाप्रमाणितपत्राची म्कार | 30000 |
| (14) म्कार | |



मह दुय्यम निर्बंधक वर्ग-2
उल्हासनगर-2

मुम्कारातयाची विवागत पामता म्कारणी
मुम्कार म्कार अंतर्भावत विवागत म्कारातया

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



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| उ ह न - २ | |
| र. क्र 9064 | 2024 |
| 50 | LE |



ADV. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1 Sai Kulir CHS Ltd First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane
Mob 9922076789 • E-mail joshi.k.rucha@gmail.com
(Circular No. :- 28 / 2021)

To
Maha RERA,
Mumbai

Date: 14/10/2022

LEGAL TITLE REPORT

Sub Title clearance certificate with respect to

Description of Property:

All that piece and parcel of N.A. land, lying, being and situate at revenue Village Shirgaon, Taluka. Ambernath District: Thane.

Bearing

| Sr. No. | Survey No. | Plot No. | Area (Aar Sq.mtr) |
|---------|------------|----------|-------------------|
| 1 | 45/5/A/1 | 1 | 304.34 |

and bonded as follows

ON EAST S. No.45/4
ON WEST Mahalaxmi Villa
ON SOUTH S No 45/5/A/2
ON NORTH : Open Plot

Presently in the name/s of:

Mr. Howard Symss

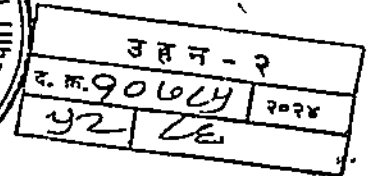
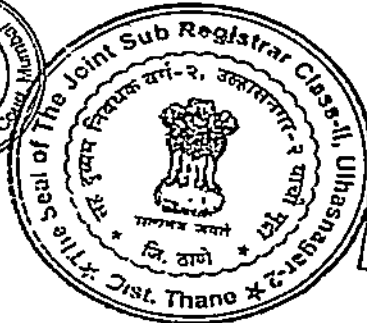
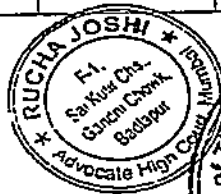
(with all right, title and interest therein) hereinafter for brief referred to as "the said Plot"

I have investigated the title of the said plot on the request of M/s. Shree Sai Builders and following documents i.e. :-

1/- Description of the property, Bearing .

| Sr. No. | Survey No. | Plot No. | Area (Aar Sq.mtr) |
|---------|------------|----------|-------------------|
| 1 | 45/5/A/1 | 1 | 304.34 |

and bonded as follows.





ADV. RUCHA K. JOSHI

B.Com , LL M.

Advocate - Bombay High Court

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Mob 9922076789 • E-mail joshi k.rucha@gmail.com

ON EAST : S. No.45/4

ON WEST : Mahalaxmi Villa

ON SOUTH : S. No.45/5/A/2

ON NORTH : Open Plot

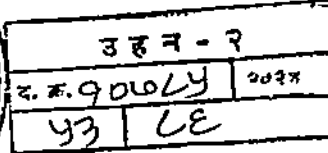
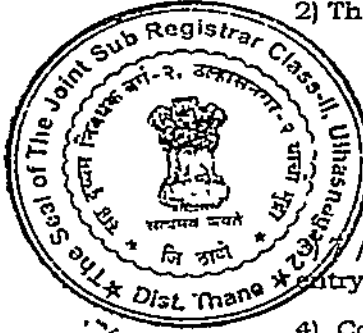
Mr. Howard Symss

2) The documents of allotment of plot-1) Development Agreement

dtd.14/02/2022

Reg under Sr. No.UHN2-2539/2022

2) Power of Attorney dtd.14/02/2022
Reg under sr.no UHN2-2540/2022



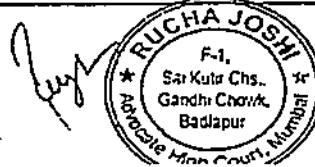
12 extract-issued by Talathi Saja Shirgaon dtd 17/01/2022, mutation entry No.1520.

4) Copy of Construction permission given by Kulgaon Badlapur Municipal Council under no KBNP/NRV/BP/5778/2022-2023 Unique No 53 dtd 29/06/2022.

5) Search report for 30 years from 1993 to 2022 (19/02/2022)

Search Report

| Year | Transaction | Year | Transaction |
|------|----------------|------|-------------|
| 1993 | Torn Condition | 2008 | Nil |
| 1994 | Torn Condition | 2009 | Nil |
| 1995 | Torn Condition | 2010 | Nil |
| 1996 | Torn Condition | 2011 | Nil |
| 1997 | Torn Condition | 2012 | Nil |
| 1998 | Torn Condition | 2013 | Nil |
| 1999 | Torn Condition | 2014 | Nil |
| 2000 | Torn Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |
| 2002 | Nil | 2017 | Nil |
| 2003 | Nil | 2018 | Nil |
| 2004 | Nil | 2019 | Nil |
| 2005 | Nil | 2020 | Nil |
| 2006 | Nil | 2021 | Nil |
| 2007 | Nil | 2022 | Transaction |





ADV. RUCHA K. JOSHI

B Com., LL M.

Advocate - Bombay High Court

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Mob 9922076789 • E-mail joshi k rucha@gmail.com

a) Development Agreement 2022

Owner - Mr Howard Symss

Developers Shree Sai Builders through its partners

1) Shri Rupesh Balu Gaikwad

2) Shri Tejas Vijay Mandavkar

Date of Execution : 14/02/2022

Doc. No.: 2539/2022

b) Power of Attorney : 2022

Principals Mr Howard Symss

Power of Attorney Holder Shree Sai Builders through its partners

1) Shri. Rupesh Balu Gaikwad

2) Shri. Tejas Vijay Mandavkar

Date of Execution . 14/02/2022

Doc. No.: 2540/2022.

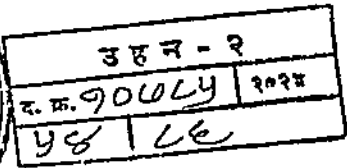
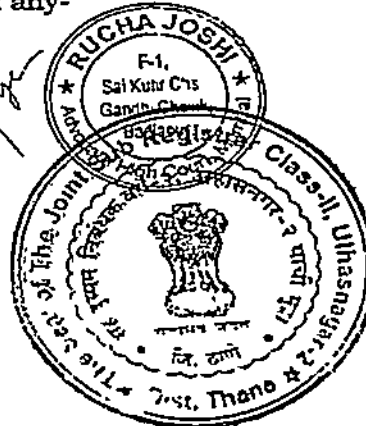
2/ - On perusal of the above mentioned documents and all other relevant documents relating to title of the said property/plot I am of the opinion that the title of M/s Shree Sai Builders through its partners Mr. Rupesh Balu Gaikwad & Mr Tejas Vijay Mandavkar is clear, marketable and without any encumbrances.

And the original owners had granted development rights to M/s. Shree Sai Builders for development of said plot and also granted Power of Attorney in connection to same and both the agreements are duly registered with Sub-Registrar of Assurances, Ulhasnagar-2 under no.UHN2-2539/2022 & 2540/2022 to enable the M/s. Shree Sai Builders to carry construction and complete the project and therefore, title of M/s. Shree Sai Builders is clear, marketable and free from encumbrances

Owners of the land:-

1) Mr Howard Symss, S. No. 45/5/A/1, Plot No.1 area adm. 304.34 Sq.mtr.,

2) Qualifying comments/remarks if any-





ADV. RUCHA K. JOSHI

B.Com., LL.M

Advocate - Bombay High Court

F-1, Sal Kudir CHS Ltd First Floor, Near Post Office, Gandhi Chowk, Kulgaoon, Badlapur (E) - 421 503 Dist Thane
Mob : 9922076789 • E-mail joshi.k.rucha@gmail.com

The land owners Mr. Howard Symss have granted development rights to M/s Shree Sai Builders through its partners Mr Rupesh Balu Gakwad & Mr Tejas Vjay Mandavkar who have obtained permissions by and under laws and enactments exist as on today and intent to develop the said property

3/- The report reflecting the flow of the title of the (owner/promoter/ developer/company) on the said plot is enclosed herewith as annexure

Enclosed : Annexure.



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| उहर - ३ |
| स. नं १००८५ |
| ५५ ८६ |

Advocate

(Stamp)

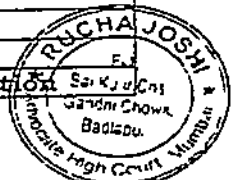
FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration
In case of 7/12 extract- S No 45/5/A/1 Plot No 1 area adm 304 34 Sq.mtr., in the name of Mr. Howard Symss
- 2) Mutation Entry No.1520.
- 3) Search report for 30 years from 1993 Taken from Sub-Registrar of Assurances, Office at Ujhasnagar-1, 2 & 4'.

Search Report

| Year | Transaction | Year | Transaction |
|------|----------------|------|-------------|
| 1993 | Torn Condition | 2008 | Nil |
| 1994 | Torn Condition | 2009 | Nil |
| 1995 | Torn Condition | 2010 | Nil |
| 1996 | Torn Condition | 2011 | Nil |
| 1997 | Torn Condition | 2012 | Nil |
| 1998 | Torn Condition | 2013 | Nil |
| 1999 | Torn Condition | 2014 | Nil |
| 2000 | Torn Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |
| 2002 | Nil | 2017 | Nil |
| 2003 | Nil | 2018 | Nil |
| 2004 | Nil | 2019 | Nil |
| 2005 | Nil | 2020 | Nil |
| 2006 | Nil | 2021 | Nil |
| 2007 | Nil | 2022 | Transaction |





ADV. RUCHA K. JOSHI

B.Com , LL.M.

Advocate - Bombay High Court

F-1 Sai Kutir CHS Ltd First Floor Near Post Office, Gandhi Chowk, Kulgaoon, Badlapur (E) - 421 503, Dist. Thane
Mob 9922076789 • E-mail joshi k rucha@gmail com

a) **Development Agreement: 2022**

Owner Mr Howard Symss

Developers: Shree Sai Builders through its partners

1) Shri. Rupesh Balu Gaikwad

2) Shri. Tejas Vijay Mandavkar

Date of Execution : 14/02/2022

Doc. No.: 2539/2022

b) **Power of Attorney : 2022**

Principals Mr Howard Symss

Power of Attorney Holder. Shree Sai Builders through its partners

1) Shri. Rupesh Balu Gaikwad

2) Shri Tejas Vijay Mandavkar

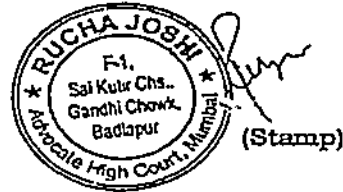
Date of Execution . 14/02/2022

Doc. No.. 2540/2022

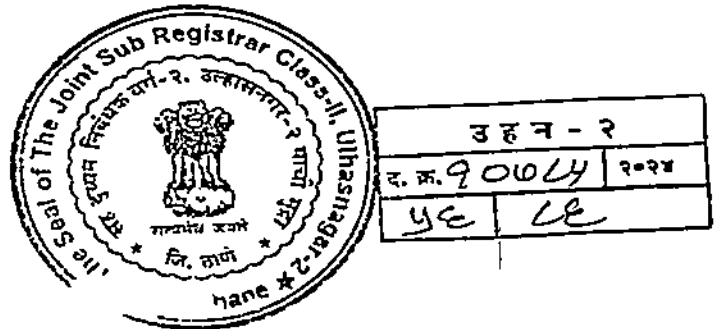
4) Any other relevant Title-In view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to terms and conditions of Development Agreement and Power of Attorney referred to hereinabove, the said M/s Shree Sai Builders through its partners Mr Rupesh Balu Gaikwad & Mr. Tejas Vijay Mandavkar is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats, Shops, units being construed therein to prospective purchasers after allotment of flats to owners.

5) Litigations if any- At Present till date NIL.

Advocate.



Date





ADV. RUCHA K. JOSHI
B Com., LL.M

Advocate - Bombay High Court

F-1, Sai Kutir CHS Ltd First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503 Dist Thane
Mob 9922076789 - E-mail: rucha.k.joshi@gmail.com

(Circular No.:- 28 / 2021)

To
Maha RERA,
Mumbai

Date: 14/10/2022

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to

Description of Property:

All that piece and parcel of N A. land, lying, being and situate at revenue
Village: Shirgaon, Taluka: Ambernath District: Thane.

Bearing :

| Sr. No. | Survey No. | Plot No. | Area (Aar Sq.mtr) |
|---------|------------|----------|-------------------|
| 1. | 45/5/A/2 | 1 | 304.34 |

and bonded as follows.

ON EAST : S. No.45/4

ON WEST : Plot No 2

ON SOUTH : Road

ON NORTH : Plot No.1-B

Presently in the name/s of:

Shri. Surjit Janglaj Prajapati

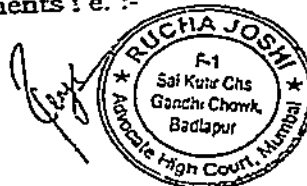
Shri. Rupesh Balu Gaikwad

(with all right, title and interest therein) hereinafter for brief referred to as
"the said Plot"

I have investigated the title of the said plot on the request of M/s Shree Sai
Builders and following documents : e. :-



| | |
|-------------|------|
| उहर-२ | |
| र. क. १००८५ | २०२४ |
| ५० | ८६ |





ADV. RUCHA K. JOSHI

B.Com., LL.M.

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Mob 9922076789 • E-mail joshi.k.rucha@gmail.com

1/- Description of the property Bearing :

| Sr. No. | Survey No. | Plot No. | Area (Aar Sq.mtr) |
|---------|------------|----------|-------------------|
| 1. | 45/5/A/2 | 1 | 304.34 |

and bonded as follows:

ON EAST . S. No.45/4

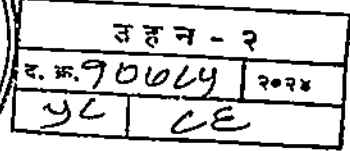
ON WEST : Plot No.2

ON SOUTH . Road

ON NORTH : Plot No.1-B

Shri Surjit Janglal Prajapati

Shri Rupesh Balu Gawkwad



2) The documents of allotment of plot-1) Sale Deed dtd.31/03/2021

Reg. under Sr. No.UHN2-8551/2021

dtd.11/06/2021

2) Power of Attorney dtd.11/06/2021

Reg.under sr.no.UHN2-8552/2021

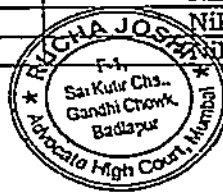
3) 7 /'12 extract-issued by Talathi Saja Shirgaon dtd.13/07/2021, mutation entry No.5181.

4) Copy of Construction permission given by Kulgaon Badlapur Municipal Council under no KBNP/NRV/BP/5778/2022-2023 Unique No.53 dtd 29/06/2022.

5) Search report for 30 years from 1993 to 2022 (19/02/2022).

Search Report

| Year | Transaction | Year | Transaction |
|------|----------------|------|-------------|
| 1993 | Torn Condition | 2008 | Nil |
| 1994 | Torn Condition | 2009 | Nil |
| 1995 | Torn Condition | 2010 | Nil |
| 1996 | Torn Condition | 2011 | Nil |
| 1997 | Torn Condition | 2012 | Nil |
| 1998 | Torn Condition | 2013 | Nil |
| 1999 | Torn Condition | 2014 | Nil |
| 2000 | Torn Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |





ADV. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1 Sai Kulir CHS Ltd First Floor Near Post Office, Gandhi Chowk, Kulgaoon, Badlapur (E) - 421 503, Dist Thane
Mob 9922076789 - E-mail joshi.k.rucha@gmail.com

obtained construction permission from the Kulgaoon Badlapur Municipal Council under no KBNP/NRV/BP/5778/2022-2023 Unique No.53 dtd 29/06/2022 for construction of building on the said plot.

Owners of the land:-

1) Shri Surjit Janglal Prajapati, Shri. Rupesh Balu Gaikwad, S. No. 45/5/A/2, Plot No.1 area adm. 304.34 Sq.mtr.,

2) Qualifying comments/remarks if any-

The land owners Shri Surjit Janglal Prajapati, Shri. Rupesh Balu Gaikwad have obtained permissions by and under laws and enactments exist as on today and intent to develop the said property under firm name as M/s. Shree Sai Builders.

3/- The report reflecting the flow of the title of the (owner/promoter/ developer/company) on the said plot is enclosed herewith as annexure.

Encl : Annexure.

Advocate

Date:

(Stamp)

FLOW OF THE TITLE OF THE SAID LAND

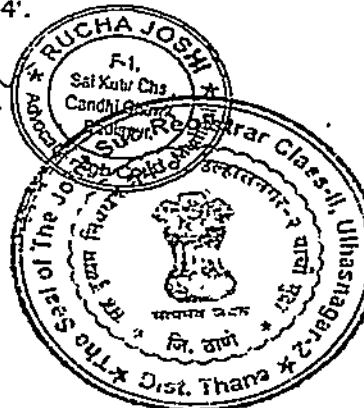
Sr.No

1) 7 /12 extract / P R. Card as on date of application for registration

In case of 7/12 extract- S. No.45/5/A/2 Plot No.1 area adm. 304.34 Sq mtr , in the name of Shri. Surjit Janglal Prajapati, Shri. Rupesh Balu Gaikwad

2) Mutation Entry No.5181

3) Search report for 30 years from 1993 Taken from Sub-Registrar of Assurances, Office at Ulhasnagar-1, 2 & 4.



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ADV. RUCHA K. JOSHI

B.Com., LL.M

Advocate - Bombay High Court

F-1, Sai Kutr CHS Ltd First Floor, Near Post Office, Gandhi Chowk Kulgaoon, Badlapur (E) - 421 503 Dist Thane
Mob 9922076789 • E-mail joshi.k.rucha@gmail.com

Search Report

| Year | Transaction | Year | Transaction |
|------|----------------|------|---------------------------------|
| 1993 | Torn Condition | 2008 | Nil |
| 1994 | Torn Condition | 2009 | Nil |
| 1995 | Torn Condition | 2010 | Nil |
| 1996 | Torn Condition | 2011 | Nil |
| 1997 | Torn Condition | 2012 | Nil |
| 1998 | Torn Condition | 2013 | Nil |
| 1999 | Torn Condition | 2014 | Nil |
| 2000 | Torn Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |
| 2002 | Nil | 2017 | Nil |
| 2003 | Nil | 2018 | Nil |
| 2004 | Nil | 2019 | Nil |
| 2005 | Nil | 2020 | Nil |
| 2006 | Nil | 2021 | Transaction |
| 2007 | Nil | 2022 | 01/01/2022 to 19/02/2022 Nil |

a) Sale Deed: 2021

Vendors :. Mrunmai Sangeeta Kamat
Sangeeta Kamat

Purchasers: Shri Surjit Janglal Prajapati
Shri. Rupesh Balu GaiKWad

Date of Execution : 31/03/2021

Doc. No.' 8551/2021

b) Power of Attorney : 2021

Principals : Mrunmai Sangeeta Kamat
Sangeeta Kamat

Power of Attorney Holder Shri. Surjit Janglal Prajapati
Shri. Rupesh Balu GaiKWad

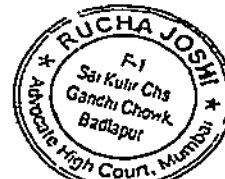
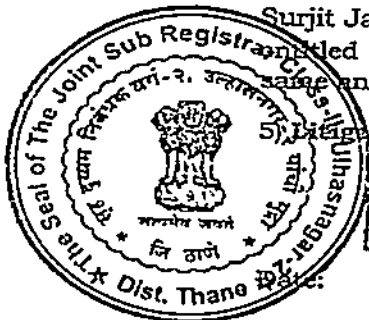
Date of Execution . 31/03/2021

Doc. No.: 8552/2021.

4) Any other relevant Title-In view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as the said Shri Surjit Janglal Prajapati, Shri. Rupesh Balu GaiKWad is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats, Shops, units being constructed thereon

5) Encumbrances if any- At Present till date NIL

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Advocate

(Stamp)



ADV. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1 Sai Kutir CHS Ltd First Floor, Near Post Office, Gandhi Chowk, Kulgaoon, Badlapur (E) - 421 503, Dist. Thane.
Mob 9922076789 E-mail joshi.k.rucha@gmail.com

(Circular No.:- 28 / 2021)

To

Maha RERA,

Mumbai

Date: 14/10/2022

LEGAL TITLE REPORT

Sub Title clearance certificate with respect to

Description of Property:

All that piece and parcel of N A land, lying, being and situate at revenue Village Shirgaon, Taluka Ambernath District: Thane.

Bearing

| Sr. No. | Survey No. | Plot No. | Area (Aar Sq.mtr) |
|---------|------------|----------|-------------------|
| 1 | 45/4/A/1 | - | 424 |

and bonded as follows:

ON EAST : Shri. Parab Property

ON WEST : Shri. Kamat Property

ON SOUTH Road

ON NORTH : Shri Kolhapure

Presently in the name/s of:

Shri. Surendra Waman Saraf

Shri. Kishor Waman Saraf

(with all right, title and interest therein) hereinafter for brief referred to as "the said Plot"

I have investigated the title of the said plot on the request of Shree Sai Builders and following documents i.e. :-

1/- Description of the property. Bearing :

| Sr. No. | Survey No. | Plot No. | Area (Aar Sq.mtr) |
|---------|------------|----------|-------------------|
| 1 | 45/4/A/1 | - | 424 |



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| उहन - २ | |
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ADV. RUCHA K. JOSHI

B.Com., LL.M

Advocate - Bombay High Court

F-1, Sai Kutr CHS Ltd First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503 Dist Thane
Mob . 9922076789 • E-mail joshi k.rucha@gmail.com

Shri. Surendra Waman Saraf

Shri. Kishor Waman Saraf

2) The documents of allotment of plot-1) Development Agreement

dtd.15/03/2021, Reg. under Sr

No.UHN2-4665/2021

2) Power of Attorney dtd.15/03/2021
Reg.under sr.no UHN2-4666/2021

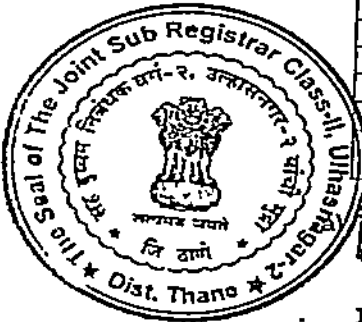
3) 7 /'12 extract-issued by Talathi Saja Shirgaon dtd 27/01/2021, mutation entry No.1717.

4) Copy of Construction permission given by Kulgaon Badlapur Municipal Council under no.KBNP/NRV/BP/5778/2022-2023 Unique No 53 dtd.29/06/2022.

5) Search report for 30 years from 1993 to 2022 (19/02/2022).

Search Report

| Year | Transaction | Year | Transaction |
|------|----------------|------|---------------------------------|
| 1993 | Torn Condition | 2008 | Nil |
| 1994 | Torn Condition | 2009 | Nil |
| 1995 | Torn Condition | 2010 | Nil |
| 1996 | Torn Condition | 2011 | Nil |
| 1997 | Torn Condition | 2012 | Nil |
| 1998 | Torn Condition | 2013 | Nil |
| 1999 | Torn Condition | 2014 | Nil |
| 2000 | Torn Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |
| 2002 | Nil | 2017 | Nil |
| 2003 | Nil | 2018 | Nil |
| 2004 | Nil | 2019 | Nil |
| 2005 | Nil | 2020 | Nil |
| 2006 | Nil | 2021 | Transaction |
| 2007 | Nil | 2022 | 01/01/2022 to 19/02/2022 Nil |



र. क. गौळ्य 2021
Development Agreement: 2021
Quants: Shri. Surendra Waman Saraf
Shri. Kishor Waman Saraf

Developers: Shri. Raju Shantaram Mandavkar
Date of Execution : 15/C3/2021
Doc. No.: 4665/2021





ADV. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1 Sai Kutr CHS Ltd First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane
Mob 9922076789 • E-mail joshi.k.rucha@gmail.com

- b) Power of Attorney : 2021
Principals - Shri Surendra Waman Saraf
Shri Kishor Waman Saraf
Power of Attorney Holder. Shri. Raju Shantaram Mandavkar
Date of Execution . 15/03/2021
Doc. No.: 4666/2021.

2/ - On perusal of the above mentioned documents and all other relevant documents relating to title of the said property/plot I am of the opinion that the title of the owners is clear, marketable and without any encumbrances.

And the original owners had granted development rights to Mr. Raju Shantaram Mandavkar, partner of M/s. Shree Sai Builders for development of said plot and also granted Power of Attorney in connection to same and both the agreements are duly registered with Sub-Registrar of Assurances, Ulhasnagar-2 under no.UHN2-4665/2021 & 4666/2021 to enable the Mr. Raju Shantaram Mandavkar and other partners to carry construction and complete the project and therefore, title of the owners is clear, marketable and free from encumbrances

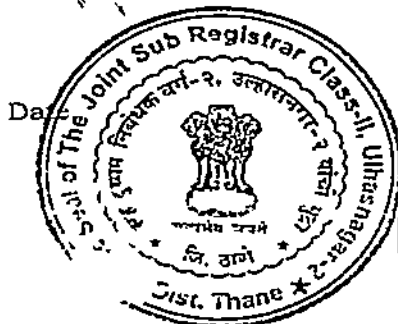
Owners of the land:-

- 1) Mr. Surendra Waman Saraf & Mr. Kishor Waman Saraf, S. No. 45/4/A/1 area adm. 424 Sq.mtr ,
- 2) Qualifying comments/remarks if any-

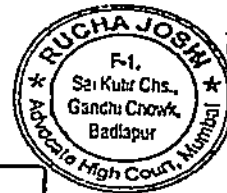
The land owners Mr Surendra Waman Saraf & Mr. Kishor Waman Saraf have granted development rights to Mr. Raju Shantaram Mandavkar who have obtained permissions by and under laws and enactments exist as on today and intent to develop the said property

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said plot is enclosed herewith as annexure.

Encl : Annexure.



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Advocate
(Stamp)



ADV. RUCHA K. JOSHI

B Com , LL.M

Advocate - Bombay High Court

F-1, Sai Kutr CHS Ltd First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503 Dist Thane
Mob : 9922076789 - E-mail joshi.k.rucha@gmail.com

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) 7 /12 extract / P.R. Card as on date of application for registration

In case of 7/12 extract- S. No.45/4/A/1 area adm 424 Sq.mtr. in the names of Mr. Surendra Waman Saraf & Mr. K.shor Waman Saraf

2) Mutation Entry No 1717

3) Search report for 30 years from 1993 Taken from Sub-Registrar of Assurances, Office at Ulhasnagar-1, 2 & 4.

Search Report

| Year | Transaction | Year | Transaction |
|------|----------------|------|---------------------------------|
| 1993 | Torn Condition | 2008 | Nil |
| 1994 | Torn Condition | 2009 | Nil |
| 1995 | Torn Condition | 2010 | Nil |
| 1996 | Torn Condition | 2011 | Nil |
| 1997 | Torn Condition | 2012 | Nil |
| 1998 | Torn Condition | 2013 | Nil |
| 1999 | Torn Condition | 2014 | Nil |
| 2000 | Torn Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |
| 2002 | Nil | 2017 | Nil |
| 2003 | Nil | 2018 | Nil |
| 2004 | Nil | 2019 | Nil |
| 2005 | Nil | 2020 | Nil |
| 2006 | Nil | 2021 | Transaction |
| 2007 | उत्तर - २ Nil | 2022 | 01/01/2022 to 19/02/2022 Nil |



2007 उत्तर - २ Nil
द. नं. 90664 २०१४

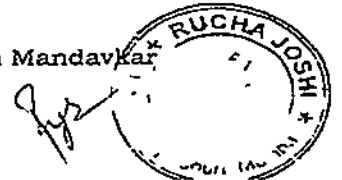
Development Agreement: 2021
Owner: Shri. Surendra Waman Saraf
Shri. Kishor Waman Saraf

Developers: Shri Raju Shantaram Mandavkar
Date of Execution : 15/03/2021
Doc. No.: 4665/2021

b) Power of Attorney : 2021

Principals : Shri. Surendra Waman Saraf
Shri. Kishor Waman Saraf

Power of Attorney Holder: Shri. Raju Shantaram Mandavkar
Date of Execution : 15/03/2021
Doc. No.: 4666/2021.





ADV. RUCHA K. JOSHI

B.Com., LL.M.

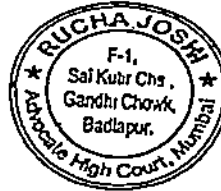
Advocate - Bombay High Court

F-1 Sai Kutr CHS Ltd First Floor Near Post Office Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane
Mob 9922076789 • E-mail joshi k.rucha@gmail.com

4) Any other relevant Title-in view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to terms and conditions of Development Agreement and Power of Attorney referred to hereinabove, the said Mr. Raju Shantaram Mandavkar is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats, Shops, units being construed therein to prospective purchasers after allotment of flats to owners.

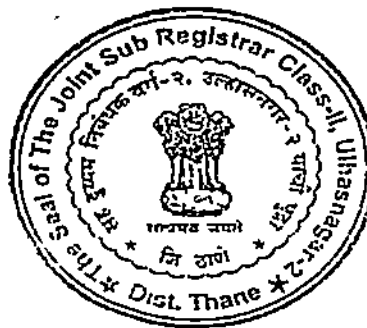
5) Litigations if any- At Present till date NIL.

Advocate.



R.K. Joshi
(Stamp)

Date



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| उहन - २ | |
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Mobile No:- 9822825660

MR. SATISH ANAND FARAD
SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref

Date:- 19/02/2022

-2-

2) Transaction for Year 2022:-

Nature of Transaction:- Power Of Attorney

Actual Value of Rs. 0.00/-

Market Value of Rs. 1.00/-

Description of Property Survey No 45, Hassa No.5/A/1 Plot No 1, Admeasuring Area 304.34 Sq Mtr, Asst 30Rs-43Paase Situated at -Mouje SHIRGAON Tal - Ambernath Dist-Thane

Shri Hayward Shims

Principals

AND

Shree Sai Builders Partnership Firm Through
Partners 1) Shri Rupesh Balu Gaikwad
2) Shri Tejas Vyjay Mandavkar

Power Of Attorney Holders

Date of Execution :- 14/02/2022

Date of Registration :- 14/02/2022

Register Document No:- 2540/2022

Stamp Duty Paid of Rs --500/-

Registrar Charges of Rs 100/-

Search GRN No.-MH013368611202122E

Search Application No :0033702201/2022

HENCE THIS SEARCH REPORT

Searcher

SATISH A FARAD
Vikas Smruti, Ward No 4 Vangani (E)
Tal. Ambernath, Dist. Thane

Date 19/02/2022

Place Badlapur

Note :-

At the time of taking search it was found that

- Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition
- No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- The Index II from 2002 to 2022 is not properly binded hence the report is also subject to said condition, search is taken as per available record



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Mobile No:- 9822825669

MR. SATISH ANAND FARAD
SEARCHER

Office At:- Vileas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref.

Date:- 19/02/2022

SEARCH REPORT

DESCRIPTION OF PROPERTY -

Survey No 45, Hissa No. 5/A/2 Admeasuring Area 304.34 Sq Mtr Asst 30Rs-43Paise Situated at -Mouje SHIRGAON Tal -Ambernath Dist-Thane Within local limit of Sub-Registrar Uhasnagar- 2 at Badlapur

I have taken the Search in respect of above mentioned property and he has gone through available Index II Registered kept in the office of Sub- Registered Uhasnagar II & III for the period of 30 years i.e. 1993 to 2022. Up to 19/02/2022

Search report as under:-

| Year | Transaction | Year | Transaction |
|------|---------------|------|---------------------------------|
| 1993 | Tom Condition | 2008 | Nil |
| 1994 | Tom Condition | 2009 | Nil |
| 1995 | Tom Condition | 2010 | Nil |
| 1996 | Tom Condition | 2011 | Nil |
| 1997 | Tom Condition | 2012 | Nil |
| 1998 | Tom Condition | 2013 | Nil |
| 1999 | Tom Condition | 2014 | Nil |
| 2000 | Tom Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |
| 2002 | Nil | 2017 | Nil |
| 2003 | Nil | 2018 | Nil |
| 2004 | Nil | 2019 | Nil |
| 2005 | Nil | 2020 | Nil |
| 2006 | Nil | 2021 | Transaction |
| 2007 | Nil | 2022 | 01/01/2022 to 19/02/2022 Nil |

1) Transaction for Year 2021:-
Nature of Transaction:- Sale Deed
Actual Value of Rs. 70,00,000/-
Market Value of Rs. 20,18,000/-

Description of Property Survey No 45, Hissa No. 5/A/2 Admeasuring Area 304.34 Sq Mtr. Asst 30Rs-43Paise Situated at -Mouje SHIRGAON Tal - Ambernath Dist-Thane

1) Smt. Mirumai Sangeeta Kamat
2) Smt. Sangeeta Kamat

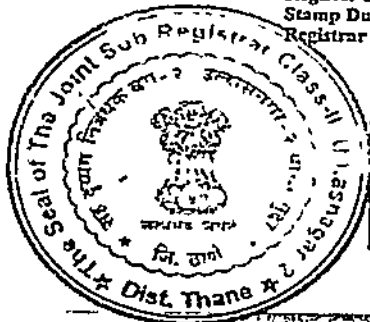
Vendors

AND

1) Shri. Sujcet Jaglal Prajapat
2) Shri. Rupesh Balu Gaikwad

Purchasers

Date of Execution :- 31/03/2021
Date of Registration :- 11/06/2021
Register Document No:- 8551/2021
Stamp Duty Paid of Rs :-2,80,000/-
Registrar Charges of Rs. 30,000/-



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Mobile No:- 9822825660

MR. SATISH ANAND FARAD
SEARCHER

Office At:- Vikas Smriti, Ward No. 4, Kalanagar, Vangani (E)
Tal. Ambernath Dist. Thane

Ref.

Date:- 19/02/2022

-2-

2) Transaction for Year 2021 -

Nature of Transaction:- Power Of Attorney

Actual Value of Rs. 1.00/-

Market Value of Rs. 0.00/-

Description of Property Survey No 45, Hissa No 5/A/2 Admeasuring Area 304.34 Sq Mtr Asst 30Rs-43Paise Situated at -Mouje SHIRGAON Tal - Ambernath Dist- Thane.

- 1) Smt. Mrunma Sangeeta Kamat
2) Smt. Sangeeta Kamat

Principals

AND

- 1) Shri. Sujat Jaglal Prajapati
2) Shri. Rupesh Balu Gaikwad

Power Of Attorney Holders

Date of Execution :- 31/03/2021

Date of Registration :- 11/06/2021

Register Document No:- 8552/2021

Stamp Duty Paid of Rs. -500/-

Registrar Charges of Rs. 100/-

Search GRN No:-MH013368611202122E

Search Application No :0033702201/2022

Searcher

SATISH A. FARAD
Vikas Smriti, Ward No 4, Vangani (E)
Tal. Ambernath. Dist. Thane

HENCE THIS SEARCH REPORT

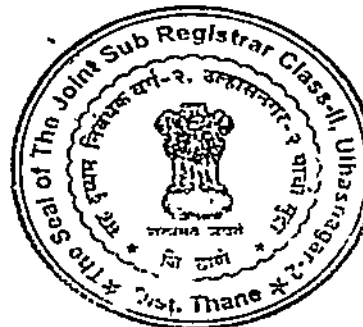
Date : 19/02/2022

Place Badlapur

Note -

At the time of taking search it was found that

- a) Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition
b) No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
c) The Index II from 2002 to 2022 is not properly binded hence the report is also subject to said condition, search is taken as per available record



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Mobile No:- 9822825660

**MR. SATISH ANAND FARAD
SEARCHER**

Office At:- Vilas Smruti, Ward No 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref.

Date:- 19/02/2022

SEARCH REPORT

DESCRIPTION OF PROPERTY:-

Survey No 45, Hissa No 4/A/1 Plot No 1 Admeasuring Area 424 Sq.Mtr
Asst 42Rs-40Paise Situated at -Mouje SHIRGAON Tal -Ambernath Dist-
Thane. Within local limit of Sub-Registrar Uhasnagar- 2 at Badlapur

I have taken the Search in respect of above mentioned property and has
gone through available Index II Registered kept in the office of Sub- Registered
Uhasnagar II & III for the period of 30 years i.e. 1993 to 2022 Up to 19/02/2022

Search report as under:-

| Year | Transaction | Year | Transaction |
|------|---------------|------|---------------------------------|
| 1993 | Tom Condition | 2008 | Nil |
| 1994 | Tom Condition | 2009 | Nil |
| 1995 | Tom Condition | 2010 | Nil |
| 1996 | Tom Condition | 2011 | Nil |
| 1997 | Tom Condition | 2012 | Nil |
| 1998 | Tom Condition | 2013 | Nil |
| 1999 | Tom Condition | 2014 | Nil |
| 2000 | Tom Condition | 2015 | Nil |
| 2001 | Nil | 2016 | Nil |
| 2002 | Nil | 2017 | Nil |
| 2003 | Nil | 2018 | Nil |
| 2004 | Nil | 2019 | Nil |
| 2005 | Nil | 2020 | Nil |
| 2006 | Nil | 2021 | Transaction |
| 2007 | Nil | 2022 | 01/01/2022 to 19/02/2022 Nil |

1) Transaction for Year 2021:-

Nature of Transaction:- Development Agreement

Actual Value of Rs 78,23,042/-

Market Value of Rs 53,10,630/-

Description of Property Survey No 45, Hissa No 4/A/1, Plot No 1
Admeasuring Area 424 Sq Mtr Asst 42Rs-40Paise Situated at -Mouje
SHIRGAON Tal -Ambernath Dist-Thane.

1) Shri Surendra Waman Saraf

2) Shri. Kishor Waman Saraf

AND

Owners

Shri Raju Shantaram Mandavkar

Developers

Date of Execution :- 15/03/2021

Date of Registration - 15/03/2021

Register Document No:- 4665/2021

Stamp Duty Paid of Rs. -3,91,200/-

Registrar Charges of Rs. 30,000/-



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| उहन - २ | |
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Mobile No - 9822825660

MR. SATISH ANAND FARAD
SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalamnagar, Vangani (E)
Tal- Ambernath Dist- Thane

Date:- 26/10/2016

Ref.

-2-

2) Transaction for Year 2021:-

Nature of Transaction:- Power Of Attorney
Actual Value of Rs 100/-
Market Value of Rs 0.00/-

Description of Property Survey No 45, Hissa No 4/A/1, Plot No 1
Admeasuring Area 424 Sq.Mtr Asst 42Rs-40Paice Situated at -Mauje
SHIRGAON Tal -Ambernath Dist-Thane

- 1) Shri Surendra Waman Saraf
- 2) Shri Kishor Waman Saraf

Principals

A N D

Power Of Attorney Holders

Shri Raju Shantaram Mandavkar

Date of Execution :- 15/03/2021
Date of Registration :- 15/03/2021
Register Document No:- 4666/2021
Stamp Duty Paid of Rs :-500/-
Registrar Charges of Rs 100/-

Search GRN No.-MH013368611202122E
Search Application No -0033702201/2022

Searcher

SATISH FARAD
Vikas Smruti Ward No 4, Vangani (E)
Tal - Ambernath Dist Thane

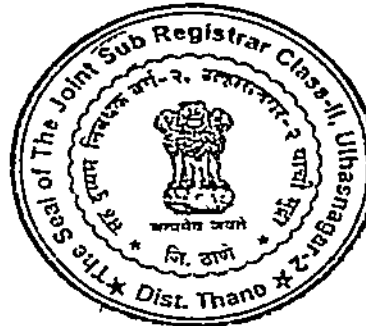
HENCE THIS SEARCH REPORT

Date - 19/02/2022
Place: Badlapur

Note -

At the time of taking search it was found that

- a) Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition
- b) No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney
- c) The Index II from 2002 to 2022 is not properly binded hence the report is also subject to said condition, search is taken as per available record



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| स. नं. 90004 | २०२४ |
| १०२ | ६६ |



तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, अंबरनाथ

पत्ता - नवीन प्रशासकीय इमारत महिला भाळा, अंबरनाथ (पश्चिम) ४२१ ५०१.

दुरध्वनी क्रमांक ०२५१-२६८८००० फॅक्स क्रमांक ०२५१-२६८८००

Email - tahambarnath@gmail.com

क्र. महसूल/क-१/ट-३/जमिनवाच-२/कावि- १२१/२०२१

दि. ०९/१०/२०२१

प्रति,

श्री. रुपेश बाळू गायकवाड व इतर,
रा. वदलापूर ता. अंबरनाथ, जि. ठाणे

विषय:- महाराष्ट्र जमिन महसूल संहिता (सुधारणा), अध्यादेश २०१७ नुसार
अकृषिक आकारणी / रूपांतरित कर भरून घेणेबाबत...

संदर्भ:- १) महसूल व वन विभाग, मंत्रालय, गादामकामा मार्ग, हुतात्मा चौक मुंबई
१०००३२, याचेकडील अधिसूचना दिनांक ०५ जानेवारी २०१७
२) मा. जिल्हाधिकारी, ठाणे यांचेकडील पत्र क्र. महसूल/क-१/ट-
१/२/रू कर /अ. आकारणी/परिपत्रक-०१/२०१७, दिनांक १६/०३/२०१७
३) आपण या कार्यालयात रूपांतरित कर भरण्याकामी केलेला अर्ब
दिनांक ०५/१०/२०२१

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमिन महसूल संहिता (सुधारणा) अध्यादेश-२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व (१) नुसार कलम ४२.४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर फोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रूपांतरण कर, अकृषिक आकारणी आणि लागू असले तेंथे, नजराणा किंवा अधिमुल्य, किंवा इतर शासकीय देणी याचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात दर्शविलेल्या वापरात रूपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमूद आहेव त्याअनुषंगाने अशा क्षेत्रात रूपांतर कर आर्ण त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत त्यानुसार व मा. जिल्हाधिकारी, ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सूचनांप्रमाणे आपण विनंती केलेल्या विषयाकित जमिन मिळकतीची खालिल रूपांतरित कराची रक्कम आपणास कळविणेत येत आहे

सदर रूपांतरित कराची रक्कम ही महाराष्ट्र जमिन महसूल संहिता १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्धकागदपत्र प्रकरणी आराखडयानुसार सक्षम प्राधिकारी मुख्याधिकारी कुळगाव-वदलापूर नगरपरिषद कुळगाव यांचेकडील जा.क्र./कुवनप /नरदि/१४८९१८-१९ कुळगाव दिनांक १९/१२/२०१८ नुसार अनुज्ञेय वापराबाबतचा झोन दाखला जोडला असून मोठे शिरगाव, ता. अंबरनाथ, जि. ठाणे- स.नं. ४५, भुखंड रहिवास विभागात अंतर्भूत होत आहे. त्यास अधिन राहून रक्कम भरून घेण्यात येत आहे.

सदर जागेचा वापर जमिन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल तसेच सदरचा रूपांतरित कर आपण विनंती केलेल्या संपुर्ण



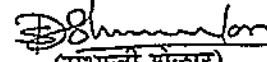
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द. क्र. १०७८५ / २०२१
१०३ / ८६

क्षेत्रासाठी रहिवास दराने भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमिन महसूल संहिता १९६६ चे कलम ४२ब नुसार भविष्यात नियोजन प्राधिकारी याचेकडून उक्त नमूद विषयांकित मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मजूर नकाशानुसार अतिरिक्त रूपांतरित कर परिगणित झाल्यास त्याचा भाग भरणा करणे आपणावर बंधनकारक असेल

तसेच विषयांकित मिळकतीवर नियोजन प्राधिकारी यांचेकडून मजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक असेल सदर रूपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमिन मिळकतीचे मालकी सद्भात कोणताही वाद किंवा कोणताही न्यायालयीन वाद उद्भवल्यास त्याची सर्वस्वी जबाबदारी आपली असेल

| अ.क्र. | गावाचे नाव | स.नं. | प्रयोजन | एकूण क्षेत्र (चौ.मी.) | गावाचा दर | रूपांतरित कराची रक्कम |
|--------|------------|-------------------------|--------------|-----------------------|------------|-----------------------|
| १ | शिरगाव | ४५/५/अ/२ प्लॉट नं. १ | रहिवास | ३०४ चौ.मी. | ०५९०X६ | १०७७/- |
| २ | शिरगाव | ४५/५/अ/२ प्लॉट नं. २ | रहिवास | ३०४ चौ.मी. | ०५९०X६ | १०७७/- |
| | | | एकूण क्षेत्र | ६०८ चौ.मी. | एकूण रक्कम | २१५४/- |

वरिलप्रमाणे रूपांतरित कराची रक्कम आपण चलनाद्वारे शासनगना कराची नदर रक्कम आपण शासनास भरणे केल्यानंतर तसेच नियोजन प्राधिकारी याचेकडून बांधकामाबाबत परवानगी प्राप्त केल्यानंतर १) जमिनीचे अखावत गाव नमुना न.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी,ठाणे यांचे कार्यालयात सनद मिळवण्याची अर्ज ३० दिवसांच्या आत सादर करावा


(संभाजी शिलार)

निवासी नायब तहसिलदार अंबरनाथ

सयळ प्रतिवर मा.तहसिलदार अंबरनाथ यांची स्वाक्षरी असे



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| १०४ | ८६ |

STAMP APPROVAL OF PLAN



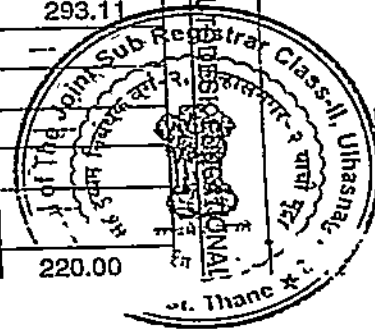
क्र. नि. प. ५३
 रंगाने कुठस्ती
 दाखविल्या प्रमाणे व बांधकाम प्राईंग प्रमाणपत्र
 क्र. सुकनप/वदवि/वांच/ ५०७८-५३
 दि. १९/०५/२०२४ नये घटक रितेच्या अटी
 प्रमाणे बांधकाम परवाना देण्या येत आहे.

सहायक वार वदनाकर
 सुकनप वदनापुर नगरपालिका परिषद

सुकनपिनारी व निधी निर अहिकारी
 सुकनप वदनापुर नगरपालिका
 सुकनप

| A. | AREA STATEMENT | SQ.MT. |
|----|---|---------|
| | 1) AREA OF PLOT (Minimum area of a,b,c to be considered) | 1032.58 |
| | a) As per ownership document (7/12,CTS extract) | --- |
| | b) as per measurement sheet | --- |
| | 2) DEDUCTIONS FOR | --- |
| | a) Service Road | --- |
| | b) Any N D Area | --- |
| | (Total a+b) | --- |
| | 3) BALANCE AREA OF PLOT (1-2) | 1032.58 |
| | 4) Recreational Open Space (IF APPLICABLE) | --- |
| | a) 12 00 MT WIDE DP ROAD | 55.53 |
| | b) Adjustment of 2(b), if any | --- |
| | c) Balance proposed | --- |
| | 5) NET AREA OF PLOT (3-4(c)) | 977.05 |
| | 6) AMENITY SPACE FOR THE PLOT | --- |
| | 7) Internal Road area | 977.05 |
| | 8) plotable area (IF APPLICABLE) | 1074.75 |
| B. | 9) Built up area with reference to Basic F S.I. as per front road width (Sr No 5 x basic FSI = 1.1) | 293.11 |
| | 10) Addition of FSI on payment of premium 977.05 X 30% | --- |
| | 2) Maximum permissible premium----- | --- |
| C. | b) PRVIOUS UTILIZED PREMIUM | --- |
| | 3) In -situ FSI /Service Road loading | --- |
| | A) PRVIOUS UTILIZED TDR | --- |
| | b) In situ area against Aminty Space if handed over [2 00 or 1 85x Sr.No 4(b) and /or (c)] | 220.00 |
| | c) TDR area | --- |

PREPARED BY ANA...



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AL PRODUCT

| | |
|--|---------|
| d) Total In-situ/TDR loading proposed(11(a) +(b) +(c) | 220.00 |
| 12) Additional FSI area UNDER 12.00 M. W DP ROAD (58.53 X 2) | 111 06 |
| 13) Total entitlement of FSI in the proposal | 1698 92 |
| 14) Existing built up area BUNGLOW | 124.00 |
| 15) PERMISSIBLE built up area 13 - 14 | 1574 92 |
| b) Ancillary Area FSI upto 60% or 80% with payment of charges | ----- |
| PERMISSIBLE RESIDENTIAL ANCILLARY 1462.41 X 60% = 877 44 | 877 44 |
| PERMISSIBLE COMMERCIAL ANCILLARY 112.51 X 80% = 90 00 | 90 00 |
| c) Total Ancillary Entitlement Permissible Area | 967 44 |
| Utilized Ancillary Area | 945 83 |
| 16) Maximum utilization limit of F S I (Building potential) permissible as per Road width (as per Regulation No 6 1 or 6 2 or 6.3 or 6 4 as applicable) x 1.6 or 1.8 | 3304 25 |
| 17) Total Built-up Area in proposal (excluding area at Sr No 17b) | ----- |
| a) Existing Built-up Area | ----- |
| b) Proposed Built-up Area (as per P-line) | 2520 75 |
| c) Total (a+b) | ----- |
| 18) F S.I Consumed (15/13) | ----- |
| (should not be more than serial No 14) above | ----- |
| 19) Area for inclusive Housing ,if any | ----- |
| a) Required (20% of Sr.No.5) | ----- |
| b) Proposed | ----- |

LEGEND

| | |
|-----------------------------------|--------|
| PLOT BOUNDARY SHOWN THICK BLACK | ===== |
| PROPOSED WORK SHOWN RED FILLED IN | ===== |
| DRAINAGE LINE SHOWN RED DOTTED | |
| WATERLINE SHOWN BLUE DOTTED | |
| EXISTING TO BE RETAINED HATCHED | ////// |
| DEMOLISHION SHOWN HATCHED YELLOW | ////// |

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ----- & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T P SCHEME RECORDS DEPT/CITY SURVEY RECORDS

PROJECT

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING PLAN ON S NO .45 H.NO 4/A/1 P NO 1, H NO 5/A/1 P NO 1, H.NO 5/A/2 P NO 1 VILLAGE - SHIRGAON, TAL - AMBARNATH, DIST - THANE

NAME OF OWNER

M/S SHREE SAI BUILDERS THROUGH PARTNER SHRI RUPESH B. GAIKWAD AND OTHERS SHRI RAJU S. MANDAVKAR

[Signature]
SIGNATURE

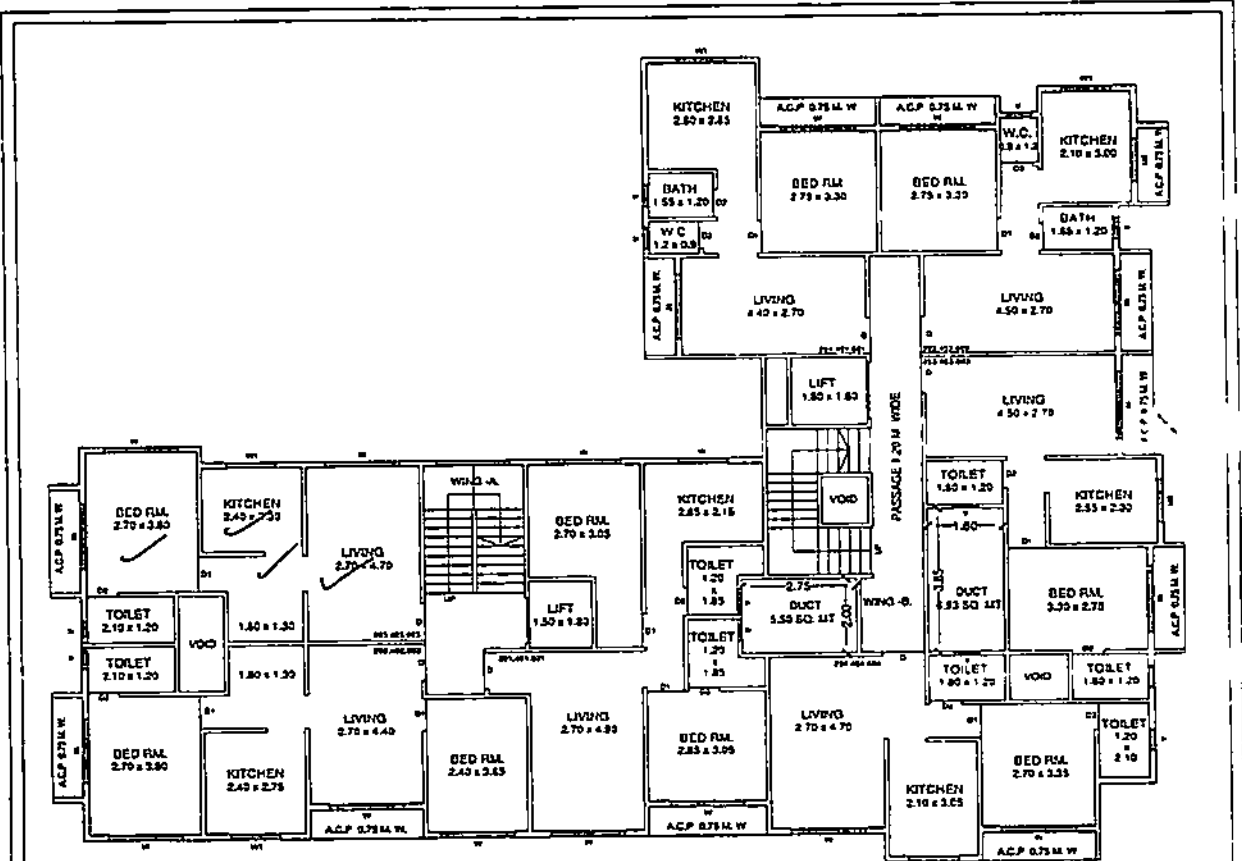


उह न - २
R.M. WAKHARE
Architect and Structural Engineer
Reg. No. - CBTRM/R/2021/APL/00134
[Handwritten initials]

SWASTIK CREATION
ARCHITECT, ENGINEER, INTERIOR DECORATORS
SHOP NO.1 BHAVANI SHANKAR APT POKHARKAR

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SECOND, FOURTH & SIXTH FLOOR PLAN

THIS PLAN ISSUE AS PER CLIENT REQUIREMENT

| SERIAL NO. | WIND-A 2ND/4TH/6TH FLOOR FLAT NO. | CARPET AREA REAR (SQ.M) | PROJ 0.75 M.W (SQ.M) | TERRACE (SQ.M) | C.S. AREA (SQ.M) | SERIAL NO. | WIND-B 2ND/4TH/6TH FLOOR FLAT NO. | CARPET AREA REAR (SQ.M) | PROJ 0.75 M.W (SQ.M) | TERRACE (SQ.M) | C.S. AREA (SQ.M) |
|------------|---|----------------------------|----------------------------|-------------------|---------------------|------------|---|----------------------------|----------------------------|-------------------|---------------------|
| 01 | 201,401,601 | 50.83 | 2.14 | NL | NL | 01 | 201,401,601 | 35.21 | 2.03 | NL | NL |
| 02 | 202,402,602 | 48.50 | 4.13 | NL | NL | 02 | 202,402,602 | 34.15 | 3.53 | NL | NL |
| 03 | 203,403,603 | 37.76 | 2.10 | NL | NL | 03 | 203,403,603 | 34.98 | 4.09 | NL | NL |
| | | | | | | 04 | 204,404,604 | 37.76 | 2.03 | NL | NL |

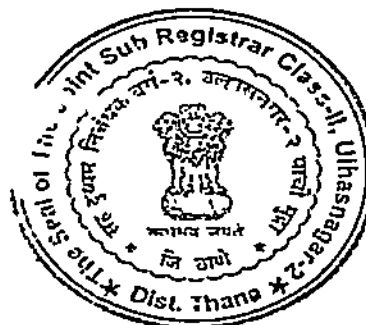
DESCRIPTION OF PROPOSAL
 PROPOSED RESIDENTIAL/COMMERCIAL BUILDING PLAN ON
 S.NO 45 HINDOLAI P.NO.1 HINDOLAI P.NO.1, HINDOLAI P.NO.1
 VILLAGE SHROOPH TAL. AMBARNATH DIST. THANE

NAME OF OWNER
 M/S SHREE SAJI BUILDERS THROUGH PARTNER
 SHRI RUPESH B. GAWAD AND OTHERS
 SHRI RAJESH B. MANDAYKAR

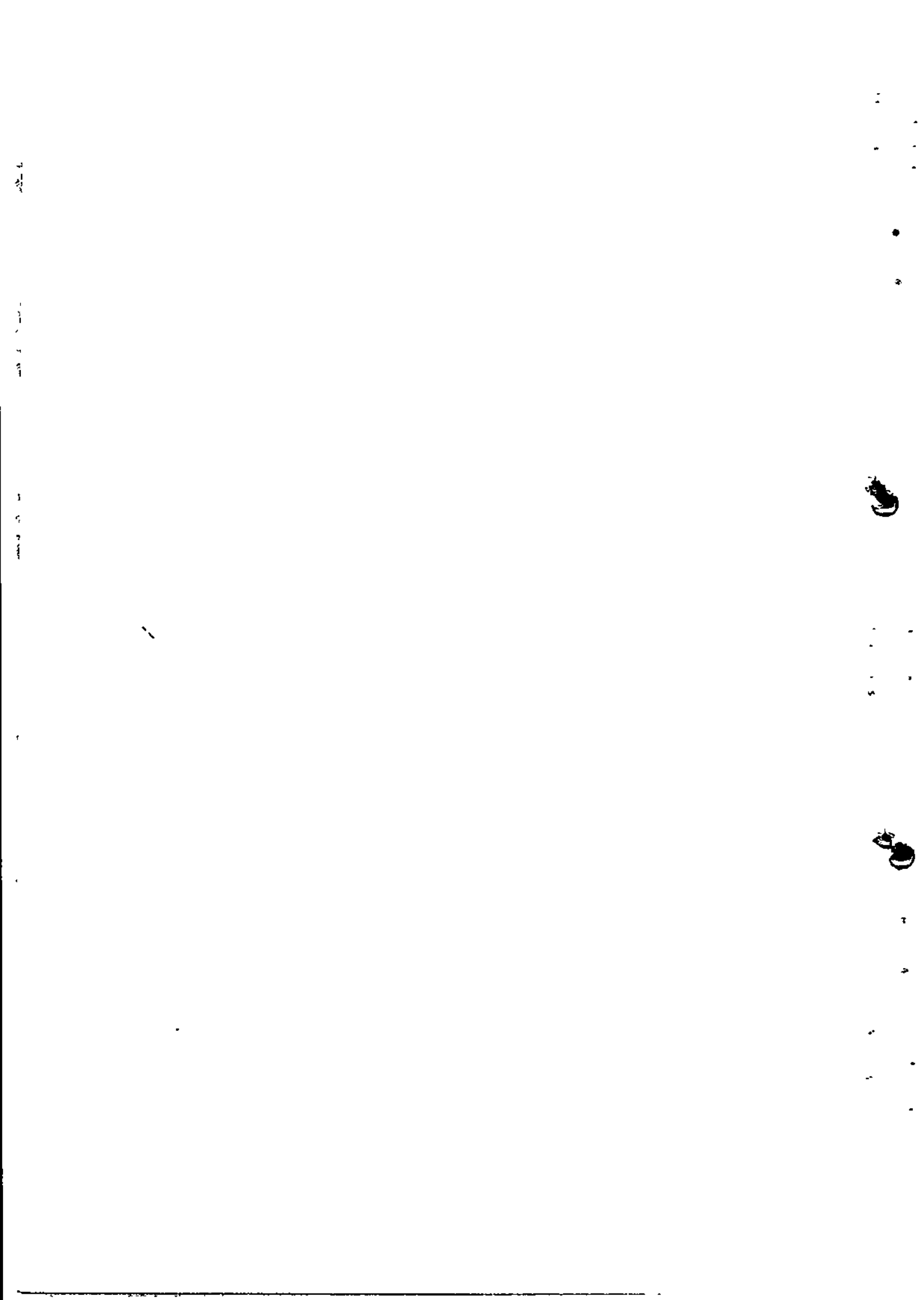
SWASTIK CREATION
 ARCHITECT ENGINEER/INTERIOR DECORATORS
 SHOP NO 1 BHAVANI SHANKAR APT FORNARAR
 NAGAR NEAR JANA BANK, BADLAPUR W.

[Handwritten signatures and initials]

1007



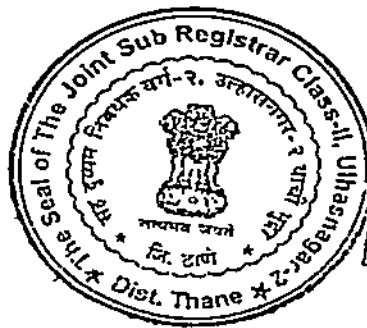
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| ड. नं. 90664 २०२४ |
| ७७ ८६ |



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 आयकर विभाग
 Permanent Account Number Card
 AEQFS3356F
 QR Code
 नाम / Name
 SHREE SAI BUILDERS
 निगम / गठन का तिथि / Date of Incorporation / Formation
 29/10/2021

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 TEJAS VIJAY MANDAVKAR
 VIJAY SHANTARAM MANDAVKAR
 16/04/1995
 Permanent Account Number
 CKXPM8587K
 Signature

MA



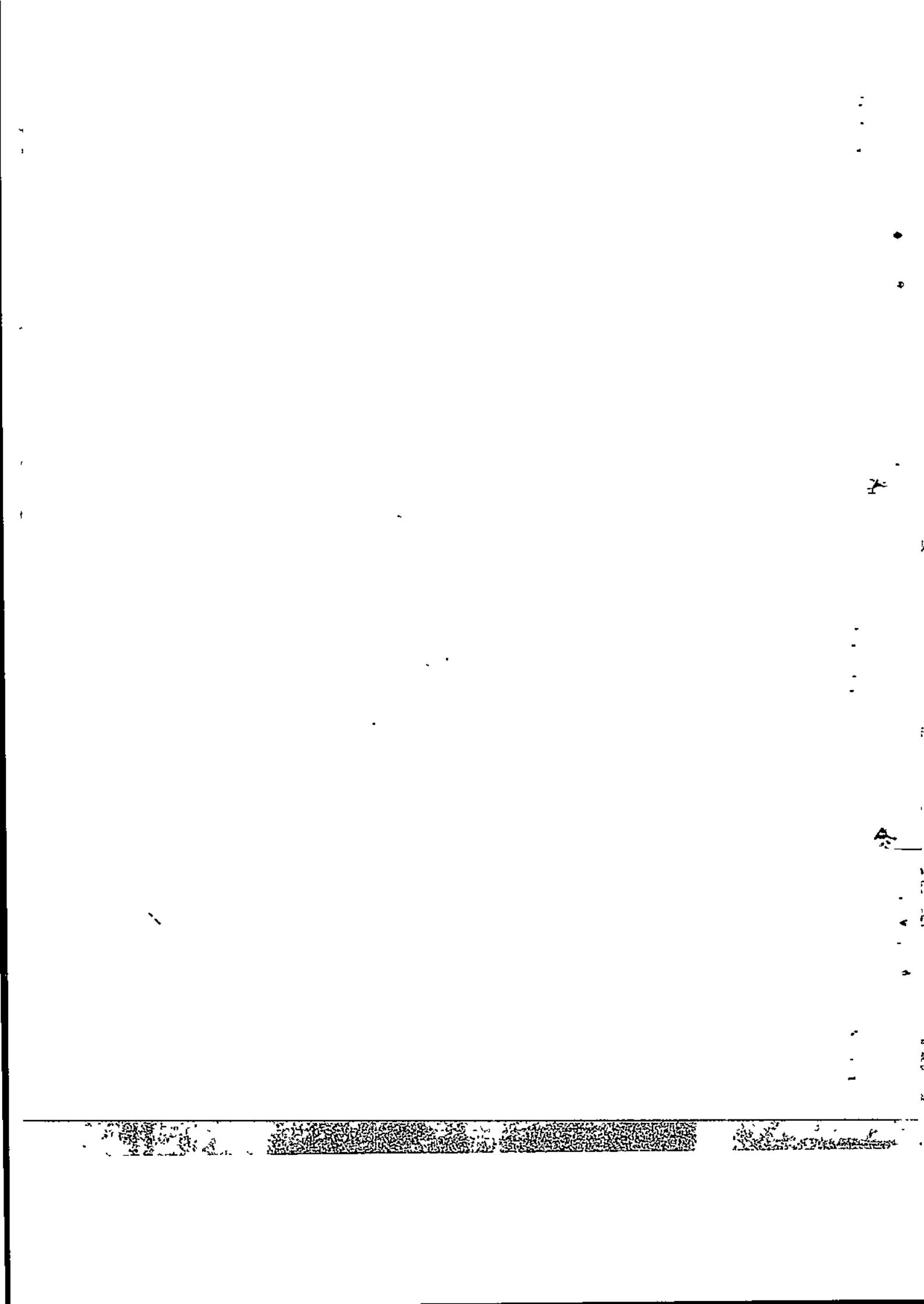
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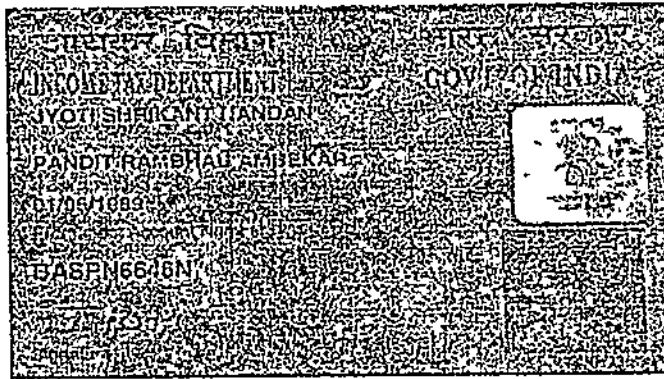
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| आयकर विभाग INCOME TAX DEPARTMENT | भारत सरकार GOVT. OF INDIA |
| स्थायी खाते संख्या कार्ड Permanent Account Number Card | |
| AOUPN0102Q | |
| नाम / Name SHRIKANT YUVRAJ NANDAN | |
| पिता/पति का नाम / Name YUVARAJ NIMBA NANDAN | |
| जन्म तिथि / Date of Birth 01/07/1980 | |

Shri Kant

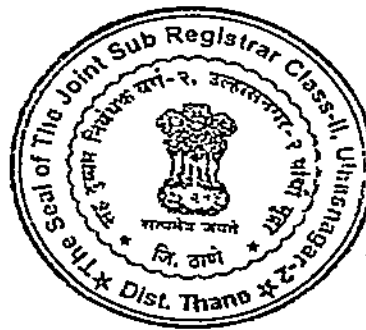


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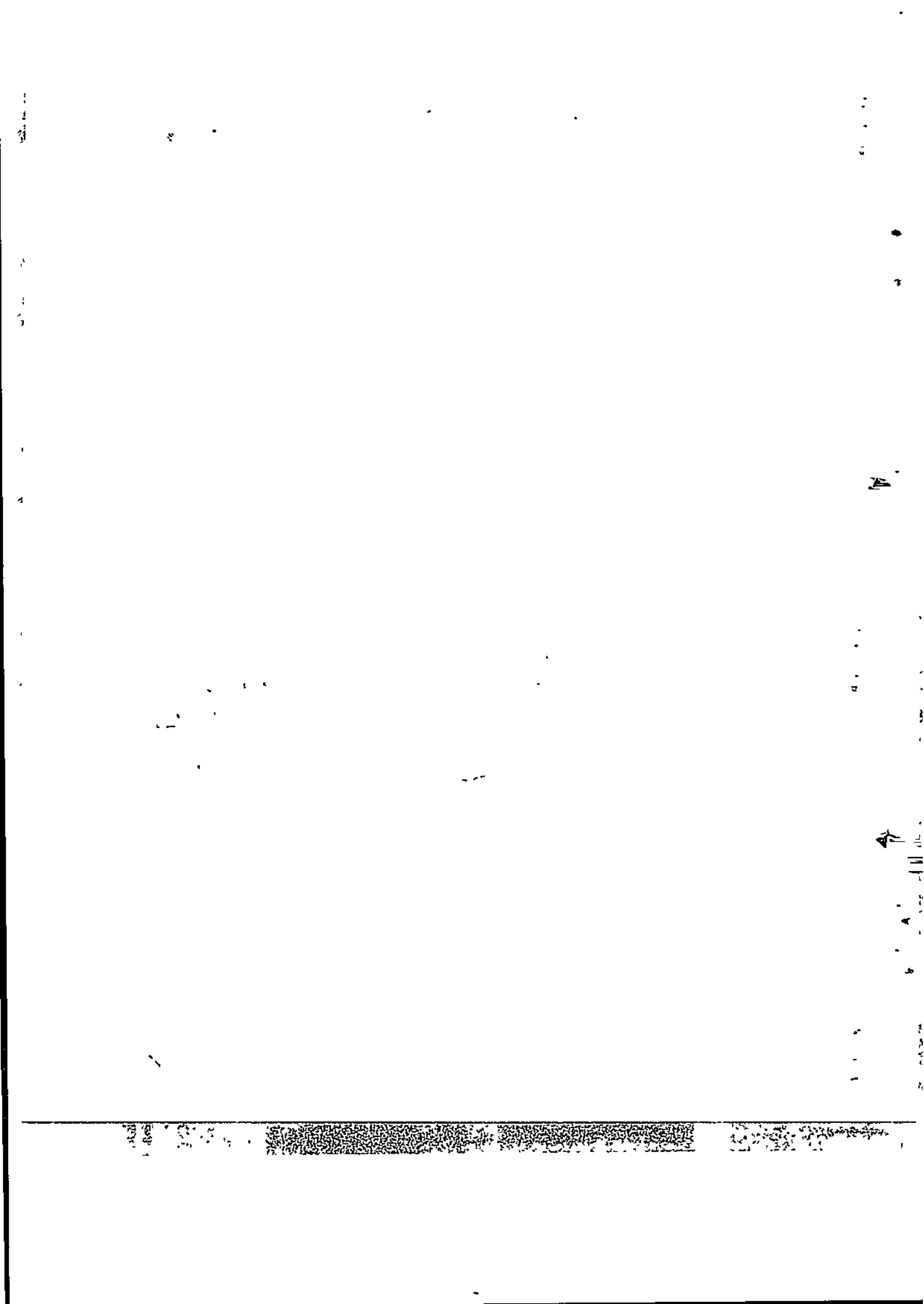


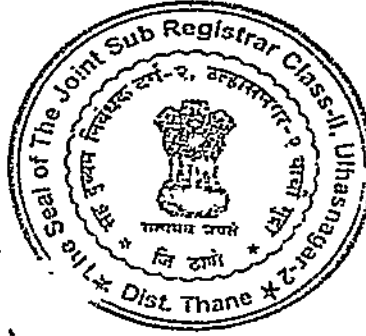


Jyoti



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भारत सरकार
Government of India

राहुल पंडित अंबेकर
Rahul Pndit Ambekar
जन्म तारीख/DOB 01/11/1990
पुरुष/ MALE

2740 5335 0201

माझे आधार, माझी ओळख

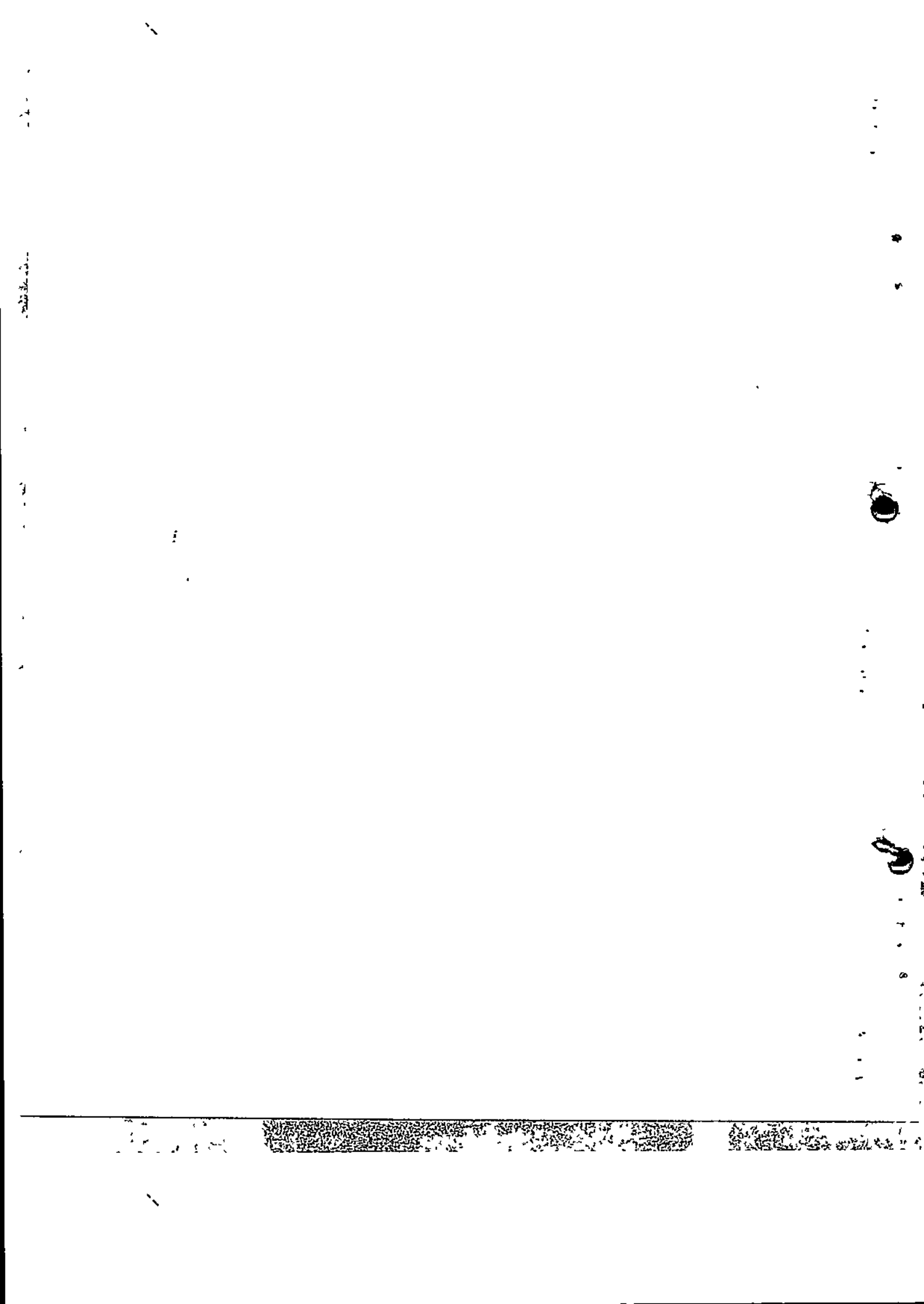
भारतीय विशिष्ट अंतर्गत परिचय
Unique Identifica... Authority of India

Address
house no 379 aptewadi road
near balvikas school Dattawadi
Badlapur (east), Badlapur
Thane
Maharashtra - 421503

पत्ता
घर न 379 अपटेवाडी रोड बालविकास
शाळे जवळ दत्तवाडी बद्रापूर (पु) मुंबई
ठाणे,
महाराष्ट्र - 421503

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भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविषयाचा क्रमांक / Enrollment No 2006/70245

To
 Sachin Pandit Ambekar
 नरपिंत पंडित अंबेकर
 Anant Vishwa R3-001
 Boradpada Road
 Near Motiram Green
 Badlapur Gaon
 Badlapur
 Badlapur E d Ambarnath Thane
 Maharashtra 421503
 9730336341

04/03/2013

75968488



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| 12 | CE |

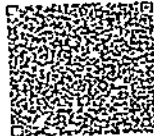
आपला आधार क्रमांक / Your Aadhaar No

2934 1871 1116

माझे आधार, माझी ओळख



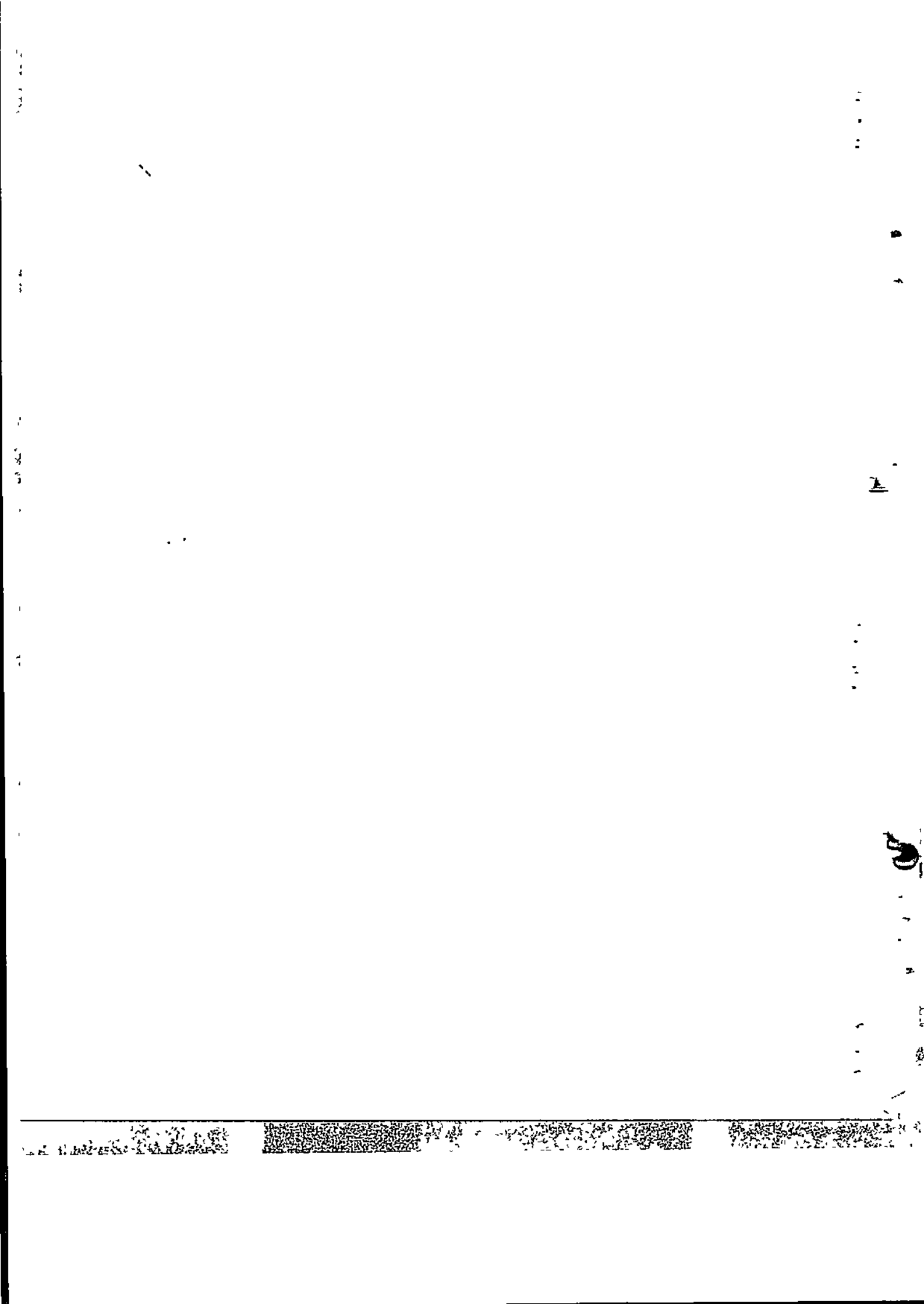
भारत सरकार
 Government of India
 नरपिंत पंडित अंबेकर
 Sachin Pandit Ambekar
 जन्म तारीख / DOB: 15/07/1954
 पुरुष / Male



2934 1871 1116

माझे आधार, माझी ओळख

(Handwritten signature)



घोषणापत्र/ शपथपत्र

मी/आम्ही खालील सही करणार मा नोदणी महानिरीक्षक व मुद्राक नियंत्रक, म रा पुणे याचे 30.11.2013 रोजीचे परिपत्र वाचून असे घोषित करतो की, नोदणी साठी सादाज केलेले दस्तऐवजामधील मिळकत हि फसवणूकीद्वारे अथवा दुवार विक्री होत नाही दस्तातील लिहून देणार/ कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम घेऊन आलो आहे

शहर नोदणीचा दस्तऐवज निष्पादित करताना नोदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक/ वारस हक्कदार/ कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हयात आहे व फक्त कुलमुखत्यार अदयापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, शासन बोजे, व कुलमुखत्यार धारकानी केलेल्या व्यवहाराचा अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे

या दस्तासोबत नोदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा न्यायालय/ शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोदणी नियम चे नियम 44 व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोदणी याची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / सगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोदणी अधिनियम 1908 चे कलम 82 नुसार मी / आम्ही व्यवहारात मुद्राक शुल्क किंवा नोदणी फी कमी लावली, बुडवली असल्यास अथवा नोदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/ आम्ही नोदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्ये केलेले नाही जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही नोदणी अधिनियम 1908 चे कलम 83 नुसार व भारतीय दंड संहिता 1860 मधील नमुद असलेल्या 7 वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला/ आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत

लिहून देणार



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लिहून देणार
[Signature]

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गुरुवार, 25 जुलै 2024 11 58 म पू

दस्त गोपवारा भाग-1

उहान2

28/28

दस्त क्रमांक 10785/2024

दस्त क्रमांक उहान2 /10785/2024

वाजार मुल्य रु. 22,63,000/-

मोचदला रु 23,00,000/-

भरलेले मुद्राक शुल्क रु 1,38,000/-

दु नि मह दु नि. उहान2 याचे कार्यालयात

पावती 11734

पावती दिनांक 25/07/2024

अ क्र 10785 वर दि.25-07-2024

सादरकरणाराचे नाव ज्योती श्रीकांत नदन

गोजी 11 57 म पू वा हजर केला

नोदणी फी

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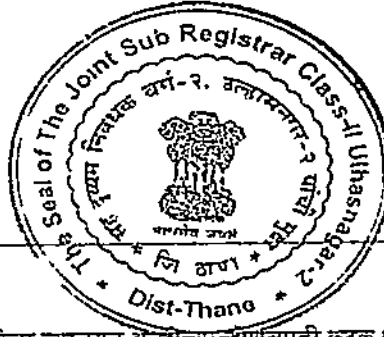
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पृष्ठाची मळ्या 86

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दस्त हजर करणाऱ्याची सही



Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार काररनामा

मुद्राक शुल्क (दोन) कोणत्याही नगरपालिका किंवा नगर पचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशात विक्रम प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्राक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दगप्रमाण प्रभाव क्षेत्रात

शिक्का क्र. 1 25 / 07 / 2024 11 57 19 AM ची वेळ (नादरीकरण)

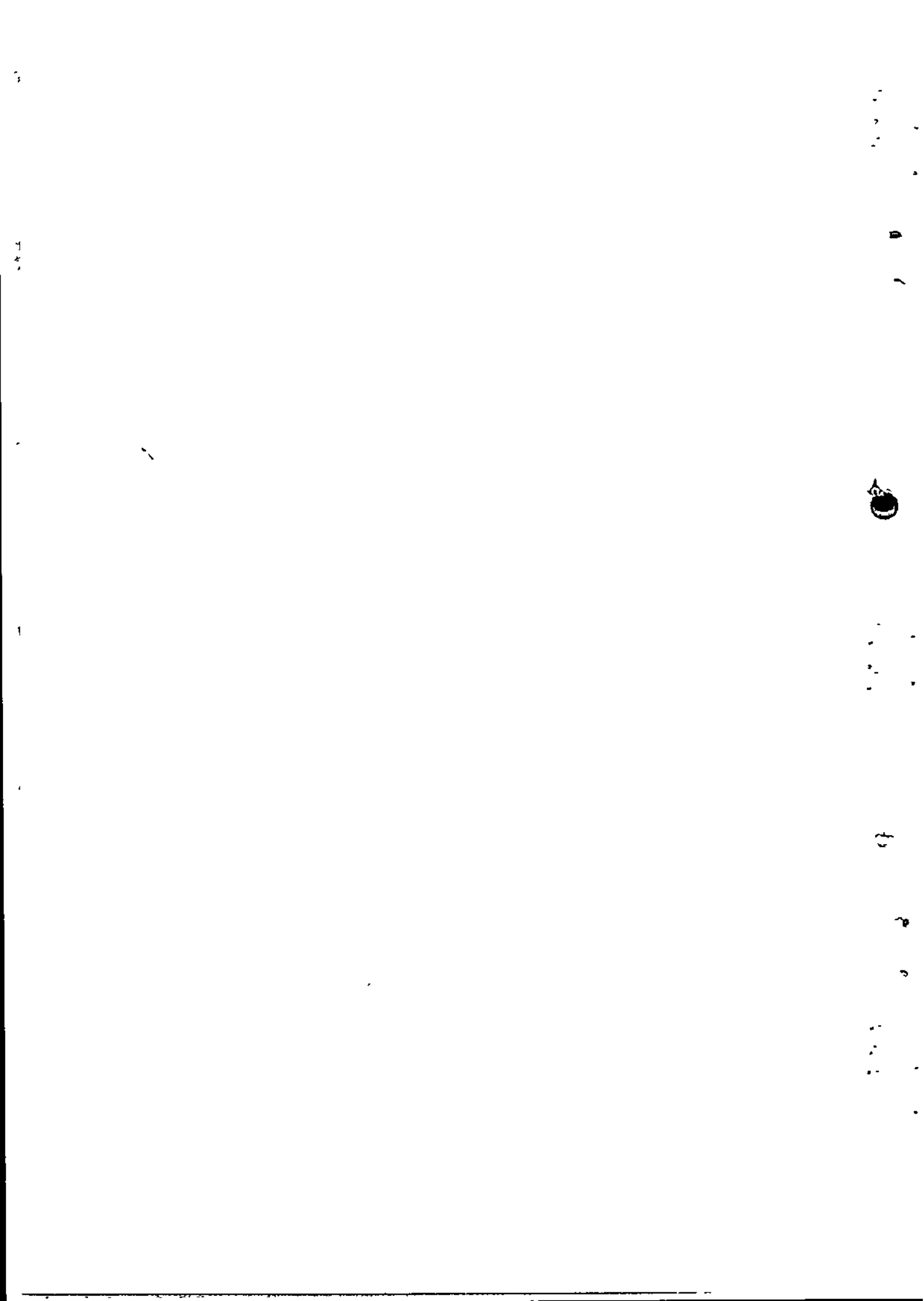
शिक्का क्र 2 25 / 07 / 2024 11 58 08 AM ची वेळ (फी)

प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर वाधीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सादर हस्तांतरण दस्तानुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक याचे उल्लंघन होत नाही

ज्योती
लिहून देणार सही


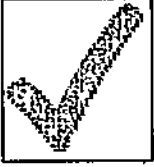
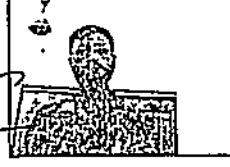



लिहून देणार सही



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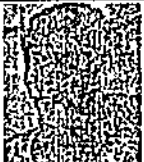
दस्त क्रमांक उद्दन2/10785/2024

दस्ताचा प्रकार -करारनामा

| अनु क्र | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठना प्रमाणित |
|---------|---|-------------------------------------|---|---|
| 1 | नाव-ज्योती श्रीकांत नदन पत्ता प्लॉट न -, माळा न -, इमारतीचे नाव 105, बी विंग, पहिला मजला, हिल व्ह्यू सीएचएस, यादव नगर, शिरगाव, हेवन वेल स्कूल जवळ, सह्याद्री नगर, बदलापूर पु, ब्लॉक न -, रोड न -, महाराष्ट्र, ठाणे पॅन नंबर: BASPN6646N | लिहून घेणार वय -35 स्वाक्षरी- |  |  |
| 2 | नाव श्रीकांत युवराज नदन पत्ता प्लॉट न -, माळा न -, इमारतीचे नाव 105, बी विंग, पहिला मजला, हिल व्ह्यू सीएचएस, यादव नगर, शिरगाव, हेवन वेल स्कूल जवळ, सह्याद्री नगर, बदलापूर पु, ब्लॉक न -, रोड न -, महाराष्ट्र, ठाणे पॅन नंबर: AOUPN0102Q | लिहून घेणार वय -40 स्वाक्षरी- |  |  |
| 3 | नाव-मे श्री साई विल्डर्स तर्फे भागीदार तेजस विजय माडवकर पत्ता प्लॉट न -, माळा न -, इमारतीचे नाव शॉप न 3, ए विंग, राधे पॅराडाईज, बदलापूर पु, ब्लॉक न - रोड न -, महाराष्ट्र, ठाणे पॅन नंबर: AEQFS3356F | लिहून घेणार वय -29 स्वाक्षरी- |  |  |

दस्तऐवज करून देणार नथाकधीत करारनामा चा दस्त देखज करून दिल्याचे कबुल करतात
शिफ्ट क्र 3 ची वेळ 25 / 07 / 2024 12 00 26 PM

ओळख-
दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

| Sr No. | Type of Party & Name | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|--------|--|--|--|
| 1 | लिहून घेणार ज्योती श्रीकांत नदन | 25/07/2024 12:02 02 PM | ज्योती श्रीकांत नदन F 1265919261522087936  |
| 2 | लिहून घेणार श्रीकांत युवराज नदन | 25/07/2024 12:02:25 PM | श्रीकांत युवराज नदन M 1265919460520841216  |
| 3 | लिहून घेणार मे श्री साई विल्डर्स तर्फे भागीदार तेजस विजय माडवकर | 25/07/2024 12 00 49 PM | तेजस विजय माडवकर M 1179663719946866688  |

शिक्का क्र.4 ची वेळ: 25 / 07 / 2024 12 . 02 . 29 PM

शिक्का क्र 5 ची वेळ 25 / 07 / 2024 12 _02 36 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Umassnagar 2



Payment Details

| sr | Purchaser | Type | Venification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|----|-----------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | JYOTI SHRIKANT NANDAN | eChallan | 69103332024072511304 | MH005721453202425E | 138000 00 | SD | 0003126128202425 | 25/07/2024 |
| 2 | | DHC | | 0724259900696 | 1720 | RF | 0724259900696D | 25/07/2024 |
| 3 | JYOTI SHRIKANT NANDAN | eChallan | | MH005721453202425E | 23000 | RF | 0003126128202425 | 25/07/2024 |

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

10785 /2024

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प्रमाणित करण्यात येते की, या दस्तऐवजा मध्ये एकूण ८६ पाने आहेत. सह दुय्यम निबंधक वर्ग-२, उल्हासनगर वर्ग-२. पुस्तक क्र. १ चे १०७८५ क्रमाकाने नोंदला. दिनांक :- २५/०७/२०२४

[Signature]
सह दुय्यम निबंधक, उल्हासनगर-२



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25/07/2024

दस्त क्रमांक 10785/2024

नोदणी

Regn 63m

गावाचे नाव · शिरगाव

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| (1) विलेखाचा प्रकार | फरारनामा |
| (2) मोवदला | 2300000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2263000 |
| (4) भू-मापन, पोटहिस्सा व घनक्रमांक(असल्यान) | 1) पालिकेचे नाव कुळगाव-वदलापूर इतर वर्णन , इतर माहिती , इतर माहिती मोजे शिरगाव, ता अवरनाथ, जि ठाणे येथील स न 45/4/अ/1, प्लॉट न 1, क्षेत्र 424 चौ मी , 2) स न 45/5/अ/1 प्लॉट न 1, 3) स न 45/5/अ/2, प्लॉट न 1, क्षेत्र 304 34 चौ मी यावरील कुलस्वामिनी बिल्डिंग मधील नदनिका न 403, ए विंग, चौथा मजला, क्षेत्र 37 16 चौ मी (कारपेट)+ 2 10 चौ मी प्रोजेक्शन एरिया (Survey Number 45/4/अ/1, 45/5/अ/1, 45/5/अ/2.)) |
| (5) क्षेत्रफळ | 1) 39 26 चौ मीटर |
| (6) आकारणी किंवा जुडी देण्यात अनेल तेव्हा | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता | 1) नाव -मे श्री साई विल्डर्स सर्फे भागीदार तेजन विजय माडवकर वय -29, पत्ता -प्लॉट न -, माळा न -, इमारतीचे नाव- शॉप न 3, ए विंग, राध्ये पॅराडाईज, वदलापूर प , ब्लॉक न -, रोड न -, महाराष्ट्र, ठाणे पिन कोड -421503 पॅन न.-AEQFS3356F |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यान, प्रतिवादिचे नाव व पत्ता | 1) नाव-ज्योती श्रीकांत नदन वय-35, पत्ता -प्लॉट न -, माळा न -, इमारतीचे नाव 105, की विंग, पहिला मजला, हिल व्ह्यू सीएचएस, यादव नगर, शिरगाव, हेवन वेल स्कूल जवळ, सहाद्री नगर, वदलापूर पु , ब्लॉक न -, रोड न -, महाराष्ट्र, ठाणे पिन कोड:-421503 पॅन न -BASP6646N 2) नाव-श्रीकांत युवराज नदन वय-40, पत्ता-प्लॉट न -, माळा न -, इमारतीचे नाव 105, की विंग, पहिला मजला, हिल व्ह्यू सीएचएस, यादव नगर, शिरगाव, हेवन वेल स्कूल जवळ, सहाद्री नगर, वदलापूर पु , ब्लॉक न -, रोड न -, महाराष्ट्र, ठाणे पिन कोड -421503 पॅन न -AOUN0102Q |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 25/07/2024 |
| (10) दस्त नोदणी केल्याचा दिनांक | 25/07/2024 |
| (11) अनुक्रमांक, खड व पृष्ठ | 10785/2024 |
| (12) बाजारभावाप्रमाणे मुद्राक शुल्क | 138000 |
| (13) बाजारभावाप्रमाणे नोदणी शुल्क | 23000 |
| (14) शेर | |



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

मुल्याकनामाठी विचारात घेतलेला तपशील -

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद -

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

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