

PASSCODE

L3 LIVING
- DOMBIVLI (E) -

Applicant Name :- Akzsh Pandit

Project Name - Balaji Classica Athena & Iris

Site Address :- Passcode L3 Living Sales Lounge, Opp. HPCL Petrol Pump, Usarghar, Dombivli (E) - 421201

Rera No. :- PS1700055289

Section A - Unit Details			Flat Cost	
Date		29-Jun-24	Flat Cost	₹ 31,42,500
Tower		Iris	20x Benefit	₹ 2,00,000
Flat No		2004		
Floor		20		
Type		1 BHK	Net Flat Cost	₹ 29,42,500
Rera Carpet Area	Sq. Ft.	Sq. mtr.	Stamp Duty	0%
	327	30.40	Registration	₹ 30,000
ENCL Balcony	27	2.51	GST on AV	1%
OPEN Balcony	23	2.12		₹ 29,425
Usable Carpet Area	377	35.03		
No of Car Parking		Zero	Total Taxes (A+B+C)	₹ 59,425

GRAND TOTAL

₹ 30,01,925

Payment Schedule				
Token Amount	%	Due Date	Flat Cost	GST
Balance Token Amount			₹ 9,999	
Booking Amount 1 (Netoff token amount) - 19 Days from date of booking		29-Jun-24	₹ 54,000	₹ 1,471
Registration to be done in 19 days from date of booking	5.00%	18-Jul-24	₹ 83,126	
On Commencement of Excavation		18-Jul-24		
On Commencement of Plinth	15.00%	As per Demand	₹ 4,41,375	₹ 4,414
On Commencement of 1st Slab	20.00%	As per Demand	₹ 5,88,500	₹ 5,885
On Commencement of 4th Slab	4.00%	As per Demand	₹ 1,17,700	₹ 1,177
On Commencement of 7th Slab	4.00%	As per Demand	₹ 1,17,700	₹ 1,177
On Commencement of 10th Slab	4.00%	As per Demand	₹ 1,17,700	₹ 1,177
On Commencement of 13th Slab	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of 16th Slab	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of 19th Slab	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of 23rd Slab	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of Terrace Slab	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of Brickwork, Internal Plastering & Staircase	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of Flooring, Doors & Windows	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of Sanitary fitting, Staircase, lift walls & lobbies	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of External Plumbing	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of Plastering, Elevation	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of lifts	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of Terrace water proofing	3.00%	As per Demand	₹ 88,275	₹ 883
On Commencement of Water pumps & electrical fittings	4.00%	As per Demand	₹ 1,17,700	₹ 1,177
On Possession	5.00%	As per Demand	₹ 1,47,125	₹ 1,471
Total	100%		₹ 29,42,500	₹ 29,425

- Club House Charges for 1 BHK (Both Carpets) is Rs.1,10,000/- & 2 BHK is Rs.1,83,000/- with applicable GST 18% to be paid at the time of Possession.
- Maintenance Charges will be Rs.8/- PSF On Carpet area For 24 Month in Advance
- Bank account details are as below

For Collection Purpose Bank Account Details
Name - LAUKIK LIFESTYLES BALAJI CLASSICA ATAS COLL ESCROW ACCT
Bank name- HDFC BANK
A/C No- 5750001425649
Ifsc code- HDFC0005471
Branch- DOMBIVLI GYAMKHANA

For GST Purpose Bank Account Details
Name - LAUKIK LIFESTYLES CURRENT ACCT
Bank name- HDFC BANK
A/C No 5750001430229
Ifsc code- HDFC0005471
Branch- DOMBIVLI GYAMKHANA

Registration Details
Account Name- Rajivree Consultant
Account No 06121020000334
Bank Name- IDBI Bank
Bank Branch- Dombivli(W)
IFSC Code- IDBI000617

- GST is applicable @ 1% or 5% on Agreement Value & @18% on maintenance Charges & is subject to change as per government policy
- Any other Taxes / Government charges will be as applicable / or on actuals
- 3% (+/-) Area - Subject to change in line with new Government policy if any.
- Out of Pocket Expenses of Rs.10000/- will be applicable at the time of Registration
- Infrastructure Charges Rs.50,000/- with applicable GST 18% to be paid at the time of Possession.
- Management reserves the right to change the price

29-Jun-24

Date

Customer Name

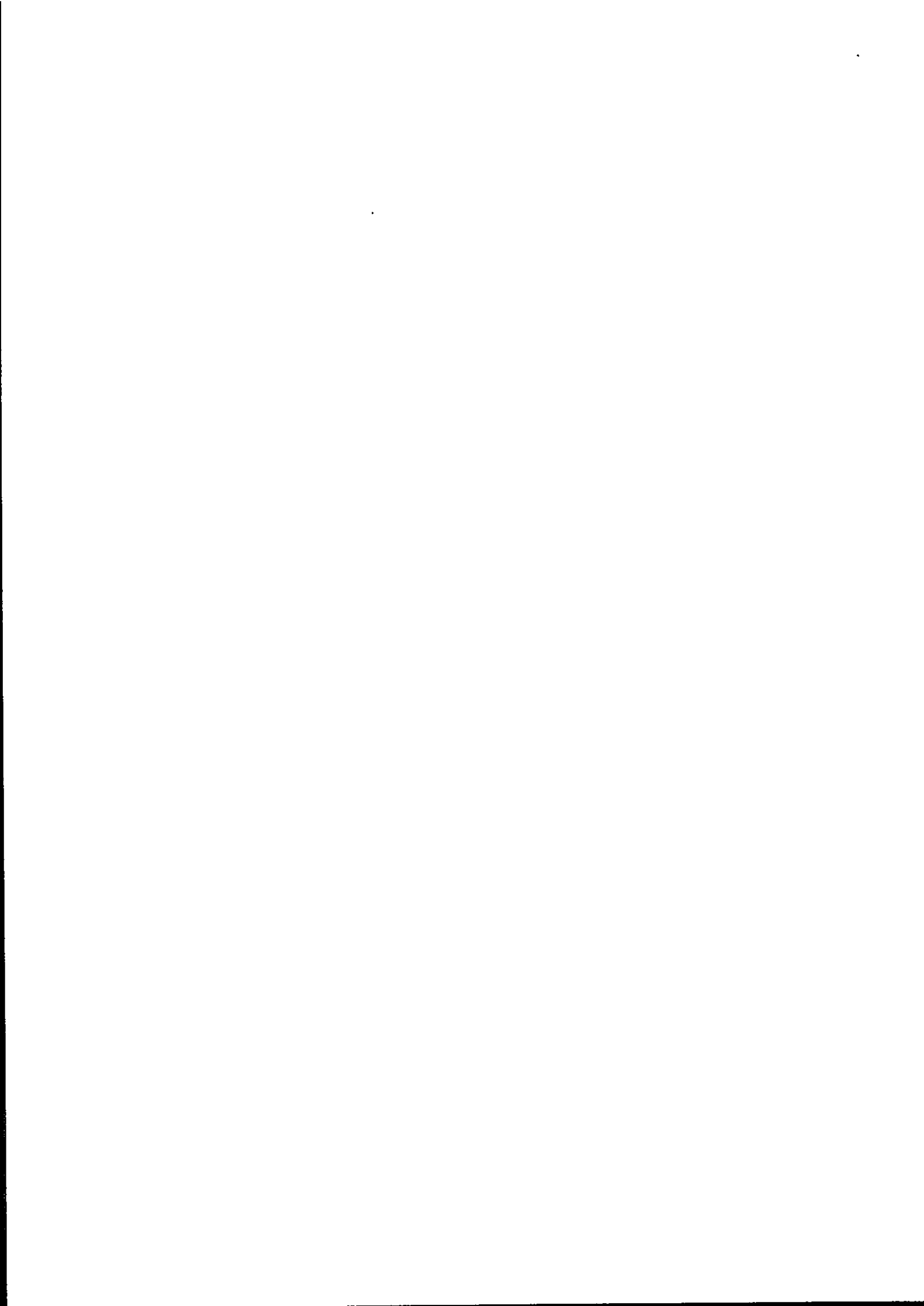
Pooja Singh

SH Sign

Sales Manager Name

Customer Signature

Sales Manager Signature



LAUKIK LIFESTYLES

Demand Letter

DATE: 12/08/2024

To,
Mr. Akash Pandit
Mrs. Asha Ganesh Pandit
Mr. Ganesh Ajit Pandit

Subject: Amount due towards Unit No. 2004, Floor 20 of "Iris" Wing in project "Balaji Classica" ATHENA & IRIS situated at Survey No.: 32, H.No., 2, S.No., 33, H.No.: 1, 2, and S.No. 124, H.No. 1 at Usarghar, Kalyan, Thane, 421 204.

Dear Sir / Madam,

We are pleased to inform you that progress of our project is proceeding smoothly and the On Commencement of Excavation has commencement as per the agreed payment schedule and as per the stage of construction 20% of the agreement value is due. The total outstanding balance receivable from you against the unit booked is as follows

Particulars	Amount Due	Amount Received	Balance Amount
Against Flat Cost-Rs 29,42,500/-	Rs 5,88,500/-	Rs 1,47,699/-	Rs 4,40,801/-
GST Against Flat-Rs 29,425/-	Rs 5,885/-	Rs. 5,885/-	Rs 0/-

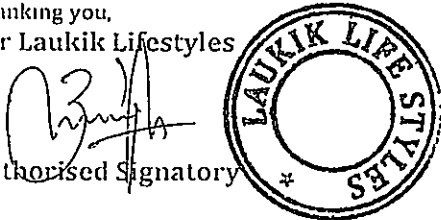
We request you to pay the balance amount due within 7 days from the date of this demand letter, either by Cheque /Pay Order/ Demand Draft/Bankers Cheque as per the bank account details below:

Particulars	For Payment against Agreement Value	For Payment against GST
Beneficiary Name	Laukik Lifestyles Balaji Classica Mas Coll Escrow Acct	Laukik Lifestyles Current Acct
Bank Name	HDFC Bank	HDFC Bank
Current A/C No.	<u>57500001429649</u>	57500001430229
IFSC Code	<u>HDFC0009471</u>	HDFC0009471
BRANCH	Dombivali Gymkhana	Dombivali Gymkhana

Kindly note that interest will be charged as per the interest clause mentioned in Application Form/ Allotment Letter/ Agreement, in case balance amount due is not paid on or before the due date

Thanking you,
For Laukik Lifestyles

Authorised Signatory



Notes.

1. Issue separate cheques for flat cost & GST
2. Please mention Customer Name, Project name, Unit No details behind your Cheque or DD
3. Provide NEFT/RTGS UTR no to us for online fund transfers
4. Interest will be charged @ SBI MCLR RA FC + 2% for late payment on the outstanding amount. Interest on delayed payment would attract GST @18%p.a
5. Cheque return charges of Rs. 2000/- plus applicable taxes shall be charged extra in case of a dishonoured cheque



LAUKIK LIFESTYLES

To
The Assistant General Manager
State Bank of India
RACPC Kalyan Branch

Dear Sir,

I/We, Mr Akash Ganesh Pandit, Mrs. Asha Ganesh Pandit & Mr. Ganesh Ajit Pandit and here by certify that:

1 I/We have transferable rights to the property described below, which has been allotted by me/us to Mr Akash Ganesh Pandit, Mrs. Asha Ganesh Pandit & Mr. Ganesh Ajit Pandit 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 02/08/2024 (herein after referred to as the "Sale document")

Description of the property	
Flat No / House No.	IRIS - 2004
Building No /Name	Balaji Classica
Plot No	Survey No.: 32, H No.: 2, S No.: 33, H No.: 1,2, and S No. 124, H No. 1
Street No /Name	Divya-Manpada road
Locality Name	Usarghar
Area Name	Usarghar
City Name	Kalyan
Pin Code	421 204

2 That the total consideration for this transaction is Rs 29,42,500/- (Rs. Twenty-Nine Lakh Forty-Two Thousand Five Hundred 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 purchasers, 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

5 We have borrowed from Bajaj Housing Finance Limited ("BHFL") whose NOC for this transaction is enclosed herewith 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



LAUKIK LIFESTYLES

6 After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in 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 charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above-named purchaser, 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 favoring "Laukik Lifestyles Balaji Classica Mas Coll Escrow Acct. A/c No 57500001429649, Bank Name. HDFC Bank, Branch Dombivali, Gymkhana

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 "Mr. Akash Ganesh Pandit, Mrs. Asha Ganesh Pandit & Mr. Ganesh Ajit Pandit (name of the purchaser)", 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 document of delegation of authority to the signatory)

Yours faithfully,



Authorized Signatory
Name - Sanjay Ramnarayan Singh
Designation - Partner
Place - Thakurli
Date - 05.08.2024

LAUKIK LIFESTYLES

DATE: 12/08/2024

RECEIPT

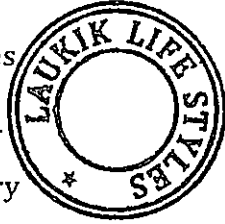
RECEIVED WITH THANKS OF AND FROM THE WITHIN NAMED AKASH PANDIT PAID SUM OF RS. 1,47,699/- (RUPEES ONE LAKHS FORTY-SEVEN THOUSAND SIX HUNDRED AND NINETY-NINE ONLY) AGAINST FLAT NO- 2004 ON 20 FLOOR IN TOWER "IRIS" IN OUR PROJECT "BALAJI CLASSICA" SITUATED AT .

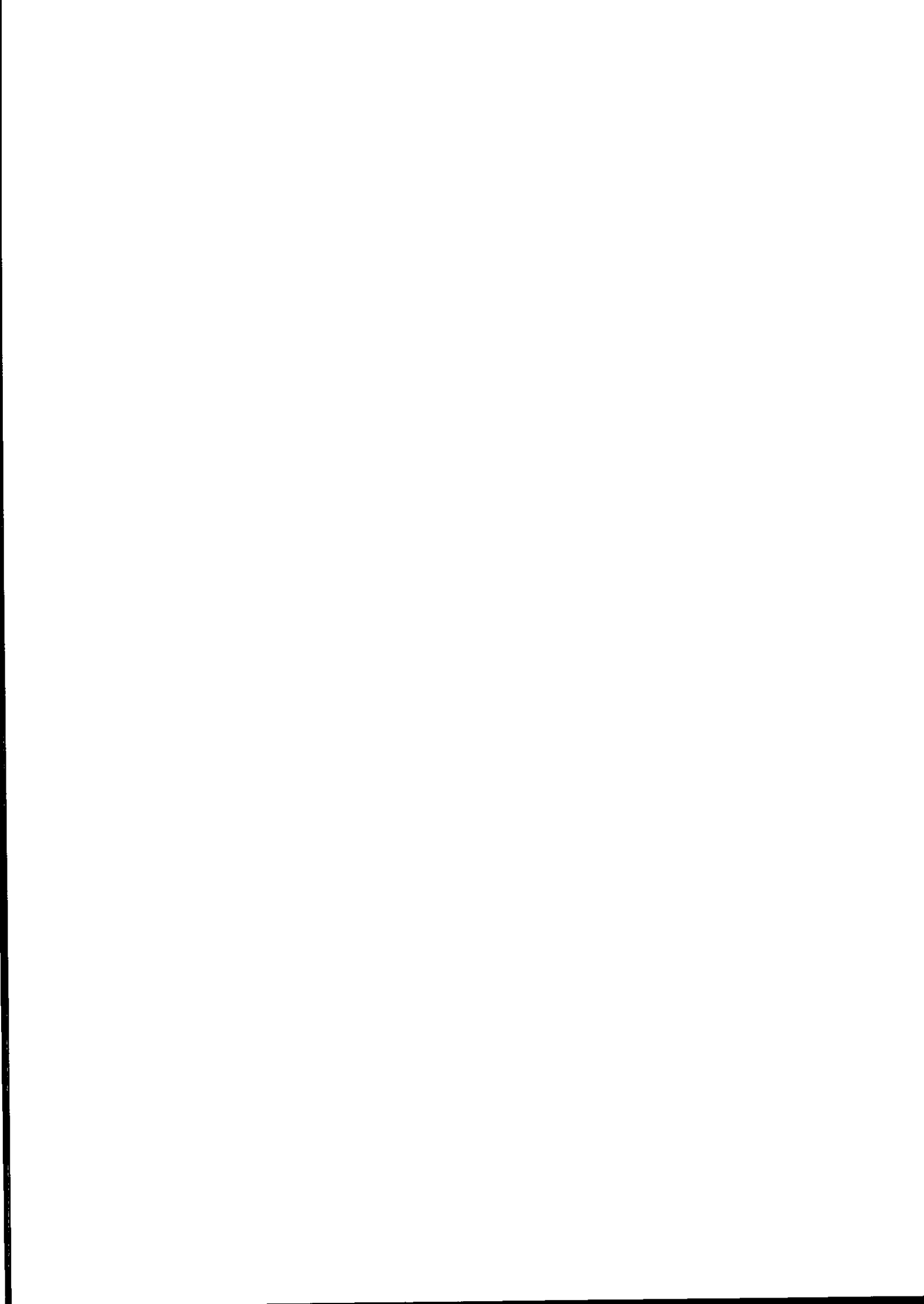
Date	Mode	Cheque Number	Bank Name	Amount
27/04/2024	UPI	411882511380	SBI BANK	9,999/-
12/05/2024	UPI	413313761994	Equitas Bank	54,000/-
12/05/2024	Cheque	591224	IDBI BANK	73,500/-
23/07/2024	UPI	420527173200	HDFC BANK	10,200/-
TOTAL				1,47,699/-

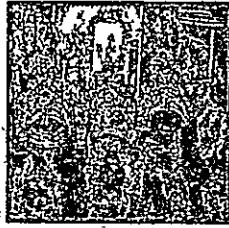
(SUBJECT TO REALIZATION)

Thanking you,
For Laukik Lifestyles

Authorised Signatory







RAJSHREE CONSULTANTS

Proprietor
Vijay B. Tiwari

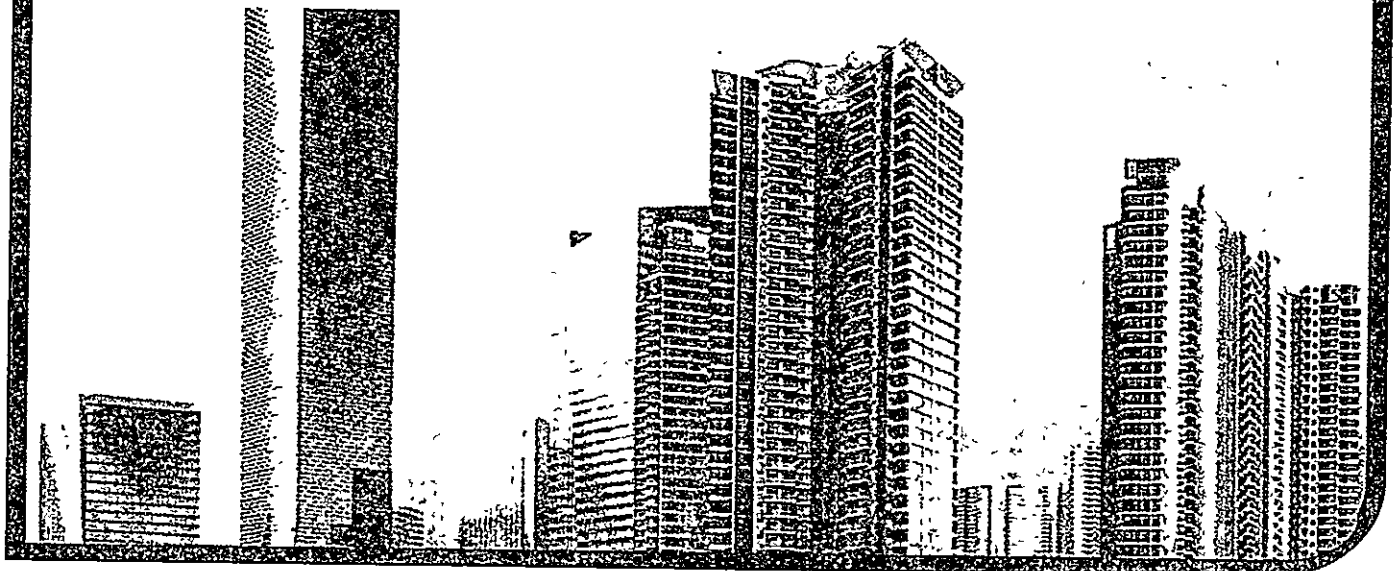
Add : Nav Swastik Park CHS., Thakurli MIDC Road,
Opp. Ganpati Visarjan Talav, Near SBI Bank, Thakurli (East).

Mob - 9819842147

Email : rajshreeconsultant2@gmail.com
vijaybtiwari7@gmail.com

AGREEMENT

- ◆ Registration of all types Co-Operative Societies
- ◆ Conveyance Deed, Development Agreement,
Other Documents & Registration
- ◆ Flat/Shop/Land Agreement & Registration



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11

12

338/12704

पावती

Original/Duplicate

Friday, August 02, 2024

नोंदणी क्र. :39म

12:53 PM

Regn.:39M

पावती क्र.: 13592

दिनांक: 02/08/2024

गावाचे नाव: उसरघर

दस्तावेजाचा अनुक्रमांक: कलन4-12704-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: आकाश गणेश पंडित

नोंदणी फी

रु. 29500.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण:

रु. 31200.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

1:13 PM ह्या वेळेस मिळेल.

सहाय्यक मंडळी अधिकारी कार्यालय

वाजार मूल्य: रु.2370000 /-

मोवदला रु.2942500/-

भरलेले मुद्रांक शुल्क : रु. 206000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824025902286 दिनांक: 02/08/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.29500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006174971202425E दिनांक: 02/08/2024

वॅकेचे नाव व पत्ता:

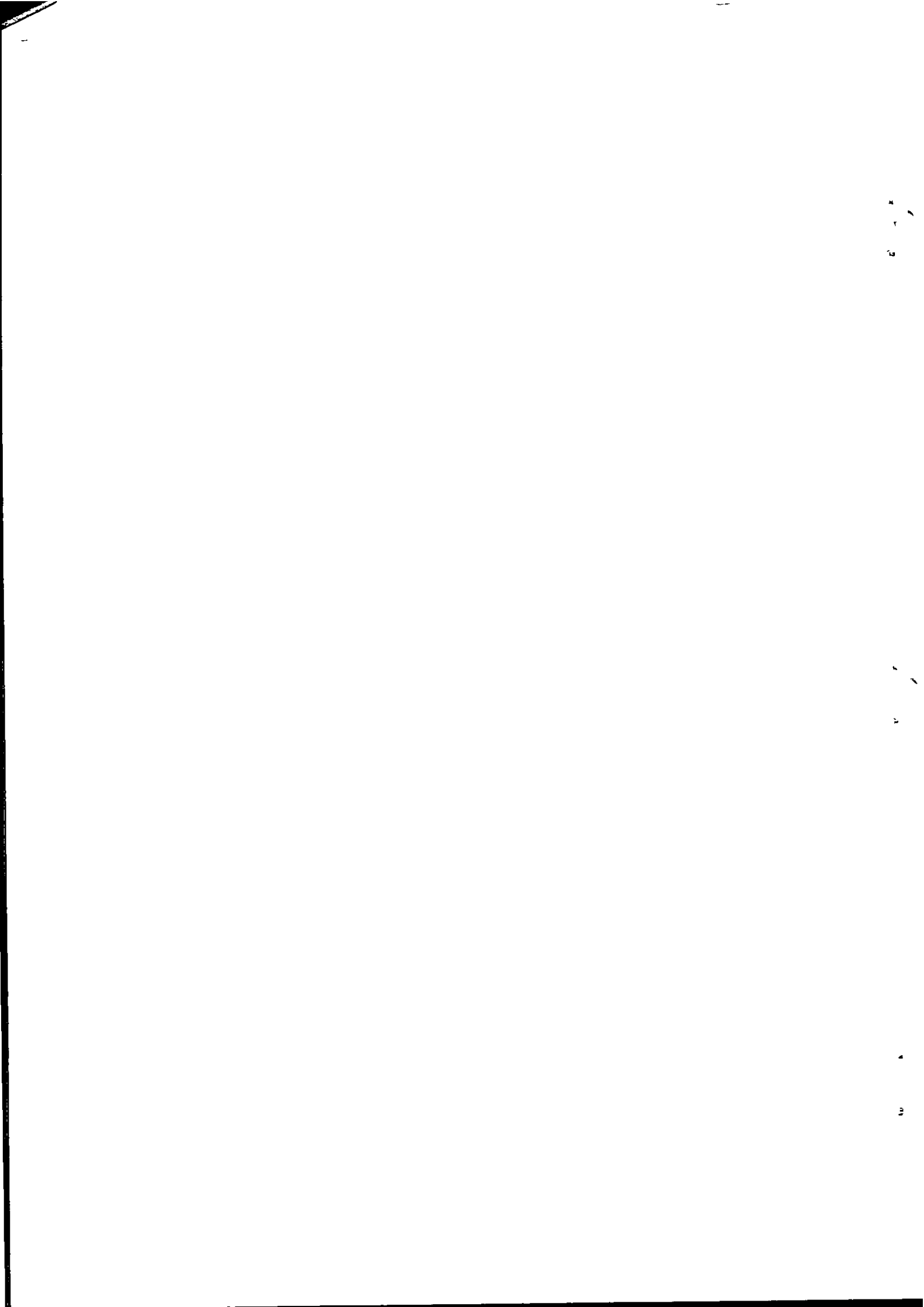
नोंदणी फी माफी असल्यास तपशिल :-

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

मुख्य दस्तावेजावर प्रत मिळाला

पदाधिकारीची सही

सहाय्यक मंडळी अधिकारी

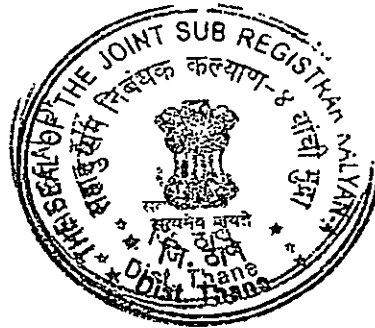


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202408021939	02 August 2024, 12:13:08 PM			
कलन 4					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका + कल्याण				
उप मूल्य विभाग	47/148-मौजे उसाघर गावातील रहिवास विभागातील मिळकती				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation	खर्चें नंबर / न भू क्रमांक	खर्चें नंबर#32		
वार्धिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निघासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7900	57200	65900	71700	65900	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	38.533 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उडवावून सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	35.03 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.61490/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्धिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केपट्टी) + खुल्या जमिनीचा दर)				
	= (((61490-7900) * (100 / 100)) + 7900)				
	= Rs.61490/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 61490 * 38.533				
	= Rs 2369394.17/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपाचे मूल्य + वेदनाईन मजला क्षेत्र मूल्य + तयारच्या मजलीचे मूल्य (खुली बाळकती) + वरील मजलीचे मूल्य + बरिस्त वाहन तळाचे मूल्य + खुल्या जमिनीचीत वाहन तळाचे मूल्य + इतरती धोवतीच्या खुल्या जागेचे मूल्य + बरिस्त बाळकती + व्यवहारीत वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2369394.17 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.2369394/-				
	= ₹ तेचोरा लाख एकोणमत्तर हजार तीन शें चौऱ्याणवट /-				

क ल न - ४
दस्त क्र. १२७०४/२०२४
९/८५

Home

Print



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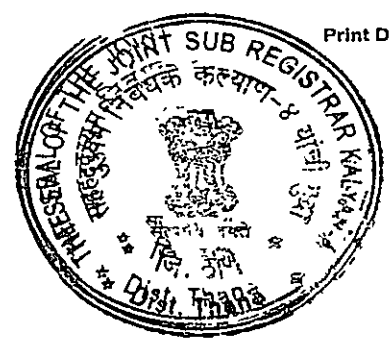


CHALLAN
MTR Form Number-6

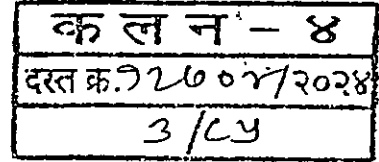


GRN	MH006174971202425E	BARCODE	[Barcode]				Date	01/08/2024-18:32:15	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			PAN No.(If Applicable)	ECNPP1399N						
Location	THANE			Full Name	AKASH GANESH PANDIT						
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 2004, BALAJI CLASSICA, IRIS,						
				Premises/Building	BUILDING NO 2						
Account Head Details				Amount In Rs.							
0030046401 Stamp Duty				206000.00	Road/Street	VILLAGE USARGHAR, DOMBIVLI EAST					
0030063301 Registration Fee				29500.00	Area/Locality	DISTRICT THANE					
					Town/City/District						
					PIN	4	2	1	2	0	4
					Remarks (If Any)	PAN2=AADFL7453K-Subordinate Party Name LAUKIK LIFESTYLES-					
					<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>क ल न - ४</p> <p>दस्त क्र. १२००४/२०२४</p> <p>२/८५</p> </div>						
					Amount In	Two Lakh Thirty Five Thousand Five Hundred Rupees					
Total				2,35,500.00	Words	Only					
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024080120386	2881984774				
Cheque/DD No.				Bank Date	RBI Date	01/08/2024-18:33:22	Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID : [Blank] Mobile No. : 7387327473
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.







AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli, Taluka Kalyan, District Thane, on this 02nd day of August, 2024.

BY AND BETWEEN

M/S. LAUKIK LIFESTYLES, a Partnership Firm duly established and registered under the provisions of Indian Partnership Act, 1932, PAN - AADFL7453K, having its principal place business at Shop No. 5, 6, 7 & 8, Padmavati, Balaji Emerald, Behind Balaji Aangan Complex, Thakurli (East), represented by and through its authorized Partner MR. SANJAY RAMNARAYAN SINGH, age - 53 years, Indian Inhabitant, herein after called and referred to as "PROMOTERS" (which expression shall unless it be repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, shall be deemed to mean and include all its existing partners, incoming partners, surviving partners, their respective heirs, executors, administrators, successors-in-title, nominees and assigns) OF THE ONE PART;

AND

1) MR. AKASH GANESH PANDIT, Age - 25 years, Indian Inhabitant, PAN - ECNPP1399N,
 2) MRS. ASHA GANESH PANDIT, Age - 43 years, Indian Inhabitant, PAN - BDIPP5621C,
 3) MR. GANESH AJIT PANDIT, Age - 54 years, Indian Inhabitant, PAN - AWHPP7762K
 all having address at 403/3B, Shankeshwar Palms, Subhash Road, Dombivli (West) 421 202, hereinafter called and referred to as the "PURCHASER/S" (which expression unless excluded by or repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions, shall mean and include his/her/their respective heirs, executors, administrators, successors and assigns) OF THE OTHER PART.

WHEREAS:

A. DESCRIPTION OF THE PROPERTIES:

A1 All that piece and parcel of land bearing Survey No. 32, Hissa No. 2, area admeasuring 0H-00R-50P i.e. 50 square meters, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan, hereinafter referred to as the "SAID PLOT-A" which is more particularly described in the FIRST SCHEDULE hereunder written. The 7/12 extract and other revenue records pertaining to the Said Plot-A stands absolutely in the name of the Promoters herein.

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- A2 All that piece and parcel of land bearing Survey No. 33, Hissa No. 1, area admeasuring 0H-24R-80P + P. K. 0H-01R-80P totally admeasuring area 0H- 26R-60P i.e. 2660 square meters, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan, hereinafter referred to as the "SAID PLOT-B" which is more particularly described in the **SECOND SCHEDULE** hereunder written. The 7/12 extract and other revenue records pertaining to the Said Plot-B stands absolutely in the name of the Promoters herein.
- A3 All that piece and parcel of land bearing Survey No. 33, Hissa No. 2, area admeasuring 0H-20R-50P + P. K. 0H-00R-70P totally admeasuring area 0H- 21R-20P i.e. 2120 square meters, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan, hereinafter referred to as the "SAID PLOT-C" which is more particularly described in the **THIRD SCHEDULE** hereunder written. The 7/12 extract and other revenue records pertaining to the Said Plot-C stands absolutely in the name of the Promoters herein.
- A4 All that piece and parcel of land bearing Survey No. 124, Hissa No. 1, area admeasuring 1490 square meters out of total area admeasuring 1H-96R- 00P, lying, being and situate at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan, hereinafter referred to as the "SAID PLOT-D" which is more particularly described in the **FOURTH SCHEDULE** hereunder written. The 7/12 extract and other revenue records pertaining to the Said Plot-D stands absolutely in the name of the Promoters herein.
- A5 All that piece and parcel of land bearing Survey No. 124, Hissa No. 1, area admeasuring 14510 square meters out of total area admeasuring 1H-96R- 00P, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan, hereinafter referred to as the "SAID PLOT-E" which is more particularly described in the **FIFTH SCHEDULE** hereunder written. The 7/12 extract and other revenue records pertaining to the Said Plot-E stands absolutely in the names of Smt. Jaibai Hira Patil and others.

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A6 The "SAID PLOT-A", "SAID PLOT-B", "SAID PLOT-C", "SAID PLOT-D" and "SAID PLOT-E" are hereinafter for the sake of brevity and convenience collectively referred to as the "SAID PROPERTIES".

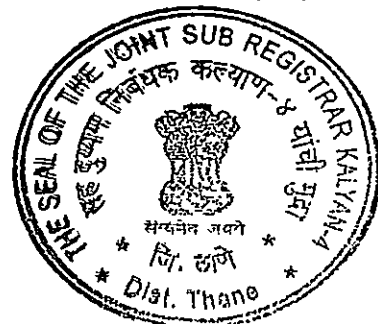
B. BRIEF HISTORY OF RIGHTS OF PROMOTERS:

B1 By virtue of Deed of Conveyance dated 18/05/2023 executed by and between Asha Baliram Patil & others, therein as the Owners, and M/s.Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers, being the Promoters herein, the said Owners sold, transferred and conveyed the Said Plot-A i.e. land bearing Survey No. 32, Hissa No. 2, area admeasuring 0H-00R-50P i.e. 50 square meters, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation to the Promoters herein for the consideration and upon the terms, conditions and obligations contained therein. The said Deed of Conveyance dated 18/05/2023 is duly registered in the Office of Sub-Registrar of Assurances, Kalyan -3 at Serial No. KLN3-7420-2022 dated 18/05/2023.

B2 By virtue of Deed of Conveyance dated 18/05/2023 executed by and between Asha Baliram Patil & others, therein as the Owners, and M/s.Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers, being the Promoters herein, the said Owners sold, transferred and conveyed the Said Plot-B i.e. land bearing Survey No. 33, Hissa No. 1, area admeasuring 0H-24R-80P + P. K. 0H-01R-80P totally admeasuring area 0H-26R-60P i.e. 2660 square meters, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation to the Promoters herein for the consideration and upon the terms, conditions and obligations contained therein. The said Deed of Conveyance dated 18/05/2023 is duly registered in the Office of Sub-Registrar of Assurances, Kalyan-3 at Serial No. KLN3-7418-2022 dated 18/05/2023.

B3 By virtue of Deed of Conveyance dated 17/04/2018 executed by and between Mr. Abhiman Raghunath Patil & others, therein as the Owners, and M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers, being the Promoters herein, the said Owners sold, transferred and conveyed the Said Plot-C i.e. land bearing Survey No. 33, Hissa No. 2, area admeasuring 0H-20R-50P + P. K. 0H-00R-70P totally admeasuring area 0H-21R-20P i.e. 2120 square meters, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation to the Promoters herein for the consideration and upon the terms, conditions and obligations contained therein. The said Deed of Conveyance dated 18/05/2023 is duly registered in the Office of Sub-Registrar of Assurances, Kalyan -3 at Serial No. KLN3-3324-2018 dated 17/04/2018.

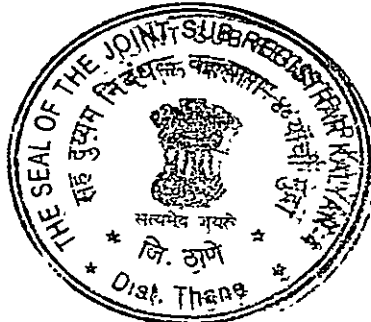
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- B4 By and through Development Agreement and Irrevocable Power of Attorney both dated 24/12/2012 executed by and between M/s. Laukik Lifestyles through its partners Shri. Y. S. Ravi and Shri. Sanjay Ramnarayan Singh, therein as the Developers being the Promoters herein, and Smt. Jalbal Hira Patil and others, therein as the Owners, the said Owners granted and entrusted development rights with respect to the land bearing Survey No. 124, Hissa No. 1, area admeasuring 16000 square meters out of total area admeasuring 1H-96R-00P, lying, being and situated at Revenue Village Usarghar, Taluka Kalyan, District Thane to the Promoters herein for the consideration and upon the terms, conditions and obligations contained therein. The said Development Agreement and Irrevocable Power of Attorney are duly registered in the Office of Sub Registrar of Assurances, Kalyan - 1 at serial no. KLN1-09532-2012 and KLN1-574-2012 respectively both dated 24/12/2012.
- B5 By virtue of Deed of Conveyance 18/05/2023 executed by and between Asha Baliram Patil & others, therein as the Owners, and M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers being the Promoters herein, the said Owners sold, transferred and conveyed an area admeasuring 1490 square meters out of an area admeasuring 16000 sq.mtrs. of land bearing Survey No. 124, Hissa No. 1 (the Said Plot-D) acquired for the purpose of development by and through the aforesaid Development Agreement dated 24/12/2012 unto and in favour of the Promoters herein for the consideration and upon the terms, conditions and obligations contained therein. The said Deed of Conveyance dated 18/05/2023 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 3 at serial no. KLN3-7414-2023 dated 18/05/2023.
- B6 Pursuant to a Confirmation Deed dated 18/05/2023 executed by and between Asha Baliram Patil & others, therein as the Owners, and M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers being the Promoters herein, the Owners therein confirmed revision in area of Survey no. 124/1 from 16000 sq.mtrs. to 14510 sq.mtrs in accordance with the said Deed of Conveyance dated 18/05/2023 and further confirmed that the consideration shall be proportionately revised and shall be applicable with respect to the said revised area i.e. 14510 sq.mtrs. and that all the terms, conditions and obligations of the said Development Agreement dated 24/12/2012 shall thereafter be applicable to the said area admeasuring 14510 square meters of land bearing Survey No. 124, Hissa No. 1 i.e. the Said Plot-E. The said Confirmation Deed is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 3 at serial No. KLN-3-7415-2023 dated 18/05/2023.
- B7 In compliance, performance and discharge of the terms, conditions, obligations and liabilities agreed under afore mentioned Development Agreement and Irrevocable Power of Attorney, the Promoters herein have agreed to allot and transfer the said constructed area unto and in favour of the respective owners of Said Plot-E.

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B8 By virtue of aforementioned Deeds of Conveyance, Development Agreement and Irrevocable Power of Attorney and other relevant documents, the Promoters are entitled to develop the Said Properties more particularly described in the FIRST, SECOND, THIRD, FOURTH & FIFTH SCHEDULES hereunder written on the terms and conditions detailed in the above mentioned Agreements and such other antecedent documents. The Promoters herein are authorized and permitted to assign, sell and transfer on ownership basis, various flats, apartments, tenements and other units in the buildings and structures to be constructed by the Promoters at its own cost on the Said Properties, for such consideration and on such other terms, conditions, covenants, stipulations and provisions as may be decided and deemed fit by the Promoters and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the Purchasers/transferees of the same. The said deeds and documents also inter alia provides that on completion of development of the Said Properties, the Promoters alone will be entitled to hand over possession of various flats, apartments, tenements, units, premises constructed/provided thereon to the Purchasers/transferees/Allottees thereof subject however, upon obtaining requisite statutory permissions and sanctions.

C. APPROVALS AND PERMISSIONS:

C1 By and under the provisions of Section 44 and 45 of the Maharashtra regional Town Planning Act, 1966, and in accordance with the provisions of Unified Development Control and Promotion Regulations and also considering the area available as Basic FSI and Transferable Development Rights available due to 24 meter and 30 meter wide D P Road, and Premium FSI, Ancillary FSI and other incentive areas the Kalyan Dombivli Municipal Corporation has granted Construction Permission bearing no. **KDMC/TPD/BP/27Village/2023-24/27** dated **31/01/2024** and revised building construction permission bearing no. **KDMC/TPD/BP/27Village/2023-24/27/380** dated **05/03/2024** there by sanctioned permission for construction of buildings being -

(i) Building No. 1 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential);

(ii) Building No. 2 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential);

(iii) Building No. 6 - Stilt (part), Ground (part) + Seventh Floor (Part) for MHADA;

(iv) Club House - Ground Floor + Two Floors;

totally admeasuring **36442.14 square meters** built up area proposed to be constructed by the Promoters under strict observation, compliance and abidance of all the terms, conditions and obligations stipulated under the aforesaid Construction Permission and by following the rules and regulations of Unified Development Control and Promotion Regulations.

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C2 Pursuant to the rights and authorities conferred upon the Promoters herein by and through the Deeds, Development Agreements and Power of Attorneys aforementioned, and in pursuance to the approvals and sanctions obtained by the Promoters herein from the Kalyan Dombivli Municipal Corporation and other Concerned Authorities, the Promoters propose to commence and carry out construction work in phase wise manner and presently the Promoters intend to commence and carry out construction work of the following buildings-

(i) Building No. 1 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential);

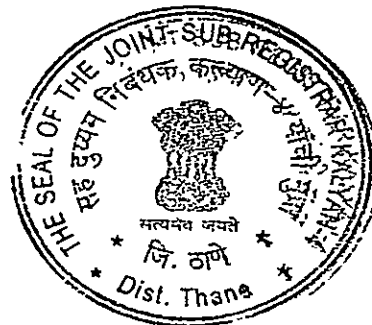
(ii) Building No. 2 - Stilt (part), Ground (part) + First Floor to Twenty Third (residential),

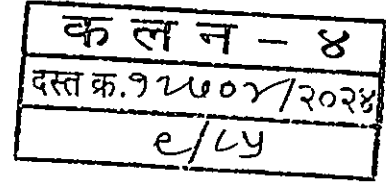
admeasuring 35072.65 square meters out of total sanctioned area admeasuring 36442.14 square meters under strict observation, compliance and abidance of all the terms, conditions and obligations stipulated under the aforesaid Construction Permission and by following the rules and regulations of Unified Development Control and Promotion Regulations. The Promoters herein proposes to utilize additional FSI / TDR to the extent of an area admeasuring 12800 square meters and construct additional number of floors upto 23rd floor in the said Building no. 2.

C3 The Kalyan Dombivli Municipal Corporation has approved plans, drawings, designs, specifications, elevations, sections and details of the said new buildings and while approving and sanctioning the same the said Planning Authority has laid down certain terms, conditions, stipulations, obligations and restrictions which are to be strictly observed, performed and complied by the Promoters. Upon due observance, performance and compliance of the terms and conditions laid down by the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities, Part Completion and/or Occupancy Certificates and/or Final Completion and/or Occupancy Certificates, as the case may be, shall be granted by the said Planning Authority. The Promoters have commenced construction work of the said new buildings i.e. (i) Building No. 1 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential); and (ii) Building No. 2 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential), in accordance with the said plans, designs, specifications and permissions and as per the rules and regulations laid down by the Kalyan Dombivli Municipal Corporation. The Promoters herein propose to commence and carry out construction work of additional buildings and structures being Building no. 3, 4, 5 & 6 in future on the vacant portion of the Said Properties in the layout scheme approved by the Municipal Corporation by utilizing maximum potential FSI and/or TDR as may be permissible by the Municipal Corporation and/or Concerned Authorities without in any manner modifying or amending building plans with respect to the said Building no. 1 and Building no. 2.

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D. PROJECT:

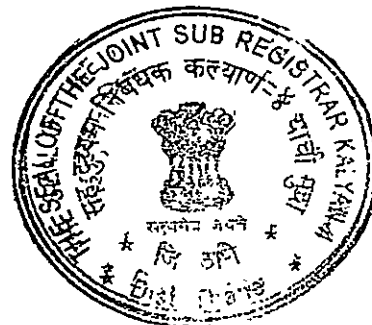
D1 Pursuant to the rights and authorities obtained by Promoters under relevant Deeds of Conveyance, Development Agreement, and Irrevocable Power of Attorney, the Promoters are entitled to develop the Said Properties in phase wise manner, by presently constructing thereon buildings being **(i) Building No. 1 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential); and (ii) Building No. 2 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential)**, consisting of flats/apartments, tenements, dwelling units, parking spaces and other premises of all kinds, for residential use, together with provision of other necessary amenities, facilities and services thereto, in the layout scheme known as **"BALAJI CLASSICA"** and the said Building no. 1 and Building no. 2 to be known as **"BALAJI CLASSICA - ATHENA AND IRIS"** and referred to as the **"SAID PROJECT"**. The Promoters have been developing the said Project for the purpose of selling, transferring and conveying the same to the prospective purchasers, allottees and other transferees and also entitled to sign and execute necessary agreements, deeds, documents and writings with the purchasers/ transferees/allottees of the said residential flats, apartments, parking spaces and other premises.

D2 The Promoters, in terms of the above Deeds, agreements, sanctions and approvals are entitled to develop the Said Project on the Said Properties and carry out the construction of the Said Project buildings on the above Said properties by amalgamating the Said Properties with adjacent pieces and parcels of land and to dispose of the residential flats, apartments, parking spaces and other premises constructed in the Said Project buildings on ownership basis and to enter into agreements with the prospective Purchasers/ Allottees and to receive the sale price in respect thereof and upon such disposal of the flats, Parking spaces and other premises to convey proportionate portion of the Said Properties together with the building constructed thereon in favour of the co-operative housing society or Federation or Association or Condominium or Corporate Body or Apex Body of all those several persons acquiring the respective flats, parking spaces and other premises within the period of Three months from the date of obtaining Completion Certificate and/or Occupancy Certificate, as the case may be, from the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities as per the provisions of the said RERA Act, rules and regulations made thereunder.

E. BUILDING PLANS/LAYOUT PLANS:

The Promoters have specifically made it clear that Promoters have availed the benefit of maximum permissible Transferable Development Rights (TDR) and have availed the benefits of additional FSI, Premium FSI, Ancillary FSI and thereby obtained permission of construction of buildings being **(i) Building No. 1 - Stilt (part), Ground (part) + First**

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Floor to Twenty Third Floor (residential); and (ii) Building No. 2 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential). The Promoter shall construct the said building/s on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time and shall carry out the construction of buildings in the said layout scheme in phase wise manner without in any manner prejudicially affecting the rights, title and interests of the Purchaser/s herein.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

F. ARCHITECT AND STRUCTURAL CONSULTANT:

The Promoters have entered into a standard agreement with its Certified Architect, viz. M/s. Sthapatya Nirman, through Architect Mr. Shirish Nachane (hereinafter referred to as "The Architect"), who is registered with the Council of Architects, and the Promoters have also appointed a Structural Engineer M/s. J W Consultant, through Mr. Achyut Watave (hereinafter referred to as "The RCC Consultant") for the preparation of the structural designs and drawings of the said new building.

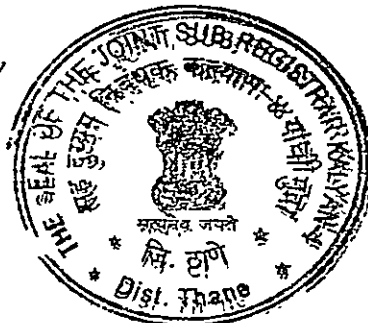
G. PREMISES DETAILS:

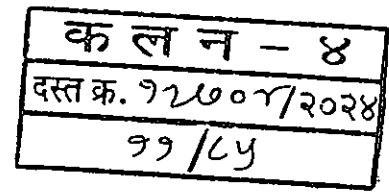
G1 The Purchaser/s has/have applied to the Promoters for allotment of Residential Flat bearing No. 2004, on 20th Floor, admeasuring 30.40 Sq. Meters of Carpet area (as defined under RERA) + 2.51 Sq. Meters Enclosed Balcony + 2.12 Sq. Meters Open Balcony for exclusive use, in the Building Known as "IRIS" (BUILDING NO. 2 AS SHOWN IN THE SANCTIONED PLAN)" in the Complex of the project Building known as "BALAJI CLASSICA" and as shown in the floor plan thereof hereto annexed along with parking space (hereinafter called and referred to as the "SAID FLAT") and more particularly described in SIXTH SCHEDULE hereunder written (Present Car Parking Space, if purchased/allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters).

G2 The Promoters have agreed to allot, sell and transfer the Said Flat for the lumpsum Consideration of Rs. 29,42,500/- (Rupees Twenty Nine Lakhs Forty Two Thousand Five Hundred only) subject to charges as mentioned in the payment schedule. Relying upon the aforesaid application, Promoters have agreed to allot, sell and transfer to Purchaser/s, the Said Flat at consideration and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

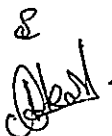

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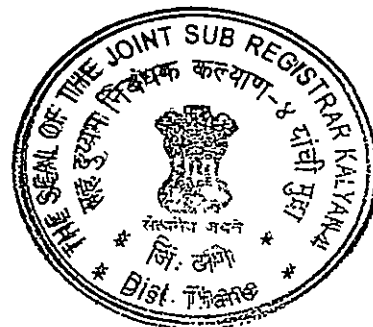




- G3 Upon request of the Purchaser/s, the Promoters have given inspection of the construction site of the Said Project and that the Purchaser/s represent, declare and assure that the Purchaser/s is/are fully satisfied with the plans, designs and drawings of the Said buildings known as "IRIS" (BUILDING NO. 2 AS SHOWN IN THE SANCTIONED PLAN)" in the Complex of the Project Building known as "BALAJI CLASSICA" to be constructed on the Said Properties and are also satisfied with the quality of building materials proposed to be used for construction work of the Said Flat such as sand, bricks, cement, cement blocks, steel, floor tiles, bathroom fittings, doors, window panels, kitchen platform, and all other fittings, fixtures and furniture and are also satisfied with quality of construction work of the Said Project and that the same have been verified by the Purchaser/s. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have verified and are satisfied with the electric connection, water supply connection, rain water harvesting system, Solar system, Fire fighting system, lift, overhead water tanks, underground water tanks, and all external amenities and facilities including safety norms, society office, fitness center, club house proposed to be provided by the Promoters for the Said Project. The Purchaser/s further represent, declare and assure that the Purchaser/s has/have agreed to purchase the Said Flat only upon satisfaction as to quality of construction work, amenities, facilities and safety systems as agreed to be provided herein by the Promoters and not through any visible representations or advertisements pertaining to the Said Project proposed to be constructed on the Said Properties and that the Purchaser/s has/have acknowledged the same.
- G4 The Promoters have clearly brought to the notice and knowledge of the Purchaser/s that all common facilities and amenities of the present construction scheme proposed to be constructed on the Said Properties will be used, utilized, availed and shared by the Allottees / Purchasers / Occupants of all the buildings presently under construction and proposed to be constructed in future on the Said Properties and that the Purchaser/s herein along with the other Allottees/Purchasers shall not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other Allottees/Purchasers and the Purchaser/s herein has/have granted his/her/their consent for the same and agree and assure that the Purchaser/s shall abide by the present covenant.
- G5 The Promoters are entitled to develop the Said buildings known as "IRIS" (BUILDING NO. 2 AS SHOWN IN THE SANCTIONED PLAN)" in the Complex of the Project Building known as "BALAJI CLASSICA" on Said Properties and carry out the construction of the Said Project at their own costs, charges and expenses and to dispose of the residential flats, apartments, parking spaces and other premises constructed in the Said Project on ownership basis and to enter into agreements with the prospective Purchasers/

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Allottees and to receive the sale price in respect thereof and upon such disposal of the flats, units and Parking spaces to form and register a Co-operative Housing Society or incorporate body or association or condominium or Federation or Apex Body as the case may be within a period of three months from the date 51% of total flats or units are transferred to the purchasers and in such manner as stipulated under the said RERA Act and shall, if required, execute and register and/or cause to be executed and registered a Deed of Conveyance of the structure of the Said Project building in favour of such co-operative housing society or association or corporate body, and shall further form and register an Apex Body or Federation or Holding Company as the case may be and shall further execute a Deed of Conveyance of the Stilt constructed structure of the Said Project and proportionate portion of the Said Properties in favour of such Apex Body or Federation or Holding Company of the said entire undivided and inseparable land underneath the said buildings proposed to be constructed on the Said Properties within such period within 3 months from the date of obtaining Completion Certificate or Occupancy Certificate, as the case may be and in such manner stipulated, provided and prescribed under the provisions of Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules 2017.

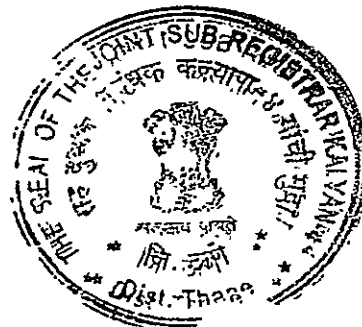
G6 The Promoters have clearly brought to the notice and knowledge of the Purchaser/s herein that the Promoters intend to develop the layout scheme sanctioned on the Said Properties and construct the buildings approved by the Municipal Corporation in phase wise manner, and that presently the Promoters has undertaken construction work of the Said Project buildings viz. Building No. 1 and Building No. 2 and remaining buildings in the said layout scheme shall be constructed in future, and the Purchaser/s herein have agreed for the same and shall not obstruct or object or in any manner impede the said future construction work.

H. INSPECTION OF DOCUMENTS BY PURCHASER/S:

The Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s, of all the revenue records, sanctioned plans, development permissions and documents of title relating to the Said Properties described in the First, Second, Third, Fourth and Fifth Schedules hereunder written, which entitles Promoters to allot, sell and transfer the Said Flat constructed on the basis of plans, drawings, designs, permissions and specifications of the Said Project buildings prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (RERA) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder. The Purchaser/s are satisfied with the title documents furnished by the Promoters. The Purchaser/s has/have apprised himself/herself/

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themselves of the applicable laws, notifications and rules applicable to Said Properties and the Said Project and understand/s all limitations and obligations in respect of it and there will be no further investigation or objection by Purchaser/s in this regard.

The Promoters have annexed to this presents the authenticated copies of the following documents pertaining to the Said Project :

- (a) Certificate of Title issued by advocate of the Promoters Advocate Shri. Vishal K. Patil, partner of M/s. V K Law & Co.;
- (b) 7/12 extracts;
- (c) Index II of Deeds of Conveyance;
- (d) Index II of Development Agreement;
- (e) Index II of Power of Attorney;
- (f) Building Construction Permission;
- (g) Sanctioned Building Plan;
- (h) Floor Plan exhibiting the Said Flat
- (i) MahaRERA Certificate.

I. AUTHORITY TO SIGN:

The Purchaser/s has/have represented and warranted to Promoters that Purchaser/s has/have the power, competence and authority to enter into and perform this Agreement and has clearly understood his/her/their rights, duties, responsibilities and obligations under this Agreement. The Parties have agreed to the terms and conditions of this Agreement as set forth hereinafter.

J. REGISTRATION OF PROJECT:

MAHARERA has granted registration certificate in respect of Said Project bearing registration no. P51700055289.

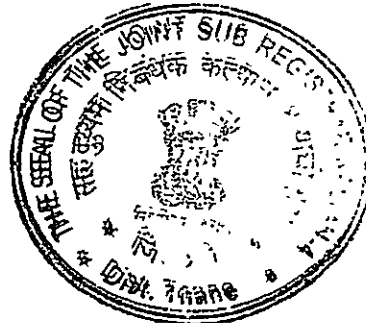
K. GOVERNING ACT:

The present transaction is governed under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Rules (MahaRERA) thereunder accordingly parties hereto are required to execute the present Agreement for Sale and register the same under the provisions of Registration Act, 1908.

NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTENDING TO BE LEGALLY BOUND AND AGREE AS UNDER:

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ARTICLE 1
INTERPRETATION AND DEFINITIONS

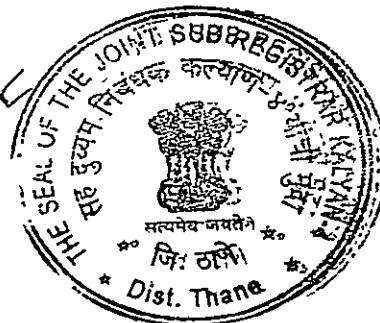
- 1.1 'Agreement' shall mean the present Agreement for Sale and any other Agreement entered into between the Promoters and the Purchaser/s and all its amendments, modifications, rectifications and other writings signed and executed by the parties.
- 1.2 All Annexures, Schedules and documents referred in this Agreement and recitals referred herein above shall form an integral part of this Agreement and the interpretation of this Agreement shall be read and construed in its entirety.
- 1.3 'Architect' shall mean "M/S. STHAPATYA NIRMAN" and/or such person or persons who is appointed by the Promoters for both designing and planning the Buildings to be constructed on the Said Properties.
- 1.4 'Approvals' shall mean and include all permissions, sanctions, clearance, sanctioned plans, commencement certificate, building construction permission, revised construction permission, No-objections, Completion Certificates, Occupation Certificates, and such other permits and sanctions granted by the Municipal Corporation, State Government, Central Government, MSEDCL, Water and Sewerage Department, Fire Department, Maharashtra Pollution Control Board, Environment Department, and such other Concerned Authorities as may be required for the Said Project.
- 1.5 'Building or Buildings' shall mean the Said buildings known as "IRIS" (BUILDING NO. 2 AS SHOWN IN THE SANCTIONED PLAN)" in the Complex of the Project Building known as "BALAJI CLASSICA" consisting of residential flats, parking spaces, and other premises and constructed area intended to be used for residential or for the purpose of any business, occupation, profession or trade or for any other related purposes as is sanctioned and approved by the Municipal Corporation and/or Concerned Authorities.
- 1.6 'Carpet Area' shall mean the carpet area as defined under RERA which is inclusive of area covered by internal walls of the concerned premises. The carpet area is calculated for bare shell unit excluding finishes, skirting, ledge walls, wall tiles, granite & marble frames.
- 1.7 'Common Facilities and Amenities' shall mean and include such facilities and amenities as are enlisted in Annexure "A" appended to this Agreement.
- 1.8 'Completion Certificate' shall mean completion certificate or occupation certificate or such other certificate issued by the Municipal Corporation and/or Competent Authority certifying that the Said Project buildings are developed and constructed according to the sanctioned plans and specifications, as approved by the Competent Authority and ready for use and occupation by the purchaser/s.

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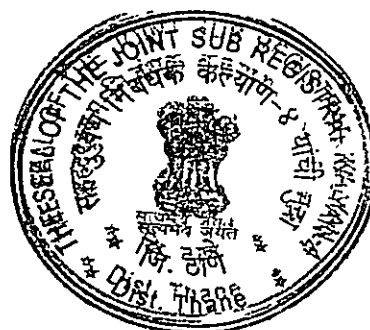
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- 1.9 'Car Parking Space' shall mean stilt car parking space, Pit and Stack car parking space, Rotary car parking, puzzle car parking, podium car parking and/or such car parking space having roof and enclosed on three sides for parking any vehicle.
- 1.10 'Date of Possession' shall mean 30th June 2028 being the date of possession as communicated to Purchaser/s in the offer letter for possession to be issued by Promoters.
- 1.11 'Developers' shall mean M/S. LAUKIK LIFESTYLES and its partners for the time being, all Incoming partners, surviving partners and their respective heirs, executors, administrators, successors and assigns.
- 1.12 'Effective Date' shall be the date of execution and registration of the present Agreement.
- 1.13 'Member' shall mean and include any purchaser/s admitted as member and shareholder of the Co-operative Housing Society Ltd. and/or such other association or corporate body or Federation or Apex Body formed and registered of purchasers of residential flats, parking spaces and other premises of the Said Project buildings and shall include their respective heirs, executors, administrators, successors and assigns and as defined under the provisions of Maharashtra Co-operative Societies Act, 1960.
- 1.14 'Floor Space Index' shall have the meaning as defined under the Maharashtra Regional Town Planning Act, 1966 and the Unified Development Control and Promotion Regulation and/or any other laws and enactments applicable thereof.
- 1.15 'Force Majeure' shall mean occurrence of any of the events as more particularly mentioned in this Agreement.
- 1.16 'Instalments' shall mean the consideration to be paid as per the instalments detailed out in the Present Agreement.
- 1.17 'Maintenance Agency' shall mean the agency and/or individual/s appointed by Promoters for carrying out the day to day maintenance and upkeep of the common areas of Buildings and Project.
- 1.18 'Notice' shall mean any handwritten, typed or printed notice delivered personally or through registered post or courier at the address of the party herein or at such address provided by the party.
- 1.19 'Party' or 'Parties' for the purpose of this Agreement shall mean the Promoters, all their existing partners, incoming partners, their respective heirs, executors, administrators, successors and assigns and also the Purchaser/s and his/her/their respective heirs, executors, administrators, successors and assigns.
- 1.20 'Termination' shall mean annulment, revocation or rescindment of the present Agreement and its terms, conditions and obligations for the reasons and in manner as set out in the present Agreement.

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- 1.21 Words importing singular shall include plural and masculine gender shall mean and include female gender wherever applicable vice versa.
- 1.22 the headings and sub-headings used in this Agreement are inserted only for reference to the provisions hereof and shall not affect the construction of such provisions;
- 1.23 references to an Article, Section, Clause or Schedule herein shall be a reference to an Article, Section, Clause or Schedule of this Agreement;
- 1.24 references to a "Party" to this Agreement or a Person shall include their respective successors, assigns or transferees (to the extent assignment or transfer is permitted under this Agreement);
- 1.25 all references to agreements, documents or other instruments shall (subject to all relevant approvals) be a reference to that agreement, document or instrument as amended, supplemented, substituted, novated or assigned from time to time;
- 1.26 reference to any law, statute or rules shall include references to such law, statute or rules as the same may after the Agreement be amended, supplemented or re-enacted from time to time;
- 1.27 a reference to a "Party" is to a party to this Agreement and a reference to the "Parties" is, unless the context otherwise requires, a reference to the parties to this Agreement;
- 1.28 headings and the use of bold typeface are for ease of reference only and shall not affect the meaning or interpretation of the provisions of this Agreement;
- 1.29 the words "herein", "hereof", and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Section or other subdivision; and
- 1.30 when any number of days is prescribed in any document, the same shall be reckoned exclusive of the first and inclusive of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day which is a Business Day.

ARTICLE 2

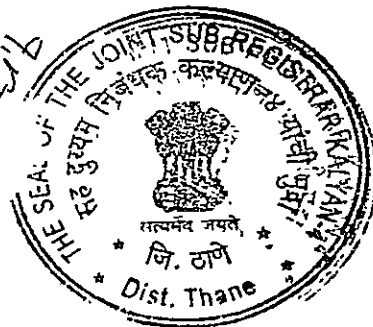
SALE

- 2.1. The Promoter shall presently construct the Said Project buildings being -
- (I) Building No. 1 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential); and
- (II) Building No. 2 - Stilt (part), Ground (part) + First Floor to Twenty Third Floor (residential)

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on portion of the Said Properties in accordance with the plans, designs and specifications as approved by the Municipal Corporation of Kalyan Dombivli and/or Concerned Authorities from time to time. Provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Said Flat of the Purchaser/s except any alteration or addition required by any Government Authorities or due to change in law.

2.2 (i) The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s Residential Flat bearing No. 2004, on 20th Floor, admeasuring 30.40 Sq. Meters of Carpet area (as defined under RERA) + 2.51 Sq. Meters Enclosed Balcony + 2.12 Sq. Meters Open Balcony for exclusive use, in the Building Known as "IRIS" (BUILDING NO. 2 AS SHOWN IN THE SANCTIONED PLAN) in the Complex of the project Building known as "BALAJI CLASSICA" and as shown in the floor plan thereof hereto annexed alongwith parking space (hereinafter called and referred to as the "SAID FLAT") and more particularly described in SIXTH SCHEDULE hereunder written (Present Car Parking Space, if purchased/allotted, is duly reserved by Car Parking Allotment Letter issued by the Promoters) at and for the lumpsum consideration Rs. 29,42,500/- (Rupees Twenty Nine Lakhs Forty Two Thousand Five Hundred only) agreed to be paid to the Promoters. The amenities to be provided by Promoters in respect of the Said Flat are those that are set out in List of Amenities more particularly described in Annexure "A" appended to this Agreement.

(ii) The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s covered parking space bearing No. situated at stilt / Ground floor of the Said Project buildings for the consideration of Rs. /- (Rupees Only)

ARTICLE 3

CONSIDERATION AND PAYMENT TERMS

3.1 The total aggregate consideration amount for the Said Flat including covered parking space is thus Rs. /- (Rupees Only) payable by the Purchaser/s to the Promoters in accordance with the Payment Schedule set out hereunder-

3.2 Payment Schedule -

(i) The Purchaser/s has/have paid on or before execution of this Agreement a sum of Rs. 1,47,699/- (Rupees One Lakhs Forty Seven Thousand Six Hundred Ninety Nine only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoters the balance amount of Rs. 27,94,801/- (Rupees Twenty Seven Lakhs Ninety Four Thousand Eight Hundred One Only) in the following manner :-

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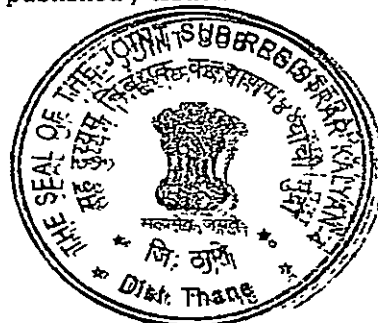
SR NO	INSTALMENT	PERCENTAGE
1	At the time of Booking	5.00%
2	At the time of execution of Agreement	15.00%
3	on Commencement of Plinth	20.00%
4	On Commencement of 1 st slab	4.00%
5	One Commencement of 4 th slab	4.00%
6	On Commencement of 7 th slab	4.00%
7	On Commencement of 10 th slab	3.00%
8	On Commencement of 13 th slab	3.00%
9	On Commencement of 16 th slab	3.00%
10	On Commencement of 19 th slab	3.00%
11	On Commencement of 23 rd slab	3.00%
12	On Commencement of the Terrace Slab	3.00%
13	On Commencement of Brickwork/Internal Plastering & Staircase	3.00%
14	On Commencement of Flooring, Doors & Windows	3.00%
15	On Commencement of Sanitary Fitting, Staircase, Lift Walls & Lobbies	3.00%
16	On Commencement of External Plumbing	3.00%
17	On Commencement of Plastering, Elevation	3.00%
18	On Commencement of Lifts	3.00%
19	On Commencement of Terrace Water Proofing	3.00%
20	On Commencement of Water Pumps & Electrical Fittings	4.00%
21	At the time of Possession	5.00%
	TOTAL	100.00%

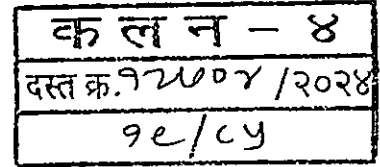
- (ii) The Purchaser/s shall be required to pay applicable Goods and Service Tax (GST) along with relevant instalments. The amount of GST shall vary from time to time as per the future revisions in the rates and rules.
- (iii) Consideration as mentioned hereinabove is exclusive of any taxes, which maybe leviable by any appropriate authorities and would include (but not limited to), taxes like GST and any other tax, both present and future, as may be applicable from time to time, shall be separately charged and recovered from Purchaser/s. The Purchaser/s shall be responsible for deduction of TDS, if any applicable, for every instalment paid and payable to the Promoters as per the applicable rules and shall also be responsible for submission of TDS Certificate issued by the competent authority within a period of fifteen days from the payment of every concerned instalment.
- (iv) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertake and agree that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification / order / rule / regulation published / issued in that behalf to that effect

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along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

- (v) The Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ ___% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to Purchaser / Allottee by the Promoters.
- (vi) The Promoters shall confirm the final carpet area that has been allotted and transferred to the Purchaser/s after the construction of the Building is complete and the Occupancy Certificate is granted by the Kalyan Dombivli Municipal Corporation and/or competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Purchasers within forty- five (45) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchasers. If there is any increase in the carpet area allotted to Purchaser/s, the Promoters shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1 of this Agreement.
- (vii) The Purchaser/s authorize/s the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name/s as the Promoters may in its sole discretion deem fit and the Purchaser/s undertake/s not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.
- 3.3 The Purchaser/s, simultaneously with the execution hereof, but in any event before taking possession of the Said Flat / Shop / Office, shall pay the following amounts to the Promoters
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| (a) Rs. NIL/- | towards share money, application and entrance fee of the Society / Organization. |
| (b) Rs. NIL/- | towards Formation and Registration of the Society / Apartment / Organization and Legal Charges in connection there with. |
| (c) Rs. NIL/- | towards Legal Fees. |
| (d) Rs. 1,10,000/-+ applicable Taxes | towards club house charges for 1 BHK. |

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- (e) Rs. 50,000/-+ applicable Taxes towards infrastructure charges for 1 BHK Including electricity connection and water connection charges.
- (f) Rs. 1,35,000/-+ applicable Taxes towards club house charges for 2 BHK & Shop.
- (g) Rs. 50,000/-+ applicable Taxes towards infrastructure charges for 2 BHK & Shop including electricity connection and water connection charges.

The Promoters shall utilize the amount so collected herein above for the purposes of meeting all deposits, costs, out of pocket costs, charges and expenses in connection with above stated activities. The Promoters shall be entitled to appropriate the amounts collected under one head for meeting expenses under another head. The Purchaser/s shall not be entitled to raise any objection or grievance in respect of the same.

- 3.3 The Purchaser/s, simultaneously with the execution hereof but in any event before taking possession of the Said Flat, shall pay such amounts to the Promoters as may be decided by the Promoters towards electric meter installation and security Deposit/ charges for the meter payable to MSEB and erection of transformer, cable laying etc., towards proportionate share of Development Charges and including premium payable to Local Authority, towards Water Connection Charges and Deposit, GST and other taxes and charges levied by Government and Local Authorities & proportionate Building Insurance Premium to be paid.

The Purchaser/s shall tender the amount of difference in the event of there being any increase in the general charges as on the date of handing over the possession of the Said Flat. If, however, at any time the amounts paid or deposited by the Purchaser/s shall be found short or deficit, the Purchaser/s shall on demand by the Promoters deposit with them a further reasonable amount as may be demanded by them after adjusting any excess from otherheads in the manner as may be prescribed under the provisions of RERA Act and rules made thereunder.

The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units and other premises in the Said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Properties with the new building constructed thereon to the Co-operative Society / Condominium / Organization / Federation / Corporate Body / Apex Body to be formed by the Purchaser/s of premises in the building/s in the Said Project excluding the constructed area and the

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part area of the Said Properties to be transferred and conveyed in favour of the Kalyan Dombivli Municipal Corporation, the Promoters shall render a consolidated account to Said Co-operative Society/Condominium/Organization/Federation/Corporate Body/ Apex Body and pay over to them the excess, if any, of such collections or recover from them the deficit, if any therein.

The amounts so collected by the Promoters under the provisions of this agreement or otherwise howsoever shall not carry any interest. The Promoters shall engage a Maintenance Agency to maintain the Said Project building and the common amenities and facilities in the Said Project. The Promoters shall levy and collect and the Purchaser/s shall duly pay to the Promoters such amounts of monthly maintenance management fee or charges calculated @ Rs.8/- per square feet in respect of the Said Flat and as may be levied by the Promoters. The Promoters shall maintain a consolidated account of all the amounts so collected by them from all the Purchaser/s of the residential units and other premises in the said Project and of all the amounts spent on expenses chargeable to them, and on transfer of the Said Properties with the new building constructed thereon to the Co-operative Society / Condominium / Organization / Federation / Corporate Body / Apex Body to be formed by the Purchaser/s of the residential flats / premises in the building/s in the said Project, the Promoters shall render a consolidated account to Co-operative Society / Condominium / Organization / Federation / Corporate Body / Apex Body and pay over to them the excess, if any, of such collections or recover from them the deficit, if any therein.

3.4 Failure/Delay in Payment

- (a) Time is the essence of the terms and conditions mentioned herein and with respect to Purchaser/s obligations to pay the Consideration as provided in the Payment Schedule along with other payments such as, applicable stamp duty, registration fee and other charges on or before the due date or as and when demanded by Promoters, as the case may be and also to perform, observe and comply all the other terms, conditions and obligations of Purchaser/s under this Agreement and also with respect to the Promoters to abide by the time schedule for completing the construction work of the said building on the Said Properties in accordance with the plans, permissions and specifications sanctioned and approved by the Municipal Corporation and handing over possession of the Said Flat to the Purchaser/s and the common areas to the co-operative Society / Condominium/Organization/Federation/Corporate Body/ Apex Body of the Purchasers after receiving Occupancy Certificate or Completion Certificate as the case may be. The Purchaser/s hereby also covenant/s to observe and perform all the terms and conditions of the booking and/or allotment and/or this Agreement, to keep Promoters and its agents and representatives, estates and effects indemnified and harmless against the said payments and observance and performance of the said terms and conditions

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and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance, or non-performance of the terms and conditions mentioned herein and/or the Agreement by Purchaser/s.

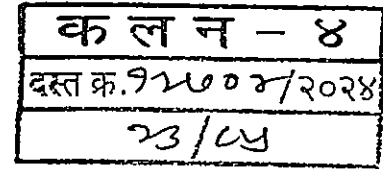
- (b) Payment of instalments, and all other administrative dues shall have to be made within due dates as would be mentioned in the letter(s) issued by the Promoters from time to time requesting for such payments. Payment within time would be deemed to be essence of the terms of these presents. Part payments will not be accepted after the due dates. The Promoters may, at their sole option and discretion, waive in writing the breach by the Purchaser/s not making payments as per the schedule of payments mentioned herein, but on condition that the Purchaser/s are liable to pay interest at such rate prescribed by Real Estate Regulatory Authority from time to time on the amount due which shall be calculated from the date on which the amount was due till the date of payment (both days inclusive). The Purchaser/s agree/s to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoters.
- (c) Upon non-receipt of the instalment within due date, Promoters may issue a notice to Purchaser/s to pay the amounts due within 15 (fifteen) days of due date. The Purchaser/s shall be liable to pay the due amounts with interest accrued thereon as prescribed hereinabove. However, it is agreed between the parties that the Promoters shall adjust the amounts due from Purchaser/s first towards the interest due, if any, applicable taxes and then towards the Consideration.
- (d) Without prejudice to the right of promoter to charge interest in terms of sub clause hereinabove mentioned, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing three defaults of payment of instalments, the Promoters shall at his own option, may terminate this Agreement;

Provided that, Promoters shall give notice of fifteen days in writing to the Purchaser/s, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

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Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty (30) days of the termination, the instalments of sale consideration of the Said Flat which may till then have been paid by the Purchaser/s to the Promoters. Upon such cancellation/termination, the Promoters shall refund the amount paid by Purchaser/s without interest subject to forfeiture of 10% (Ten per cent only) of the Consideration towards cancellation charges.

- (e) Upon such cancellation, Purchaser/s shall be left with no right or lien on the Said Flat except that of receiving refund, if any, as per the terms of the present agreement. The balance amount shall be refundable to Purchaser/s without any interest, within 30 days of such cancellation. The dispatch of said cheque by registered post/speed-post to the last available address with the Promoters as appearing in the recitals mentioned hereinabove shall be full and final discharge of all the obligations on the part of the Promoters or its employees and Purchaser/s will not raise any objection or claim on the Promoters in this regard.
- (f) Upon the cancellation of the booking, the Promoters shall be at a liberty to sell/assign or otherwise dispose of the Said Flat to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as the Promoters may in its sole, absolute and unfettered discretion think fit and proper and Purchaser/s shall not be entitled to raise any objection or dispute in this regard.
- (g) The Purchaser/s agree/s and undertake/s to execute a Deed, Document, or Writing including the Cancellation Deed to cancel the Agreement, the balance amount, if any shall be paid to Purchaser/s only upon the cancellation of the Agreement and/or receipt of the Cancellation Deed, Documents, writings as aforesaid and upon sale of the Said Flat to any prospective Purchaser/s. In the event the Purchaser/s not executing and registering such Cancellation Deed or any other document for cancellation and termination of the present Agreement as aforesaid within the notice period as mentioned therein, the Promoters shall be entitled to file and register Declaration or any other relevant document before the Office of SubRegistrar of Assurances unilaterally cancelling or terminating the present Agreement.

3.5 Time is the Essence:

The timely payment of Instalments is the essence of this Agreement. Part payments will not be accepted after the due dates. It shall be incumbent on Purchaser/s to comply with the terms of payment and the other terms and conditions of the present Agreement. If there is any delay or default in making payment of the Instalments on time by Purchaser/s, then Purchaser/s shall, subject to the consequences mentioned in

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Clause No. 3 of the present Agreement, at the sole discretion of Promoters, is/are liable to pay interest on the amount due as per the interest rate mentioned hereinabove from the date on which the amount falls due to the date of payment, both days inclusive. No payment will be accepted after due date without the payment of the applicable interest. All the payments made by Purchaser/s, shall be first adjusted towards the applicable taxes then towards the interest due, then towards other dues if any and then towards consideration along with taxes applicable.

3.6 Alteration In the Layout Plans and Design:

It is agreed by the Parties that, in the event there is any change in plans, specifications or location due to change of plans, permission, consent etc. is required by statutory authorities, the same shall be binding on the Purchaser(s).

Provided that the Promoters shall have to obtain prior consent in writing of the Purchasers in respect of variations or modifications as provided under the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder.

3.7 Mode of Payment:

All Demand Drafts/Pay Order/Cheques are to be made in favour of "M/s. Laukik Lifestyles Lifestyles Balaji Classica Mas Coll Escrow Acct" payable at A/c no. 57500001429649 of IFSC Code-HDFC0009471, HDFC Bank, Dombivli Branch. If any of the cheque submitted by Purchaser/s to Promoters are dishonored for any reasons, then the Promoters shall intimate Purchaser/s of the dishonor of the cheque and Purchaser/s would be required to tender a Demand Draft of the same amount to the Promoters within ten (10) days from the date of dispatch of such intimation by the Promoters and the same shall be accepted subject to 'Dishonour Charges' of Rs. 2,000/- (Rupees Two Thousand only) excluding service tax for each dishonour. Taxes shall be paid extra, if applicable. In the event the said Demand Draft is not tendered within the stipulated time mentioned herein, then the Agreement and Allotment would be deemed to have been cancelled at the sole discretion of the Promoters.

3.8 Payment of Costs:

- a) All costs, charges and expenses payable on or in respect of this Agreement and on all other expenses incurred in execution of instruments and deeds in pursuant to this Agreement, including stamp duty and registration charges and pro-rata cost and expenses including stamp duty and registration of Deed of Conveyance/Deed of Structural Conveyance/Assignment/ Transfer in favour of the Said Society shall be borne by Purchaser/s. However, it shall be the obligation and responsibility of the Promoters to execute and register a Deed of Conveyance/ Deed of Structural Conveyance/ Assignment/ Transfer in favour of the Said Society at the cost and expenses

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of Purchaser/s, which shall be executed within the period of 3 months from the date of obtaining Final Occupancy Certificate or Completion Certificate, as the case may be, as prescribed under the RERA Act.

- b) Further, if there is any additional levy, which becomes due after the date of the Agreement, rate or charge of any kind attributable to the said Property/ the Said Flat as a consequence of Government, Statutory or any other order of the Local Government, Authority, the same if applicable, shall also be paid by Purchaser/s, on the pro rata basis.
- c) All statutory charges, GST and other charges and levies as demanded or imposed by the Authorities shall be payable proportionately by Purchaser/s from the date of booking/ application as per demand raised by the Promoters.

3.9 The Purchaser/s agree and confirm that the Promoters have provided for limited Car Parking Spaces in the Said Project as per the Development Control Rules of the Kalyan Dombivli Municipal Corporation and that the said Car Parking Spaces have been / shall be allotted and sold on "First come first serve basis". The Purchaser/s has/have granted his/her/their consent for the same. All the Purchasers and occupants in the Said Project shall be required to park their vehicles only at the parking space designated for their respective Flat/other premises. The Promoters shall be entitled to issue allotment letters and formulate rules for earmarking and use of car parks. The Promoters shall also be entitled to designate numbers to the parking spaces in the manner and form as may be suitable for the Promoters. The occupants of concerned Flat/other premises shall only use the car parking spaces for the authorized purpose and such car parking shall not be enclosed or gated without prior written permission from the Promoters and the KDMC.

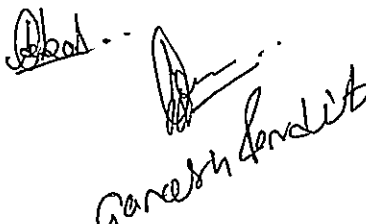
3.10 Minor alterations:

The said Project has been sanctioned as and for Residential purpose. The Promoters shall have right to change floor plan of any floor by taking consent of Purchasers of Flats on the relevant floors only and such change shall be minor alteration.

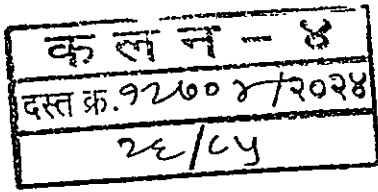
ARTICLE 4 POSSESSION

4.1 Possession Time and Compensation:

- (a) The Promoter shall give possession of the Apartment to the Allottee on or before 30th day of June 2028. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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(b) Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of the Said Flat on the aforesaid date, if the completion of building in which the Said Flat is to be situated is delayed on account of -

(i) war, civil commotion or act of God ;

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

(c) Thereafter Purchaser/s shall be entitled to either:

- i) Terminate the present Agreement and receive refund of consideration paid by the Purchaser/s to the Promoters excluding stamp duty, registration charges, GST and other taxes and charges within period of 30 days from the date of cancellation. Or
- ii) Claim for the compensation @ highest cost of marginal lending rate of SBI plus 2% per annum for the amounts paid towards the Said Flat for the delay exceeding the agreed moratorium period. The adjustment of compensation shall be done at the time of delivery of possession of the Said Flat and not earlier.

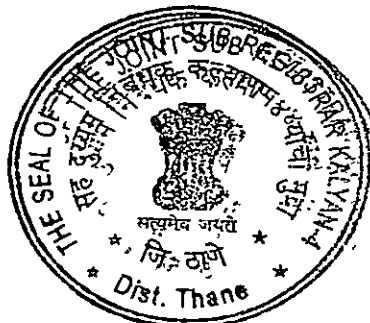
However, the Purchaser/s shall not be entitled to claim compensation if the completion of the said Project in which the Said Flat is to be situated is delayed on account of force majeure circumstances mentioned herein.

(d) In the event of Purchaser/s' failure to take over and/ or occupy and use the Said Flat allotted within the timeline as mentioned in the intimation in writing by the Promoters, then the same shall lie at his/ her/ their risk and cost and Purchaser/s shall be liable to pay the maintenance charges after fifteen (15) days of intimation by the Promoters to take possession of the Said Flat. The said maintenance charges shall be applicable irrespective of physical possession being taken over or not by the Purchaser/s.

(e) It is clarified that the Promoters shall send its intimation regarding the handing over of the possession to Purchaser/s by e-mail on the official e- mail ID of the Purchaser/s or at his address as mentioned in the recitals hereinabove unless modified/ altered by way of intimation to the Promoters regarding the change of address duly sent by registered A.D. letter and/ or personal receipt of letter at the office of the Promoters mentioned herein. The Purchaser/s shall not be entitled for compensation if he has defaulted or breached any of the terms and conditions of these presents.

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- (f) The Promoters, on obtaining the Occupancy Certificate or the Completion Certificate, as the case may be, from the competent authorities, shall hand over the Said Flat to Purchaser/s for occupation and use and subject to Purchaser/s having complied with all the terms and conditions of this Agreement.

4.2 Force Majeure:

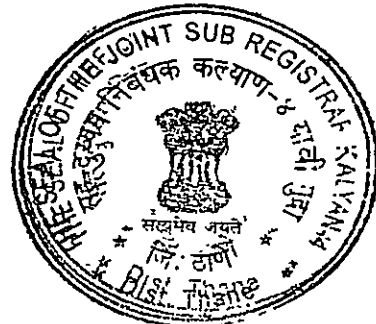
The Promoters shall be entitled to reasonable extension of time for giving delivery of the Said Flat on the aforesaid date, if the completion of building in which the Said Flat is to be situated is delayed on account of -

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

4.3 Conditions precedent for Delivery of Possession:

- (a) The Purchaser/s shall before taking possession of the Said Flat clear all the dues of the Promoters towards the Said Flat.
- (b) The Purchaser/s hereby agree/s that they shall be responsible and liable to pay GST and other taxes as may be applicable on transfer and assignment of the Said Flat by the Promoters to Purchaser/s. The Purchaser/s would also be liable to pay interest/penalty/loss incurred to the Promoters on account of Purchaser/s' failure and/or delay to pay GST and/or such other levies, statutory charges, taxes etc. within 7(seven) days of being called upon by the Promoters.
- (c) The Purchaser/s further agree/s that they shall be liable to pay any taxes, levies, statutory charges imposed by appropriate authorities applicable to transfer and assignment of the Said Flat with retrospective effect, and if any recovery proceedings in consequence thereof are initiated.
- (d) Maintenance charges, deposits, electrical meter deposits/ connection charges, water and sewer connection charges, documentation/legal charges and any other charges/deposits as may be applicable, shall be separately charged either by the Promoters or Maintenance Agency appointed by it and the same shall be paid by Purchaser/s within the timelines as may be requested by the Promoters or Maintenance Agency from time to time.
- (e) Monies towards the taxes may be refunded as per the scheme applicable to the Promoters on the date of refund. The Purchaser/s do/does hereby agree to comply with all the laws of the land at all times, as may be applicable from time to time in respect of the Said Flat. The Purchaser/s shall be liable to pay the maintenance charges, taxes, statutory levies as applicable to the Said Flat from the date of possession.

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- (f) Before receiving possession of the Said Flat, the Purchaser/s shall execute all writings and documents as may be reasonably required by the Promoters including Declarations, Applications, Indemnities, Possession receipt, Electric Meters transfer forms and other documents necessary or expedient for formation and registration of the of the Co-operative Society/Condominium/Federation/Organisation/Corporate Body/Apex Body as the case may be.

4.4 Defect Liability:

- (a) If within a period of five years from the date of handing over the Said Flat to the Purchaser/s, the Purchaser/s brings to the notice of the Promoters any structural defect in the Said Flat or the building in which the Said Flat is/are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at his own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.
- (b) The Promoters shall not be responsible for any alteration / changes / modification carried out by Purchaser/s or any other person in the Said Flat and/or the said Project. In the event of such unauthorized alteration resulting in defect to other premises in the said Project, the Purchaser/s shall be responsible for rectifying such defect entirely at their own costs, charges and expenses. The Defect/s arising out of natural calamities, fire, war, or any other force majeure circumstances, normal wear and tear, careless use of premises and amenities therein, abstinence from regular maintenance, unauthorized use and/or alterations of premises shall not be treated as defect/s in premises.

ARTICLE 5 ALLOTMENT

5.1 Right of Developers:

The allotment, sale and transfer of the Said Flat is entirely at the discretion of the Promoters and the Promoters reserves their right to cancel the allotment and terminate this Agreement in accordance with the Termination clause herein.

5.2 Compliance of Rules, Regulations and By-laws:

- (a) The Purchaser/s shall observe all the rules, regulations and bye-laws applicable to the allotment of the Said Flat and agree/s that it will be used only as per the regulations and designs concerning to the said Project as approved by Planning Authority.
- (b) The Said Flat along with the said Project shall be subject to the provisions of Real Estate Regulatory Authority or any statutory enactment or modifications thereof and Purchaser/s agree/s and confirm/s that the Purchaser/s shall comply with the statutory obligations created there under and any such other enactment applicable governing the allotment, sale and transfer of the Said Flat.

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दस्त क्र. १२००४/२०२४
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- (c) The Said Flat shall be used for the purpose for which it has been allotted and no obnoxious/unauthorized/illegal use will be carried out by the Purchaser/s and/or occupant/s in the Said Flat / the said Project. The Promoters have full authority to enter the Said Flat after giving 24 hours' notice to ascertain and to take action individually or jointly in case the Purchaser/s or his/her/their nominee/occupant is/are found violating the terms and conditions laid down by Planning Authority, and to recover from Purchaser/s as first charge upon the Said Flat, the cost of doing all or any such acts and things, all costs incurred in connection therewith or in and anyway relating there to, for putting the things correctly and in order.

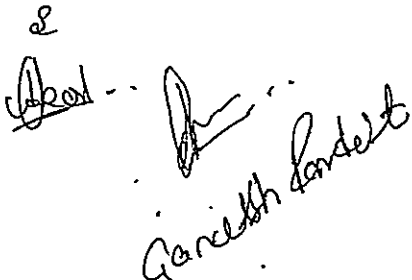
ARTICLE 6 MAINTENANCE

6.1 Payment of Maintenance Charges:

- (a) The Purchaser/s, in respect of the Said Flat, shall be liable to bear and pay from the date of the said Project being completed and/or during the process of completion of construction work, his/her/their share of the outgoings, maintenance charges, property taxes, non-agricultural taxes, rates, taxes, cess, assessments, insurance premium, Parking maintenance charges, costs of painting the said Project, costs, charges and expenses of cleaning and lighting the passages, landings, staircases and common areas, open spaces and other parts of the said Project, operation and maintenance and repairs of lifts, water pumps, lights, costs of water power and utility charges, equipments and other services, salaries of all staff including manager, chowkidars, sweepers, liftmen, cost of management and maintenance of common areas, amenities and facilities of the said Project and such other expenses as are necessary or incidental for maintenance and upkeep of the said Project and other charges and levies of like nature, payable in respect of the Said Flat, the said Project, amenities, common areas and the Said Properties, to all government, semi-government local and public and/or private bodies and authorities, including the Municipal Corporation, the Collector and the Promoters.
- (b) The Purchaser/s shall pay, as and when demanded, the maintenance charges including security deposit for providing, maintaining and up-keeping the SAID PROJECT and other deposits and charges for the various services therein, as may be determined by the Promoters or the Maintenance Agency appointed for this purpose, as the case may be. The appointment of the Maintenance Agency will be at the sole discretion of the Promoters and Purchaser/s shall abide by the decision of the Promoters and effect the payment in accordance with this Agreement.

6.2 Maintenance:

- (a) The Purchaser/s hereby agree/s and confirm/s to become member of the Co-operative Society / Condominium / Federation / Organisation / Corporate Body / Apex Body in accordance with the applicable Acts, Rules and byelaws and execute necessary



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documents as and when required. The Purchaser/s undertake/s to join the Said Organization and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Promoters in its sole discretion for this purpose. The Purchaser/s, till completion and handover of the SAID PROJECT, authorizes the Promoters to enter into a Maintenance Agreement with a Maintenance Agency or any other nominee/ agency/ association (s) or other body as may be appointed/ nominated by the Promoters from time to time at its sole discretion for the maintenance and upkeep of the said Project/the Said Flat and the Purchaser/s undertake/s to pay the maintenance charges as raised by the Maintenance Agency from the date of the Certificate for Occupation / Completion and use granted by the competent authority on pro-rata basis irrespective of whether the Purchaser/s is in occupation of the Said Flat or not and work is still going on in adjacent tower/buildings and infrastructure facilities are not fully completed.

- (b) In order to secure due performance by the Purchaser/s in prompt payment of the maintenance charges and other charges/deposits raised by the Maintenance Agency, the Purchaser/s agrees to deposit, as per the schedule of payment/this Agreement and to always keep deposited with the Promoters or the Maintenance Agency, nominated by the Promoters, advance maintenance charges @ Rs.8/- per square feet in respect of the Said Flat for 24 months till the formation of the Co-operative Society / Condominium / Federation / Organisation / Corporate Body / Apex Body for the said Project.

6.3 Right of entry in the Said Flat:

After the possession, the Purchaser/s shall permit the Promoters and its surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Said Flat or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the Said Project and for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Said Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes. In case the Purchaser/s has/have failed to effect repairs despite dispatch of notice of one week contemplated above and the Promoters are constrained to effect repairs at its cost, in that event such cost shall be recovered from the Purchaser/s. However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Purchaser/s authorize/s the Promoters to break open the doors/windows of the Said Flat and enters into the Said Flat to prevent any further damage to the other Flats/ Project.

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6.4 Delay/Failure in payment of Maintenance charges:

The Purchaser/s agree/s that any delay in payment of maintenance charges beyond due date shall result in interest payable by the Purchaser/s at the rate as may be prescribed under the Act.

6.5 Internal Maintenance:

The maintenance of Common Areas will be carried out by the Promoters/Maintenance Agency but those inside the Said Flat will be carried out by Purchaser/s only.

6.6 Maintenance Accounts:

The Promoters/Maintenance Agency shall maintain a consolidated account of the entire amount so collected by it and expenses incurred for the maintenance of Said Flat and the said Project. The Maintenance Agency shall provide consolidated account of maintenance to the Said Society and shall simultaneously transfer excess collection or claim deficit, as the case may be.

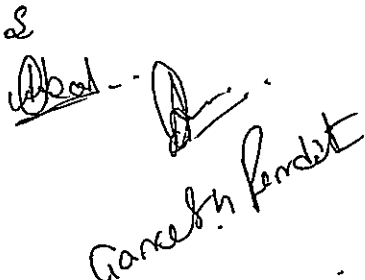
6.7 Sub-Letting of the Said Flat:

The Purchaser/s shall obtain prior permission of the Promoters in case of leasing or licensing the Said Flat and shall also sign an undertaking to pay the maintenance and any such other charges to be paid pursuant to the terms and conditions of these presents. The Purchaser/s shall submit the copy of the leave and licence/lease agreement along with the police verification of the Licensee/Tenant to the Promoters immediately on sub-letting of the Said Flat. After formation of Co-operative Society / Condominium / Federation/Organisation/Corporate Body/Apex Body, the Purchaser/s shall be required to take its prior permission for Sub-letting the Said Flat and that the sub-letting shall be in such manner as may be allowed by the Co-operative Society / Condominium / Federation / Organisation / Corporate Body / Apex Body.

**ARTICLE 7
RIGHTS AND OBLIGATIONS OF PURCHASER/S**

7.1 Compliance of Laws:

That the Purchaser/s shall comply with all the legal requirements as required for the purchase of immovable property, as and when applicable. The Purchaser/s has specifically agreed with the Promoters that the allotment of the Said Flat shall be subject to strict compliance of code of conduct and house rules that may be determined by the Promoters for occupation and use of the Said Flat and such other conditions as per the applicable laws. The Purchaser/s shall abide by all the laws of the land, local laws, rules, notifications etc., at all times, as may be applicable to the transfer of the Said Flat and shall be solely responsible for the consequences of non-compliance of the rules and laws of the land, penalty imposed in case of the breach of the same, shall be borne by Purchaser/s alone.

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7.2 Loans etc.:

The Purchaser/s may obtain finance from any financial institution/bank or any other source for purchase of the Said Flat at their cost and responsibility. The Purchaser/s' obligation to purchase the Said Flat pursuant to this Agreement shall not be contingent on Purchaser/s' ability or competencies to obtain such financing and the Purchaser/s will always abide and fulfil the terms of the present Agreement. The Promoters shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Said Flat on any ground or revokes the loan already granted. Further, if any bank/financial institution refuses/makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then the Purchaser/s shall not make such refusal/delay an excuse for non-payment of any Instalments/dues to the Promoters within stipulated time as per the Payment Schedule.

7.3 Putting up Sign Board:

The Purchaser/s undertakes that he/she/they shall not put up any name or sign board, neon-light, publicity or advertisement material, hang clothes etc. at the external facade of the Building/s, inside the glass window or, anywhere on the exterior or Common Areas or at any places of display. The Purchaser/s shall be entitled to display his name plate only at the proper place, provided for the Said Flat.

7.4 Hazardous Chemicals / Material etc.:

The Purchaser/s shall not keep any hazardous, explosive, inflammable chemicals/material etc., which may cause damage to the said Project. The Purchaser/s shall always keep the Promoters harmless and indemnified for any loss and damages in respect thereof.

7.5 Commitment:

The Purchaser/s agree/s that the Purchaser/s shall from time to time sign all applications, papers, documents, Maintenance Agreement, electricity agreement and all other relevant papers as required to be signed, in pursuance to the transactions and do all the acts, deeds and things as the Promoters may require in the interest of Project and for safeguarding the interest of the Promoters and /or Purchaser/s in the Said Project. In case of Joint Purchaser/s, any document signed/accepted/ acknowledged by any one of the Purchaser/s shall be binding upon the other.

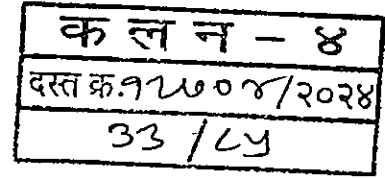
7.6 Inspection:

The Purchaser/s undertake/s to permit the Promoters or its authorised representative and/or the Maintenance Agency and their authorised representatives at all reasonable hours, to enter the Said Flat for the purpose of inspection/maintenance while performing their duty.

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7.7 Transfer:

- (a) The Purchaser/s shall not be entitled to transfer or assign the Said Flat without prior written permission of the Promoters till the Co-operative Society / Condominium / Federation / Organisation / Corporate Body / Apex Body is duly formed and registered. Any such transfer shall be null and void and the Promoters shall under such circumstances, at their sole discretion entitled to terminate the present agreement. Transfer of booking may be permitted only by prior written confirmation /approval by the Promoters, on such terms and conditions and guidelines as it may deem fit by the Promoters, subject to clearing all the sums due and payable under the present agreement. However, the Purchaser/s agree/s and undertake/s to execute/register the deed, document, agreement or writing as may be requested by the Promoters to record the transfer as mentioned hereinabove.
- (b) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the Purchaser/s. The Purchaser/s shall indemnify and keep indemnified the Promoters against any action, loss, damage or claim arising against the Promoters for non-payment of such stamp duty and requisite charges.
- (c) The transfer shall be allowed only subject to clearing of all the sums that shall be due and payable to the Promoters on the date of submission of the request application. The Purchaser/s shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations/transfer.

7.8 Modification in Terms of this Agreement:

This Agreement shall supersede all previous writings, documents and arrangement between the Parties. The terms and conditions of this Agreement shall not be changed or modified, except by written amendments duly signed by the Parties.

7.9 Installation of Air Conditioners:

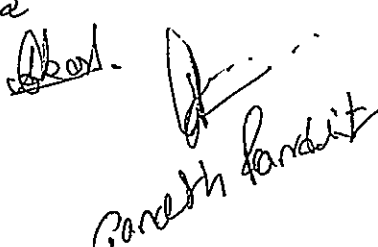
The Purchaser/s agree/s to fix or install air conditioners in the Said Flat only at the places which have been specifically designated in the Said Flat for the installation and shall not in any way disturb the external facade of the Said Flat /Said Project.

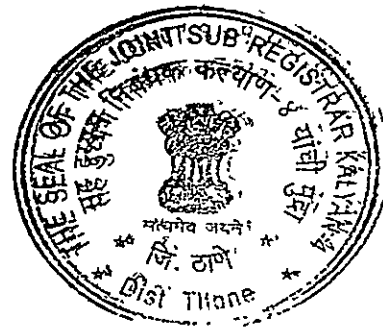
7.10 Installation of Window Antenna:

The Purchaser/s agree/s not to fix or install any window antenna on the roof or terrace or external facade of the said Project except by the prior sanction of Developers/the Said Society and only at places earmarked by the Promoters.

7.11 Installation of Window Grill

The Purchaser/s agree/s to install and fix Window Grills on all the windows of the Said Flat as per the designs specified by the Promoters only and not in any other design or manner. The Purchaser/s shall bear and incur the costs and expenses in respect of such Grill.

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7.12 Uses as Per Sanctioned Building Plans:

It is clearly understood and agreed by the Purchaser/s that the Said Flat shall not be used for any purpose other than for residential purpose and shall not be used in any manner that may cause nuisance or annoyance to the occupants of other flats/premises. The Purchaser/s hereby agree/s to indemnify the Promoters and/or their agents against any action, damages or loss caused on account of any misuse and the same shall be at risk and responsibility of the Purchaser/s and any consequences arising there from shall be borne by the Purchaser/s alone.

7.13 Use of Service Slab:

The Purchaser/s shall not use the Service Slab adjacent to the Said Flat as storage space and that the same shall be kept sufficiently open to facilitate necessary maintenance by the Promoters or the Organization as the case may be.

7.14 Applicability of Provisions:

It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligation arising hereunder in respect of the Said Project shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers/assignees/nominees of the Said Flat as the said obligation go along with the Said Project for all intents and purposes.

7.15 Mischief:

The Purchaser/s shall not create any mischief and shall not do any act or omission which could disturb the peace, serenity, tranquillity of the Said Flat or of other occupants.

ARTICLE 8**RIGHTS AND OBLIGATIONS OF PROMOTERS****8.1 Title of Said Flat**

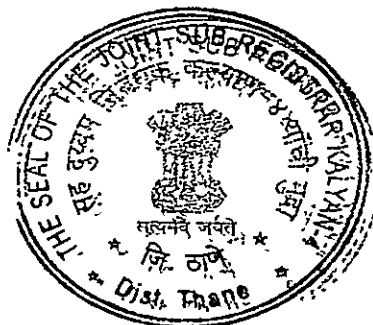
The Promoters shall ensure that the title of the Said Properties and the Said Flat is clean, clear and marketable and free from all encumbrances, and that any defect or deficiency in the title shall be resolved by the Promoters at their own costs, charges and expenses and shall make available the Said Flat to the Purchaser/s free from any defects or deficiency.

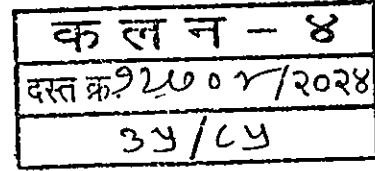
8.2 Formation of Society:

The Promoters may form and register Co-operative Society/Condominium/Federation/Organisation/Corporate Body/Apex Body, as the case may be, of the Purchaser/s of the Flats/other premises in the Said Project.

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8.3 Right of Way:

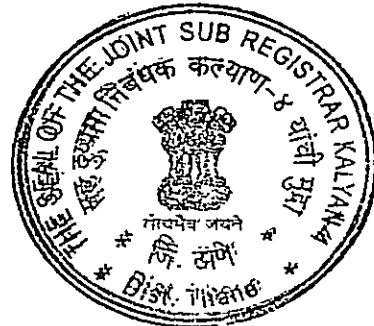
The Promoters shall have full and unfettered right to grant to any of Society and/or to the occupants of any other building/s standing on any plot/s adjacent to and/or in the vicinity of the Said Properties "Right of Way" inter alia on the Said Properties and/or any part thereof even after formation of Said Society as is hereby envisaged and/or after execution of a Conveyance of the Said Properties and/or any part thereof as is hereby envisaged and the Purchaser/s either individually or collectively as a member of said Co-operative Society/Condominium/Federation/Organisation/Corporate Body/Apex Body shall not object to any such arrangement on any ground whatsoever.

8.4 Rules, Regulations and By-Laws of said Society:

- (a) The Co-operative Society/Condominium/Federation/Organisation/Corporate Body / Apex Body shall be entitled to frame such rules, regulations and by-laws for the effective maintenance/management of the infrastructure as the governing body and the same shall be binding and shall have full effect and full force against the Said Society to be formed of the Purchaser/s of building constructed on the Said Properties including its members and others as aforesaid. Any contravention/violation of the said rules, regulations or bye-laws as framed by the Said Society by their members or others shall be liable to such action as stated in the said rules, regulations and bye-laws or as the Said Society may determine from time to time. The Said Society shall unconditionally accept and adopt such guidelines as framed by the Promoters. The Purchaser/s hereby agree/s, confirm/s and undertake/s to pay such monthly charges as may be determined by the Said Society from time to time for the maintenance, upkeep, repairs and replacements and/or renovation of such infrastructure facilities as mentioned hereinabove.
- (b) The Purchaser/s has/have entered into this Agreement after having understood the above arrangement and the Purchaser/s shall not be permitted to question or in any way dispute the said arrangement as stated hereinabove or with regard to the constitution and formation of the Co-operative Society/Condominium/Federation/Organisation/Corporate Body/Apex Body and the said arrangement shall be final and binding on the Purchaser/s.
- (c) It is further agreed, accepted and confirmed by the Purchaser/s that until the Said Society is formed and constituted for the maintenance and management of the infrastructure as mentioned hereinabove and the Promoters shall manage and maintain the said infrastructure facilities as mentioned hereinabove in the manner they may deem fit and for that purpose the Promoters shall be entitled to lay down such terms and conditions as regards payment by the Purchaser/s of the Said Flat in the Said Project regarding monthly maintenance charges or otherwise to enable the said the Maintenance Agency to effectively maintain the said infrastructure facilities. In the event

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the Purchaser/s fail/s to abide by the terms and conditions as laid down by the Promoters, the same shall be deemed as a breach of the terms of this agreement and thereupon the Promoters shall have the right to avail of the remedies under the law and as per the terms of this Agreement, even though the Purchaser/s shall not have taken possession of the Said Flat and the Purchaser/s shall not have paid the consideration amount and all other dues under the said Agreement.

- (d) It is further agreed, accepted and confirmed by the Purchaser/s that the Promoters shall construct and develop remaining buildings being Building No. 3, 4, 5 & 6 on the remainder portion of the layout of the Said Properties and shall form and register Co-operative Society/Condominium/Federation/Organisation/Corporate Body/Apex Body, as the case may be, of the purchasers of the residential flats, commercial premises, parking spaces and other premises of the aforementioned buildings, and further shall form and register Federation or Corporate Body or Apex Body, as the case may be, of such Co-operative Society/Condominium/Organisation of all the buildings constructed on the Said Properties in the layout scheme approved by the Municipal Corporation.

8.5 Conveyance:

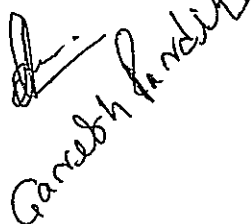
- (i) The Promoters shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company proportionate right, title and the interest of the Vendor/Lessor/Original Owner/Promoters and/or the owners in the said structure of the Building in which the Said Flat is situated.
- (ii) The Promoters shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, and upon obtaining Final Completion Certificate, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoters and/or the owners in the project land on which the building/s are constructed.

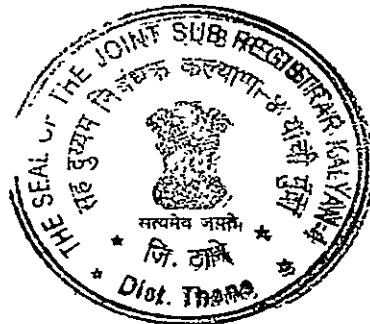
8.6 Raising of funds:

- (a) The Promoters hereby declare/s and confirm/s that Promoters have prior to the execution hereof, specifically informed Purchaser(s) that the Promoters may enter into an arrangement with certain Banks and Non Banking Financial Institutions (hereinafter collectively referred to "the said Banks"), under which the said Bank or NBFC would grant a line of credit to Promoters to facilitate development of said project undertaken and carried on by it, and as security for repayment of loans which may be advanced to the Promoters by the said Bank, the Promoters create or cause to be created mortgages/charge on the unsold constructed flats/premises thereon in favour of such Banks or NBFC, and the securities created in favour of the said Banks or NBFC may be substituted from time to time;

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- (b) The Promoters specifically reserve the right to offer and to create charge on the Said Project (except the Said Flat) for obtaining development, construction and other finance from credit/financial institution, bank or other person/body that has already or may hereafter advance credit, finance or loans to the Promoters and the Purchaser/s shall give his/her/ their/its consent and permission to the Promoters for doing the same. The Purchaser/s shall, whenever required by the Promoters, give and grant to the Promoters, his/her/their/its specific, full, free and unqualified consent and permission for doing the same.

8.7 Telecommunication, DTH, cable and Internet Services etc.:

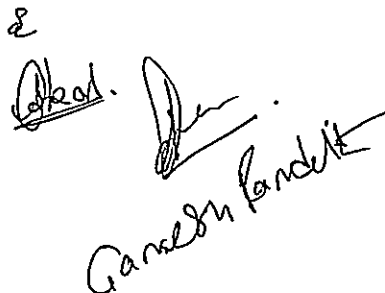
It is agreed between the Parties that to ensure uniformity and minimal interference with structures, ducting, internal cabling etc. in the Said Project. It is agreed that the Promoters shall regulate the entry of telecom DTH, cable and Internet Services agency/services in the Said Project till formation of Said Society. After formation of Said Society for all buildings, such institution shall regulate the entry of telecom agency/services in the Project.

8.8 Others:

- (a) In case during the course of construction and/or after the completion of the Project, further construction on any portion of vacant land or building or terrace becomes possible, the Promoters shall have the exclusive right to take up or complete such further construction. In such a situation, the proportionate share of contribution towards dues and liabilities of the Purchaser/s in Said Properties and/or in the Common Areas and facilities shall stand varied accordingly. The Purchaser/s has/have no objection for such construction by the Promoters.
- (b) In the event of paucity or non-availability of any material the Promoters may use alternative materials/article but of similar good quality. Decision of the Promoters on such changes shall be final.
- (c) The Promoters shall be entitled to allot any portion of the Said Properties or portion of common area or amenities to the utility supplier for the purpose of setting up electric transformer, communication or data antenna, or for any other utility services.

8.9 Part Occupancy Certificate:

The Promoters shall be at liberty and entitled to complete any part/portion/floor/wing of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser/s of the Said Flat therein and the Purchaser/s herein shall not object to the same. In such event, however, if the Purchaser/s take/s possession of his/her/their premises in such part completed portion of the Said Project and the remaining work is carried on by the Promoters or their agent or contractors with

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दस्त क्र १२६०४/२०२४
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the Purchaser/s occupying his/her/their Flat, the Purchaser/s shall not obstruct or object to the execution of such work, even if the same shall cause any nuisance or annoyance to him or other occupants of the Flats/Premises.

ARTICLE 9

USES

9.1 Alteration / Demolition / Destruction of Structure:

- (a) The Purchaser/s undertake/s that he/she/they will not alter/demolish/destroy or cause to alter/demolish/destroy any structure of the Said Flat or any addition/s or alteration/s of any nature in the same or in any part thereof. The Purchaser/s shall not harm or cause to harm any damage to the peripheral walls, front, side and rear elevations of the Said Flat in any form. The Purchaser/s shall also not change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/hedging/grills without the prior permission of the Promoters. The Purchaser/s shall not partly / fully remove any walls of the Said Flat, which shall remain common between the Purchaser/s and the owners/purchasers of adjacent premises.
- (b) The Purchaser/s shall keep the portion, sewers, drains and pipes in the Said Flat and appurtenances thereto in good and tenantable condition, and in particular, so as to support, shelter and protect the other parts of the said Project in which the Said Flat is situated, and shall not chisel or in any other manner cause any damage to the columns, beams, walls, slabs or RCC parts or other structural changes in the Said Flat, without the prior written permission of the Promoters, and upon conveyance or transfer of the Said Properties in favour of the Society/Organization, without the prior written permission of the concerned government, local and public bodies and authorities; and/or licensed structural engineer.
- (c) No request for modification or change in the exterior facades and no internal structural changes of the Said Flat will be permitted. No reimbursement or deduction in the value of the Said Flat shall be considered by the Promoters, in case the Purchaser/s desire/s (with prior written approval/consent of Promoters) to do some works/install some different fittings/floorings etc. on their own within the Said Flat and request Promoters not to do such work/install fittings/floorings etc. within the Said Flat.

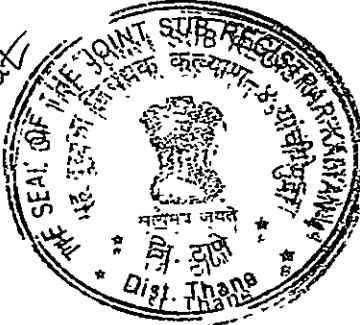
9.2 Blockade or Hindrance to Common Passages, Veranda or Terraces:

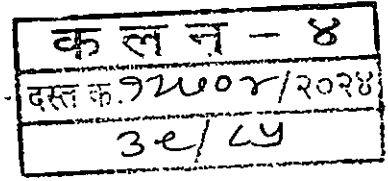
The Purchaser/s shall not use the Said Flat in the manner, so as to cause blockade or hindrance to common passages, veranda or terraces. No common parts of the said Project will be used by Purchaser(s) for keeping/Chaining Pets/Animals, Birds or storage of cycles, motorcycles, waste/refuse, Shoe rack; nor the common passages shall be blocked in any manner.

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9.3 Nuisance:

The Purchaser/s shall not be allowed to do any activity, which may be objected by the other residents, such as playing of high volume music, loudspeaker or any activity which spoils the decorum or decency or beauty of the Project including defacing of common walls, lifts or throwing or dumping of refuse/garbage, which could be subject to fine or penalties as per the laws of the land, as applicable from time to time.

9.4 Possession of Common Areas:

The Purchaser/s shall have no right to claim partition of the Said Properties and/or Common Areas/facilities and the Said Flat is not divisible. The possession of Common Areas will always remain with the Promoters and the same is not intended to be given to the Purchaser/s except a limited right to user subject to payment of all charges. After formation of Said Society/ Organization, the common areas and amenities shall vest in the Said Society.

ARTICLE 10

INDEMNITY

10.1 Special, Consequential or Indirect Loss:

The Purchaser/s acknowledge/s that the Promoters shall not be liable to the Purchaser/s for any special, consequential or indirect loss arising out of this Agreement. The Purchaser/s further indemnifies / indemnify the Promoters of any damage caused to the Said Flat /the said Project, while performing the alteration by him/her/them or his deputed personnel.

10.2 Abidance by Terms and Conditions:

The Purchaser/s hereby agree/s that he/she/they shall abide by the terms and conditions of this Agreement and the applicable laws and should there be any contravention or non-compliance of any of the provisions of this Agreement, the Purchaser/s shall be liable for such act, and if any loss is occasioned to the Promoters, the Purchaser/s shall indemnify the Promoters for such loss.

10.3 Furniture and Interior Decoration:

The Purchaser/s shall be required to seek specific permission from the Promoters for pre possession or post possession furniture and interior decoration activities, and such permission request shall contain plan of such furniture and Interior decoration activities and all the concerned technical specifications thereof along with name of contractor/s and their contact details. The Purchaser/s shall not be entitled to carry out any structural alterations or any other modifications of civil nature in the Said Flat without prior written permission of the Promoters. The Project Engineer of the Promoters shall verify the furniture and Interior decoration work. After formation of the Said Society, the Purchaser/s shall be required to obtain

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furniture activities from the Said Society/Organization. The Purchaser/s shall be required to pay reimbursement of expenses incurred by the Promoters or Said Society/Organization, as case may be, for rectifying the unauthorized construction/alterations, damage to the structure, other defects arising out of negligence or poor workmanship.

10.4 Further Covenants:

The Purchaser/s hereby covenant/s with the Promoters to pay from time to time and at all times, the amounts which the Purchaser/s is liable to pay as agreed herein and to observe and perform all the covenants and conditions of booking and assignment. The Purchaser/s hereby covenant/s to keep the Promoters and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performances of the said covenants and conditions and also against any loss or damages that Promoters may suffer as a result of non-payment, non-observance or non-performances of the said covenants and conditions by Purchaser/s.

ARTICLE 11

INSPECTION

After handing over possession of the Said Flat by the Promoters in favour of the Purchaser/s, the Promoters or its Authorized Representative shall have the right from time to time during the business hours and otherwise on any working day or on a holiday, with prior notice in writing to the Purchaser/s, to enter upon the Said Flat for the purpose of inspecting the services in the Said Flat and for carrying out maintenance work in the Said Flat.

ARTICLE 12

AGREEMENT

12.1 Stamp Duty and Registration Charges:

The stamp duty, registration fee/charges and other expenses paid on the execution of this Agreement shall be borne by Purchaser/s.

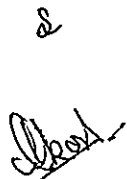

12.2 Prior Permission:

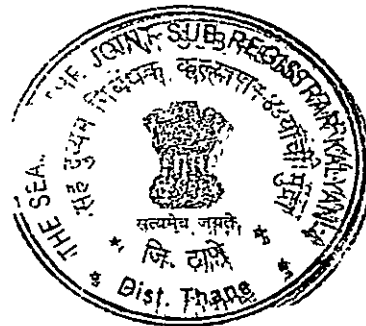
The Purchaser/s shall not assign, transfer, lease or part with possession of the Said Flat without prior written permission of the Promoters. The Purchaser/s undertake/s that he/she/they shall not divide/sub-divide/amalgamate the Said Flat without the prior consent of the Promoters.

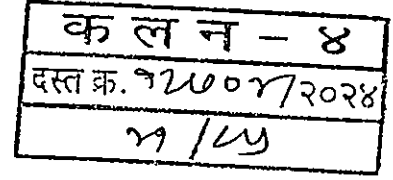
ARTICLE 13

SETTLEMENT OF DISPUTES

13.1 All or any disputes arising out or touching upon or in relation to the terms of the application of this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion.



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13.2 Any dispute between parties shall be settled and/or resolved amicably. In case of failure to settle or resolve the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

ARTICLE 14

NOTICE

14.1 No Obligation


It is clearly agreed and understood by the Purchaser/s that it shall not be obligatory on the part of the Promoters to send reminders regarding the payments to be made by the Purchaser/s as per the Payment Schedule or obligations to be performed by the Purchaser/s under the terms and conditions of this Agreement or any further document signed by the Purchaser/s with the Promoters.


14.2 Communication Address:

The Purchaser/s shall get registered his/her/their communication address and email address with the Promoters and it shall be the sole responsibility of the Purchaser/s to inform the Promoters about all subsequent changes, if any, in his/her/their e-mail address, postal address, by registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered address/postal address will be deemed to have been received by the Purchaser/s at the time, when those should ordinarily reach such address and he/she shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the Said Flat must be mentioned clearly.

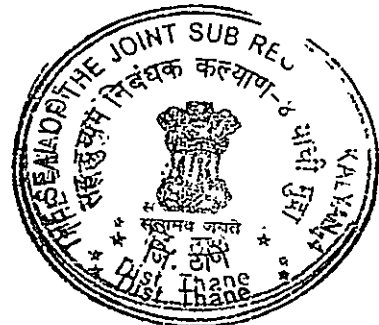
14.3 Communication Mode:

The Promoters will communicate with the Purchaser/s mainly through official e-mail address. The Purchaser/s may communicate with the Promoters using officially notified e-mail id. All Notices/Letters of communication to be served on Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served, if sent to Purchaser/s or to the Second Purchaser in case of more than one Purchaser/s at the postal address or official e-mail address given by Purchaser/s. However, any change in the address of Purchaser/s shall be communicated to the Promoters through registered post within 7 (Seven) days of such change. In case there are joint Purchasers all communication shall be sent by the Promoters to the Purchaser/s whose name appears first, at the postal address/official e-mail address given by him/her for mailing and which shall for all purpose be considered as served to all Purchasers and no separate communication shall be necessary to the other named Purchaser/s.





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THE SCHEDULES HEREIN ABOVE REFERRED TO:

FIRST SCHEDULE

(SAID PLOT-A)

All that piece and parcel of land bearing Survey No. 32, Hissa No. 2, area admeasuring 0H-00R-50P i.e. 50 square meters, lying, being and situate at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan and bounded as under:

- On or towards East -
- On or towards West -
- On or towards North -
- On or towards South -

SECOND SCHEDULE

(SAID PLOT-B)

All that piece and parcel of land bearing Survey No. 33, Hissa No. 1, area admeasuring 0H-24R-80P + P. K. 0H-01R-80P totally admeasuring area 0H- 26R-60P i.e. 2660 square meters, lying, being and situate at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan and bounded as under:

- On or towards East -
- On or towards West -
- On or towards North -
- On or towards South -

THIRD SCHEDULE

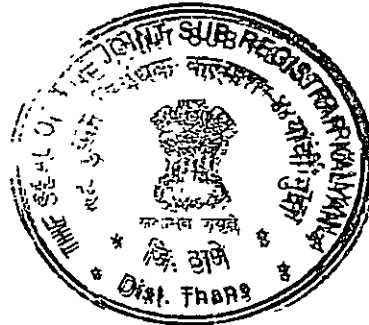
(SAID PLOT-C)

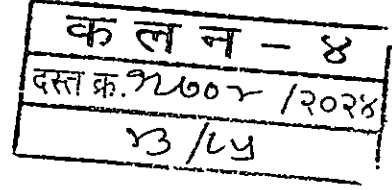
All that piece and parcel of land bearing Survey No. 33, Hissa No. 2, area admeasuring 0H-20R-50P + P. K. 0H-00R-70P totally admeasuring area 0H- 21R-20P i.e. 2120 square meters, lying, being and situate at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan and bounded as under:

- On or towards East -
- On or towards West -
- On or towards North -
- On or towards South -

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FOURTH SCHEDULE

(SAID PLOT-D)

All that piece and parcel of land bearing Survey No. 124, Hissa No. 1, area admeasuring 1490 square meters out of total area admeasuring 1H-96R- 00P, lying, being and situate at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan and bounded as under:

- On or towards East -
- On or towards West -
- On or towards North -
- On or towards South -

FIFTH SCHEDULE

(SAID PLOT-E)

All that piece and parcel of land bearing Survey No. 124, Hissa No. 1, area admeasuring 14510 square meters out of total area admeasuring 1H-96R- 00P, lying, being and situate at Revenue Village Usarghar, Taluka Kalyan, District Thane, and within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub Registration District Kalyan and bounded as under:

- On or towards East -
- On or towards West -
- On or towards North -
- On or towards South -

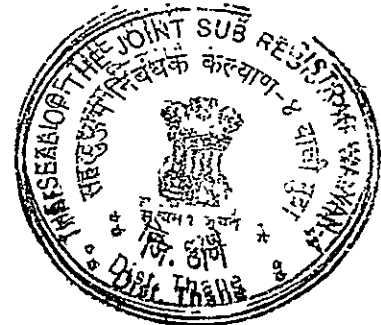
SIXTH SCHEDULE

(SAID FLAT)

All that piece and parcel of Residential Flat bearing No. 2004, on 20th Floor, admeasuring 30.40 Sq. Meters of Carpet area (as defined under RERA) + 2.51 Sq. Meters Enclosed Balcony + 2.12 Sq. Meters Open Balcony for exclusive use, in the Building Known as "IRIS" (BUILDING NO. 2 AS SHOWN IN THE SANCTIONED PLAN)" in the Complex of the project Building known as "BALAJI CLASSICA" and as marked in the floor plan thereof hereto annexed alongwith parking space.

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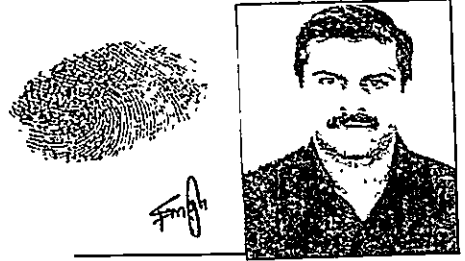
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IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:

SIGNED, SEALED AND DELIVERED)
by the withinnamed "PROMOTERS")
M/S. LAUKIK LIFESTYLES)
(PAN-AADFL7453K))
Through its Authorized Partner)
MR. SANJAY RAMNARAYAN SINGH)

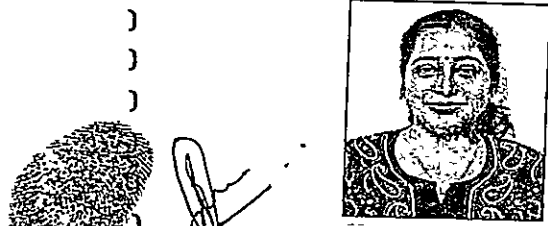


AND

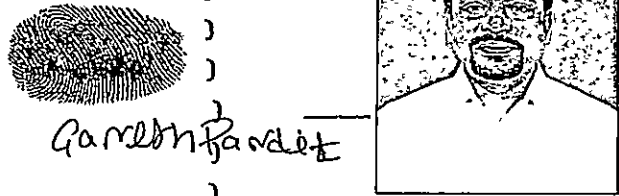
SIGNED AND DELIVERED)
By the withinnamed PURCHASERS)
1) MR. AKASH GANESH PANDIT)
(PAN- ECNPP1399N))



2) MRS. ASHA GANESH PANDIT)
(PAN- BDIPP5621C))



3) MR. GANESH AJIT PANDIT)
(PAN- AWHPP7762K))



In the presence of....)

1) Raj Das

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2) Niphi

A handwritten signature of Niphi.



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Receipt

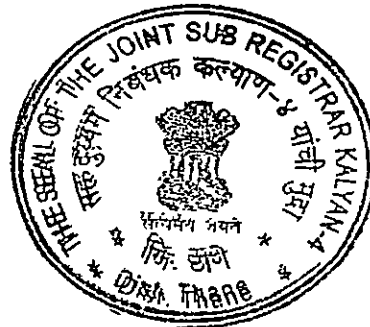
RECEIVED with thanks the sum of Rs. 1,47,699/- (Rupees One Lakhs Forty Seven Thousand Six Hundred Ninety Nine only) from the within named Purchasers 1) Mr. Akash Ganesh Pandit 2) Mrs. Asha Ganesh Pandit 3) Mr. Ganesh Ajit Pandit being the Part consideration in respect of the said flat agreed to be purchased under this agreement in the following manner.

Sr. No.	Cheque No./Online Transaction Id	Date	Drawn on	Amount (Rs.)
1	Online Transaction ID : 411882511380	27.04.2024	SBI Bank	9,999/-
2	Online Transaction ID : 413313761994	12.05.2024	Equitas Bank	54,000/-
3	Cheque No. 591224	15.06.2024	IDBI Bank	73,500/-
4	Online Transaction ID : 420527173200	23.07.2024	HDFC Bank	10,200/-
			Total	1,47,699/-

We say RECEIVED Rs. 1,47,699/-

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(Promoters)



कलन - ४
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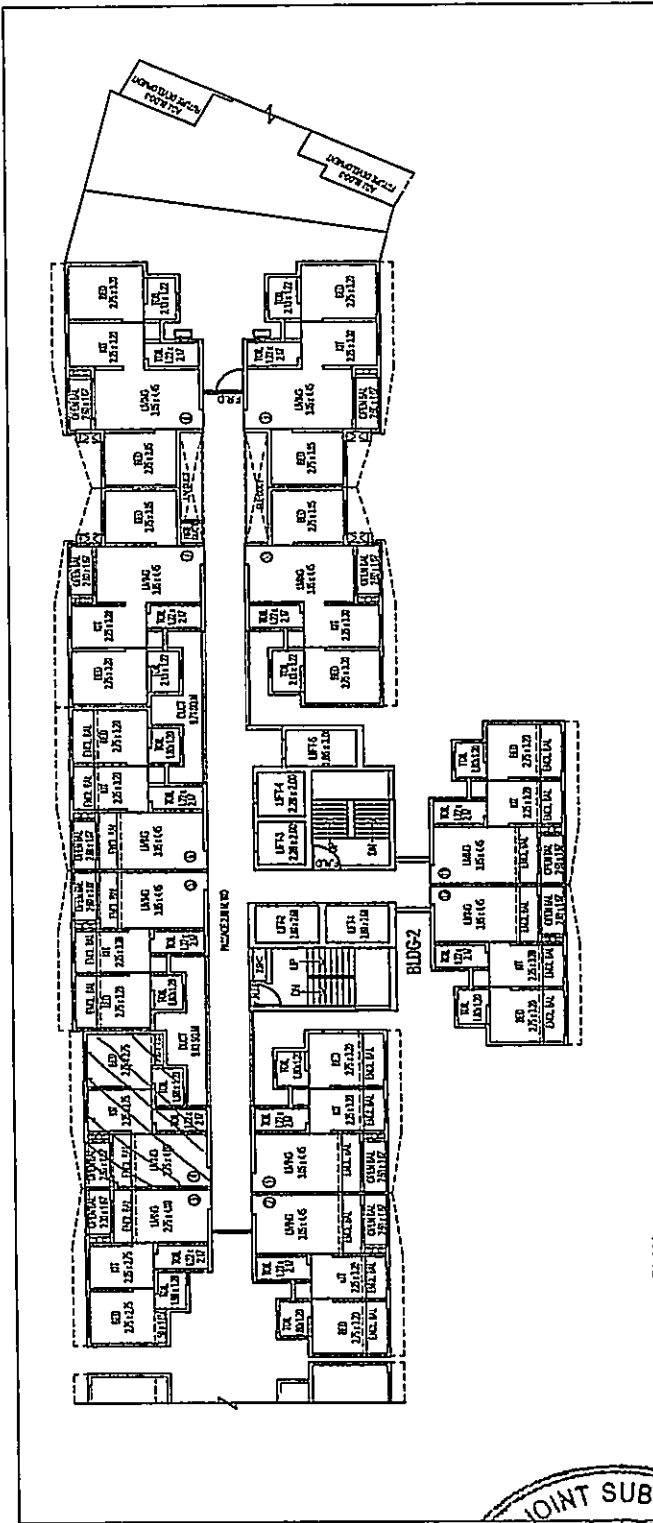
LIST OF AMENITIES

Sr. No.	Particulars	Nature of Amenity
1	STRUCTURE	R.C.C. Structure with external and internal walls with Neeru plaster from inside and double coat plaster with cement paints from outside.
2	FLOORING	Vetrified Tiles in living and passage bedroom and kitchen
3	KITCHEN PLATFORM	Granite top cooking platform with steel sink
4	TOILET TILES	Full tiles on walls in Toilets
5	KITCHEN TILES	Glazed tiles Dado up to beam level in Kitchen above Platform.
6	PLUMBING	Concealed type plumbing, W. C. Pan, Wash Basin, Shower and C. P. Taps etc.
7	ELECTRIC WIRING	Concealed electric cooper wiring with adequate electric points for lights, fans and bell.
8	WATER TANKS	Under Ground and overhead tanks with electric water pump.
9	MAIN DOORS	Factory made internal Flush doors.
10	WINDOWS	Powder Coated alluminium sliding windows
11	COLOUR PAINTS	Distemper colour on internal walls and Cement Paint on external walls.
12	WATER	K. D. M. C. connection.
13	LIFT	Lift from any standard company

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BLDG-2

1st to 23rd FLOOR PLAN
 BLDG-2 SCALE 1:100



PURCHASER	SIGN OF PURCHASER	SIGN OF BUILDER	DESCRIPTION OF PROPOSAL & PROPERTY
SHRI SMT. Akash G. Pandit & Asha G. Pandit & Ganesh A. Pandit			PROPOSED BUILDING ON PLOT BEARING S NO 124/1 32/2, 33/1, 33/2 MOJUE-USARGHAN, TAL-KALYAN, DIST-THANE WARD
FLAT NO. 2004	ON 20th FLOOR		BUILDERS & DEVELOPERS
RERA CARPET AREA: 50.40 sqm	2.51 + 2.12 sq.mts		LAUKIK LIFESTYLE

Ganesh Pandit

2 APPROVAL
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO. 124/1
32/2, 33/1, 33/2, MOUJE-USARGHAR, TAL-KALYAN,
DIST.-THANE, WARD

DRAWING SHEET
NO. 1/5

M/S LAUKIK LIFESTYLES & OTHERS

कलन - 8
दस्त क्र. 92602/2028
SL/CY

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KALYAN DOMBIVI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :-
KDMC/TPD/BP/27/Village/2023-24/27/380

Date :- 05/03/2024

SANCTIONED



for ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan Dombivi Municipal Corporation

AREA STATEMENT	SQ.MT.
1. AREA OF PLOT	
(A) MAXIMUM AREA OF A, B, C TO BE CONSIDERED	24430.00
(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	24430.00
124/1 = 19500.00 (19500.00 - 3500.00) (AREA NOT CONSIDERING)	PLOT A
32/2 = 50.00	
33/1 = 2650.00	
33/2 = 2120.00	
(B) AS PER MEASUREMENT SHEET	20830.00
(C) AS PER SITE	
2. DEDUCTIONS FOR	
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	
AREA UNDER 24.00M. WD D.P. ROAD = 396.00	836.00
AREA UNDER 36.00M. WD D.P. ROAD = 440.00	
(B) ANY D.P. RESERVATION AREA	
(C) ANY D.P. RESERVATION AREA	
(TOTAL A+B)	836.00
3. BALANCE AREA OF PLOT (1-2)	16594.00
4. ALIENITY SPACE (IF APPLICABLE)	
(A) REQUIRED	
(B) ADJUSTMENT OF 2(B), IF ANY	
(C) BALANCE PROPOSED	
5. NET PLOT AREA (3-4 (C))	16594.00
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) (A) REQUIRED - 19594.00 x 10%	1959.40
B) (B) PROPOSED -	2003.28
7. INTERNAL ROAD AREA	NIL
8. PLOT AREA (IF APPLICABLE)	NIL
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH	
(SER. NO. 6 BASIC F.S.I.) 19594.00 x 1.10	21553.40
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	NIL
(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TGD ZONE	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11. IN-SITU FSI / TDR LOADINGS	NIL
(A) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 (A)) IF ANY	836.00 x 2.00 = 1672.00
(B) IN-SITU AREA AGAINST ALIENITY SPACE IF HANDED OVER	NIL
(2.00 OR 1.25 X SR. NO. 1 (B) AND FOR (C))	NIL
(C) TDR AREA	NIL
(D) TOTAL IN-SITU / TDR LOADING PROPOSED ((1) (A)+(B)+(C))	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) (9 + 10(B) + 11(D)) OR 12 WHICHEVER IS APPLICABLE	25665.40
(B) ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES	
23683.40 x 60% = 14209.24 TAKEN	12000.00
(C) TOTAL ENTITLEMENT (A+B)	36465.40
14. 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 1.8 OR 1.5	
36465.40	36465.40
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 B)	
(A) EXISTING BUILT UP AREA	NIL
(B) PROPOSED BUILT UP AREA (AS PER PLAN)	35442.14
(C) TOTAL (A+B)	35442.14
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	1.61
17. AREA FOR INCLUSIVE HOUSING IF ANY	
(A) REQUIRED (20% OF SR. NO. 5)	21993.40 x 20% = 4398.68
(B) PROPOSED	BLDG-6 (ALL RES. FLATS) = 3402.61

STRUCTURAL CERTIFICATE

The plans prepared by me are in accordance with the norms as approved by the standard institute & I will be held responsible for any harm caused by due to negligence of the standards.

[Handwritten Signature]





क ल न - ४
दस्त क्र १२६०४ / २०२४
४८/५

TITLE CERTIFICATE

This is to certify that the undersigned has duly scrutinized photocopies of the documents pertaining to the property described as property bearing Survey No. 32, Hissa No. 2, area admeasuring 0H-00R-50P situated at Revenue Village Usarghar, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation ("The Said Property").

The inspection of photocopies of 7/12 extract and Deed of Conveyance dated 18/05/2023 provided by our client M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh and the search report of Mr. Mayur N. Surte dated 13/09/2023 for the period of 30 years i.e. From 1994 to 2023 as available at the office of Sub-Registrar of Assurances Kalyan - 1 to 5 through their Index II Registers reveals that M/S. LAUKIK LIFESTYLES is the Owner of the Said Property. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in Police custody in the office of Sub-Registrar, Kalyan-3 and for the years 2013 and 2016 to 2023 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the years 2013 to 2023 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the years 2015 & 2023 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan - 3 and for the years 2018 to 2023 the Index-II Registers still not ready in the office of Sub-Registrar, Kalyan-



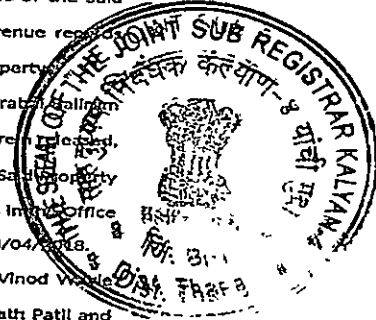
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2 and for the years 2021 to 2023 the Index-II Registers still not ready in the office of Sub-Registrar, Kalyan-5.

However, the Searcher Mr. Mayur Surte have also taken E-Search for the years 1994 to 2023 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.

Upon perusal of the photocopies of the documents provided by our client, it reveals that -

- (A) Smt. Ashabai Chandrakant Patil and others were the absolute owners of the Said Property and their names were entered in the 7/12 extract and other revenue records pertaining to the Said Property as evident from the 7/12 extract of the Said Property.
- (B) By virtue of Release Deed dated 08/04/2018 executed by Smt. Mathurabai Balliram Patil unto and in favour of the above mentioned owners, the said Releasor therein released, surrendered and relinquished all her rights, title and interests in and over the Said Property unto and in favour of the said owners. The said Release Deed is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 3 at serial no. KLN3-3326-2018 dated 18/04/2018.
- (C) By virtue of Release Deed dated 26/10/2021 executed by Smt. Aarti Vinod Wale (alias Aarti Maya Patil) and others unto and in favour of Shri. Balliram Raghunath Patil and Shri. Abhiman Raghunath Patil, the said Releasor therein released, surrendered and relinquished all their rights, title and interests in and over the Said Property unto and in favour of the abovementioned Releasees. The said Release Deed is duly registered in



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कलन - ४
दस्त क्र १२००४/२०२४
५०/८५

Office of Sub Registrar of Assurances, Kalyan - 2 at serial no. KLN2-19702-2021 dated 26/10/2021.

(D) By virtue of Release Deed dated 26/10/2021 executed by Smt. Barkubal Raghunath Patil unto and in favour of Shri. Baliram Raghunath Patil and Shri. Abhiman Raghunath Patil, the said Releasor therein released, surrendered and relinquished all her rights, title and interests in and over the Said Property unto and in favour of the said Releasees. The said Release Deed is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 2 at serial no. KLN2-19703-2021 dated 26/10/2021.

(E) By and under an Order dated 31/03/2023 issued by the Office of the Tahsildar and Executive Magistrate, Kalyan, Tal. Kalyan bearing no. Revenue/T-2/Jaminbab-1/Conversion Tax/SR-97/23, non-agricultural tax was levied and confirmed for the Said Property under the provisions of Section 42B of the Maharashtra Land Revenue Code, 1966, and thereby the Said Property was converted for non-agricultural use.

(F) By virtue of Deed of Conveyance dated 18/05/2023 executed by and between Asha Baliram Patil & others, therein as the Owners, and M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers, the said Owners sold, transferred, granted, assigned, conveyed and assured unto and in favour of the said Purchaser the Said Property and all rights, title and interests with respect thereto and/or appurtenant thereto for the consideration and upon the terms and conditions contained therein. The said Deed

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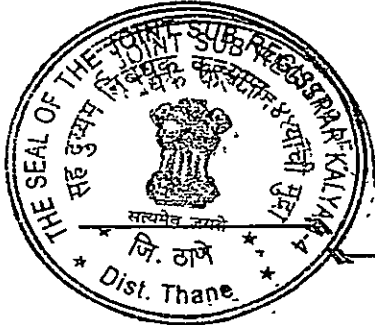
of Conveyance dated 18/05/2023 is duly registered in the Office of Sub-Registrar of Assurances, Kalyan-3 at Serial No. KLN3-7420-2022 dated 18/05/2023.

On going through the photocopies of the documents provided by our client M/s. Laukik Lifestyles, the undersigned is of the opinion that the Said Property is purchased by M/S. LAUKIK LIFESTYLES through its Partner Mr. Sanjay Ramnarayan Singh and they are the absolute owners of the same.

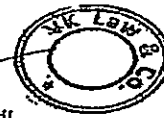
I hereby certify that the above property is free from defects, having no encumbrance of any nature, and hence it is having a clean marketable title.

This certificate of title issued on the request of our client and on perusal of the photocopies of the documents provided by M/s. Laukik Lifestyles.

Under my signature on this 20th day of September, 2023 at Dombivli.




Adv. Vishal Patil
Partner for
V K LAW & CO.



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क ल न - ४
दस्त क्र. १२६०४/२०२४
५९/८५

TITLE CERTIFICATE

This is to certify that the undersigned has duly scrutinized photocopies of the documents pertaining to the property described as property bearing Survey No. 33, Hissa No. 1, area admeasuring OH-24R-80P + P. K. OH-01R-80P totally admeasuring area OH-26R-60P i.e. 2660 square meters, situated at Revenue Village Usarghar, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation ("The Said Property").

The Inspection of photocopies of 7/12 extract and Deed of Conveyance dated 18/05/2023 provided by our client M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh and the search report of Mr. Mayur N. Surte dated 13/09/2023 for the period of 30 years i.e. From 1994 to 2023 as available at the office of Sub-Registrar of Assurances Kalyan - 1 to 5 through their Index II Registers reveals that M/S. LAUKIK LIFESTYLES is the Owner of the Said Property. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in Police custody in the office of Sub-Registrar, Kalyan-3 and for the years 2013 and 2016 to 2023 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the years 2013 to 2023 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the years 2015 & 2023 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan - 3 and for the years 2018 to 2023 the Index-II Registers still not ready in the office of Sub-Registrar, Kalyan-

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2 and for the years 2021 to 2023 the Index-II Registers still not ready in the office of Sub-Registrar, Kalyan-5.

However, the Searcher Mr. Mayur Surte have also taken E-Search for the years 1994 to 2023 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.

Upon perusal of the photocopies of the documents provided by our client, it reveals that -

(A) Smt. Ashabal Chandrakant Patil and others were the absolute owners of the Said Property and their names were entered in the 7/12 extract and other revenue records pertaining to the Said Property as evident from the 7/12 extract of the Said Property.

(B) By virtue of Release Deed dated 08/04/2018 executed by Smt. Mathurabai Baliram Patil unto and in favour of the above mentioned owners, the said Releasor therein released, surrendered and relinquished all her rights, title and interests in and over the Said Property unto and in favour of the said owners. The said Release Deed is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 3 at serial no. KLN3-3326-2018 dated 18/04/2018.

(C) By virtue of Release Deed dated 26/10/2021 executed by Smt. Aarti Vinod Wayle (alias Aarti Maya Patil) and others unto and in favour of Shri. Balram Raghunath Patil and Shri. Abhiman Raghunath Patil, the said Releasor therein released, surrendered and relinquished all their rights, title and interests in and over the Said Property unto and in favour of the abovementioned Releasees. The said Release Deed is duly registered in the

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क ल न - ४
दस्त क्र. १२७०४/२०२४
५२/८५

Office of Sub Registrar of Assurances, Kalyan - 2 at serial no. KLN2-19702-2021 dated 26/10/2021.

(D) By virtue of Release Deed dated 26/10/2021 executed by Smt. Barkubal Raghunath Patil unto and in favour of Shri. Baliram Raghunath Patil and Shri. Abhiman Raghunath Patil, the said Releasor therein released, surrendered and relinquished all her rights, title and interests in and over the Said Property unto and in favour of the said Releasees. The said Release Deed is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 2 at serial no. KLN2-19703-2021 dated 26/10/2021.

(E) By and under an Order dated 31/03/2023 Issued by the Office of the Tahsildar and Executive Magistrate, Kalyan, Tal. Kalyan bearing no. Revenue/T-2/Jaminbab-1/Conversion Tax/SR-97/23, non-agricultural tax was levied and confirmed for the Said Property under the provisions of Section 42B of the Maharashtra Land Revenue Code, 1966, and thereby the Said Property was converted for non-agricultural use.

(F) By virtue of Deed of Conveyance dated 18/05/2023 executed by and between Asha Ballram Patil & others, therein as the Owners, and M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers, the said Owners sold, transferred, granted, assigned, conveyed and assured unto and in favour of the said Purchaser the Said Property and all rights, title and interests with respect thereto and/or appurtenant thereto for the consideration and upon the terms and conditions contained therein. The said Deed



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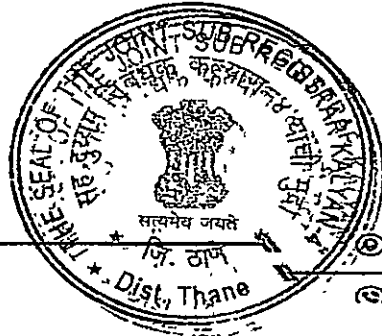
of Conveyance dated 18/05/2023 is duly registered in the Office of Sub-Registrar of Assurances, Kalyan-3 at Serial No. KLN3-7418-2022 dated 18/05/2023.

On going through the photocopies of the documents provided by our client M/s. Laukik Lifestyles, the undersigned is of the opinion that the Said Property is purchased by M/s. LAUKIK LIFESTYLES through its Partner Mr. Sanjay Ramnarayan Singh and they are the absolute owners of the same.

I hereby certify that the above property is free from defects, having no encumbrance of any nature, and hence it is having a clean marketable title.

This certificate of title issued on the request of our client and on perusal of the photocopies of the documents provided by M/s. Laukik Lifestyles.

Under my signature on this 20th day of September, 2023 at Dombivli.



Adv. Vishal Patil

Partner for
V K LAW & CO.

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कलन - ४
दस्त क्र. १२७०४/२०२४
५३/५

TITLE CERTIFICATE

This is to certify that the undersigned has duly scrutinized photocopies of the documents pertaining to the property described as property bearing Survey No. 33, Hissa No. 2, area admeasuring 0H-20R-50P + P. K. 0H-00R-70P totally admeasuring area 0H-21R-20P i.e. 2120 square meters, situated at Revenue Village Usarghar, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation ("The Said Property").

The inspection of photocopies of 7/12 extract, Deed of Conveyance and Power of Attorney both dated 17/04/2018 provided by our client M/s. Laukik lifestyles, through its Partner Mr. Sanjay Ramnarayan Singh and the Search Report of Mr. Mayur N. Surte dated 13/09/2023 for the period of 30 years i.e. From 1994 to 2023 as available at the office of Sub-Registrar of Assurances Kalyan - 1 to 5 through their Index II Registers reveals that the Said Property stands absolutely in the name of M/S. LAUKIK LIFESTYLES. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in Police custody in the office of Sub-Registrar, Kalyan-3 and for the years 2013 and 2016 to 2023 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the years 2013 to 2023 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the years 2015 & 2023 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan - 3 and for the years 2018 to 2023 the Index-II Registers still not

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ready in the office of Sub-Registrar, Kalyan-2 and for the years 2021 to 2023 the Index-II Registers still not ready in the office of Sub-Registrar, Kalyan-5.

However, the Searcher Mr. Mayur Surte have also taken E-Search for the years 1994 to 2023 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.

Upon perusal of the photocopies of the documents provided by our client, it reveals that -

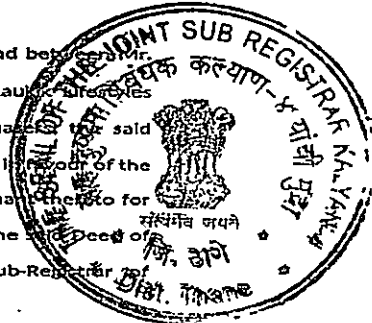
(A) Shri. Abhiman Raghunath Patil and others were the owners of the Said Property and their names were entered in the 7/12 extract and other revenue records pertaining to the Said Property as owners thereof.

(B) By virtue of Deed of Conveyance dated 17/04/2018 executed by and between Mr. Abhiman Raghunath Patil & others, therein as the Owners, and M/s. Laukik lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchaser, the said Owners sold, transferred, granted, assigned, conveyed and assured unto and in favour of the said Purchasers the Said Property and all rights, title and interests appertaining thereto for the consideration and upon the terms and conditions contained therein. The Deed of Conveyance dated 17/04/2018 is duly registered in the Office of Sub-Registrar of Assurances, Kalyan-3 at Serial No. KLN3-3324-2018 dated 17/04/2018.

(C) Also by virtue of an Irrevocable Power of Attorney dated 17/04/2018 executed by Mr. Abhiman Raghunath Patil & others, therein as the Owners, unto and in favour of M/s.

206, Suchit Square, Dr R P Road, Near Shiv Mandir Chowk,
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क ल न - ४
दस्त क्र. १२७०४/२०२४
५४/८५

Laukk Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers, the said owners granted full power and absolute authority with respect to the Said Property. The said Irrevocable Power of Attorney dated 17/04/2018 is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 3 at serial no. KLN3-3325-2018 dated 17/04/2018.

(D) By and under an Order dated 31/03/2023 Issued by the Office of the Tahsildar and Executive Magistrate, Kalyan, Tal. Kalyan bearing no. Revenue/T-2/Jaminbab-1/Conversion Tax/SR-40/2020, non-agricultural tax was levied and confirmed for the Said Property under the provisions of Section 42B(1) of the Maharashtra Land Revenue Code, 1966, and thereby the Said Property was converted for non-agricultural use.

On going through the photocopies of the documents provided by our client M/s. Laukk Lifestyles, the undersigned is of the opinion that the Said Property is absolutely owned by M/S. LAUKIK LIFESTYLES and the revenue record pertaining to the Said Property stands in the name of M/S. LAUKIK LIFESTYLES through its Partner Mr. Sanjay Ramnarayan Singh.

I hereby certify that the above property is free from defects, having no encumbrance of any nature, and hence it is having a clean marketable title.



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8787207010 / 8867980487 (E) vishal@vklawcompany.com

This certificate of title issued on the request of our client and on perusal of the photocopies of the documents provided by M/s. Laukk Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh.

Under my signature on this 20th day of Septembr, 2023 at Dombivli.


Adv. Vishal Patil
Partner for
V K LAW & CO.



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क ल न - ४
दस्त क्र. २००२/२०२४
५५/८५

TITLE CERTIFICATE

This is to certify that the undersigned has duly scrutinized photocopies of the documents pertaining to the property described as property bearing Survey No. 124, Hissa No. 1, area admeasuring 16000 square meters out of total area admeasuring 1H-96R-00P situated at Revenue Village Usarghar, Taluka Kalyan, District Thane and within the limits of Kalyan Dombivli Municipal Corporation ("The Said Property").

The inspection of photocopies of 7/12 extract, Development Agreement, Deed of Conveyance, Power of Attorney and Confirmation Deed provided by our client M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh and the Search Report of Mr. Mayur N. Surte dated 13/09/2023 for the period of 30 years i.e. From 1994 to 2023 as available at the office of Sub-Registrar of Assurances Kalyan - 1 to 5 through their Index II Registers reveals that an area admeasuring 1490 square meters of the Said Property stands absolutely in the name of M/S. LAUKIK LIFESTYLES and remaining area i.e. 14510 square meters stands in the name of SHRI. BAURAM RAGHUNATH PATIL AND OTHERS. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in Police custody in the office of Sub-Registrar, Kalyan-3 and for the years 2013 and 2016 to 2023 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the years 2013 to 2023 the Index-II Registers are still not ready in the office of Sub-

205, Suchit Square, Dr R P Road, Near Shiv Mandir Chowk, Dombivli East, District Thana 421201

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Registrar, Kalyan-4 and for the years 2015 & 2023 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan - 3 and for the years 2018 to 2023 the Index-II Registers still not ready in the office of Sub-Registrar, Kalyan-2 and for the years 2021 to 2023 the Index-II Registers still not ready in the office of Sub-Registrar, Kalyan-5.

However, the Searcher Mr. Mayur Surte have also taken E-Search for the years 1994 to 2023 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.

Upon perusal of the photocopies of the documents provided by our client, it reveals that -

- (A) Smt. Ashabal Chandrakant Patil and others were the absolute owners of the Property and their names were entered in the 7/12 extract and other revenue records pertaining to the Said Property as evident from the 7/12 extract of the Said Property.
- (B) By virtue of Release Deed dated 08/04/2018 executed by Smt. Mathurabai Ballram Patil unto and in favour of the above mentioned owners, the said Releasor therein released, surrendered and relinquished all her rights, title and interests in and over the Said Property unto and in favour of the said owners. The said Release Deed is duly registered in the office of Sub Registrar of Assurances, Kalyan - 3 at serial no. KLN3-3326-2018 dated 18/04/2018.
- (C) By virtue of Release Deed dated 26/10/2021 executed by Smt. Aarti Vinod Wani (alias Aarti Maya Patil) and others unto and in favour of Shri. Ballram Raghunath Patil and Shri. Abhiman Raghunath Patil, the said Releasor therein released, surrendered and

205, Suchit Square, Dr R P Road, Near Shiv Mandir Chowk, Dombivli East, District Thana 421201

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क ल न - ४
दस्त क्र. १२६०४/२०२४
५६/८५

relinquished all their rights, title and interests in and over the Said Property unto and in favour of the abovementioned Releasees. The said Release Deed is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 2 at serial no. KLN2-19702-2021 dated 26/10/2021.

(D) By virtue of Release Deed dated 26/10/2021 executed by Smt. Barkubal Raghunath Patil unto and in favour of Shri. Bailram Raghunath Patil and Shri. Abhiman Raghunath Patil, the said Releasor therein released, surrendered and relinquished all her rights, title and interests in and over the Said Property unto and in favour of the said Releasees. The said Release Deed is duly registered in the Office of Sub Registrar of Assurances, Kalyan - 2 at serial no. KLN2-19703-2021 dated 26/10/2021.

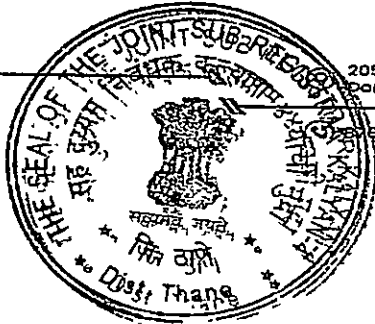
(E) By virtue of a Development Agreement dated 24/12/2012 executed by and between M/s. Laukik Lifestyles through its partners Shri. Y. S. Ravi and Shri. Sanjay Ramnarayan Singh, therein as the Developers and Smt. Jaibal Hira Patil and others, therein as the Owners, the said Owners granted and assigned development rights with respect to the Said Property admeasuring 16000 square meters out of the total area to the Developers for the consideration and upon the terms, conditions and obligations contained therein. The said Development Agreement dated 24/12/2012 is duly registered in the Office of Sub Registrar of Assurances, Kalyan-1 at serial no. KLN1-09532-2012 dated 24/12/2012.



(F) By virtue of an Irrevocable Power of Attorney dated 24/12/2012 executed by Smt. Jaibal Hira Patil and others, therein as the Owners in favour of M/s. Laukik Lifestyles through its partners Shri. Y. S. Ravi and Shri. Sanjay Ramnarayan Singh, therein as the Developers, the said Owners granted full power and absolute authority for development of the Said Property admeasuring 16000 square meters out of the total area to the Developers upon the terms, conditions and obligations contained therein. The said Irrevocable Power of Attorney dated 24/12/2012 is duly registered in the Office of Sub Registrar of Assurances, Kalyan-1 at serial no. KLN1-574-2012 dated 24/12/2012.

(G) By virtue of Deed of Conveyance dated 18/05/2023 executed by and between Asha Ballram Patil & others, therein as the Owners, and M/s. Laukik Lifestyles through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Purchasers, the said Owners sold, transferred, granted, assigned, conveyed and assured unto and in favour of the said Purchasers an area admeasuring 1490 square meters out of their undivided share of 16000 square meters in the Said Property for the consideration and upon the terms and conditions contained therein. The said Deed of Conveyance dated 18/05/2023 is duly registered in the Office of Sub-Registrar of Assurances, Kalyan-3 at Serial No. KLN3-7414-2023 dated 18/05/2023.

(H) Pursuant to a Deed of Confirmation dated 18/05/2023 duly executed and registered by and between M/s. Laukik Lifestyles, through its partner Mr. Sanjay Ramnarayan Singh, therein as the Developers and Smt. Asha Ballram Patil and others, therein as the Owners,



205, Suchit Square, Dr R P Road, Near Shiv Mandir, Chowlk,
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कलन - ४
दस्त क्र १२००५/२०२४
५६/८५

the said Owners duly confirmed and ratified the transaction entered into between them and the contents, terms, conditions and obligations of the Development Agreement dated 24/12/2012 and Deed of Conveyance dated 18/05/2023 as agreed and confirmed thereunder. The said Deed of Confirmation dated 18/05/2023 is duly registered in the Office of Sub Registrar of Assurances, Kalyan-3 at serial no. KLN3-7415-2023 dated 18/05/2023.

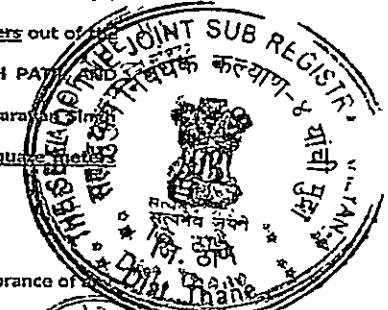
(i) By virtue of an Irrevocable Power of Attorney dated 18/05/2023 executed by Asha Ballram Patil and others, therein as the Owners in favour of M/s. Laukik Lifestyles through its partner Shri. Sanjay Ramnarayan Singh, therein as the Developers, the said Owners granted full power and absolute authority with respect to an area admeasuring 1490 square meters out of the total area of the Said Property to the Developers upon the terms, conditions and obligations contained therein. The said Irrevocable Power of Attorney dated 18/05/2023 is duly registered in the Office of Sub Registrar of Assurances, Kalyan-3 at serial no. KLN3-7416-2023 dated 18/05/2023.

(j) By an Order dated 13/05/2022 bearing no. Tenancy/Condition relaxation/SR-55/2022 issued by the Tahsildar, Kalyan, an area admeasuring 16000 square meters out of the total area of the Said Property was converted from "Occupant Class-II" to "Occupant Class-I" and the condition under section 43 of the Maharashtra Tenancy and Agricultural Lands Act, 1948 was relaxed.



(k) By and under an Order dated 29/03/2023 Issued by the Office of the Tahsildar and Executive Magistrate, Kalyan, Tal. Kalyan bearing no. Revenue/T-2/Jaminbab-1/Conversion Tax/SR-95/23, non-agricultural tax was levied and confirmed for an area admeasuring 16000 square meters out of the total area of the Said Property under the provisions of Section 42B of the Maharashtra Land Revenue Code, 1936, and thereby the said area admeasuring 16000 square meters of the Said Property was converted for non-agricultural use.

On going through the photocopies of the documents provided by our client M/s. Laukik Lifestyles, through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that an area admeasuring 1490 square meters out of the total area of the Said Property is absolutely owned by M/S. LAUKIK LIFESTYLES, through its Partner Mr. Sanjay Ramnarayan Singh, and the remainder area admeasuring 14510 square meters out of the total area of the Said Property is owned by SHRI. BALIRAM RAGHUNATH PATIL and OTHERS and M/S. LAUKIK LIFESTYLES, through its Partner Mr. Sanjay Ramnarayan Singh are entitled for development rights of remainder area admeasuring 14510 square meters out of the total area of the Said Property.



I hereby certify that the above property is free from defects, having no encumbrance of any nature, and hence it is having a clean marketable title.




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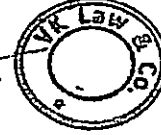
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क ल न - ४
दस्त क्र. १२००४/२०२४
५८/८५

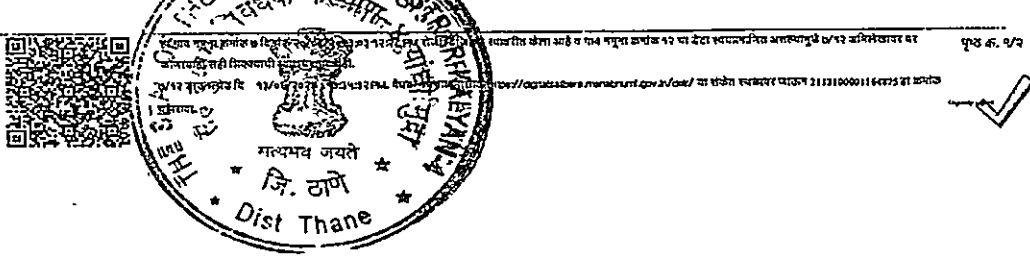
This certificate of title issued on the request of our client and on perusal of the photocopies of the documents provided by M/s. Laukik Lifestyles, through its Partner Mr. Sanjay Ramnarayan Singh.

Under my signature on this 20th day of September, 2023 at Dombivli.


Adv. Vishal Patil
Partner for
V K LAW & CO.

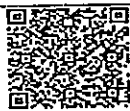


<p style="text-align: center;">  महाराष्ट्र शासन गांधी नमुना सोतो (अधिकार धरितेंच पत्रक) [महाराष्ट्र पत्रांत महसुल अधिकार अधितेंच आधि नोंवपद्दा (अथार करणे व सुविस्तीव केवने) नियम १९७१ यातील नियम ३,५,६ अधिनिय.] गांधी - उधरदर (५५२१९४) साजुका - कल्याण जिल्हा - ठाणे FJ-ID: 30223125755 भुगतण क्रमांक व उपविभाग ३२/२ 30223125755 </p>						
भुगतण पदाती		भोगवटादार वर्ग - १		शेताचे स्थानील नाव -		
क्षेत्र, एकल व अकारखी	खती क्र	भोगवटादावाचे नाव	क्षेत्र	आकार	घो ख	फेरकार क्र
क्षेत्राचे एकल व अकार खी	२८३	प्रचुराबाई जव्हीराव पाटील प्रवती ज्ञान पाटील				(१४०६) (१४५६)
अ) लागवड योग्य क्षेत्र		प्रवती ज्ञान पाटील				(१४५६)
विरासती ० ०० ५०		प्रवती विठोबा आपटे				(१४५६)
मागापता -		प्रचुराबाई जव्हीराव पाटील				(१४६३)
एकुल		प्रचुराबाई जव्हीराव पाटील				(१४८९)
ला थो क्षेत्र ० ०० ५०		प्रचुराबाई विठोबा पाटील				(१५०५)
		प्रवती विठोबा पाटील				(१५११)
ता थोटखराब क्षेत्र (लागवड अयोग्य)		प्रवती ज्ञान पाटील				(१५११)
मग (का) -		देवीबाई जव्हीराव पाटील				(१५११)
मग (क) -		श्रीनिवास जव्हीराव पाटील				(१५११)
एकुल		विठोबाबाई जव्हीराव पाटील				(१५११)
थो ख क्षेत्र ० ०० ००		प्रचुराबाई जव्हीराव पाटील	० ०० ५०	० ०३		(१५११)
		प्रचुराबाई जव्हीराव पाटील				(१५११)
एकुल क्षेत्र ० ०० ५० (अ + ग)		प्रचुराबाई जव्हीराव पाटील				(१५११)
		श्रीनिवास जव्हीराव पाटील				(१५११)
		मुच्यबाई जव्हीराव पाटील				(१५११)
आकारखी ० ० ३		प्रचुराबाई जव्हीराव पाटील				(१५११)
		जव्हीराव मुच्यबाव पाटील				(१५११)
जुडी विभागा आकारखी	विशेष	आगाई क्षेत्र	० ०० ००	०		
		मे सांखिक साईफटाईल्स थळे भागीदार संपन्न पापगातरावपत्र विंग				(१५११) (१५११)
		आगाई क्षेत्र	० ०० ५०	० ०३		
मुने फेरकार क्र (१५७) (१६३) (१६५) (१६६) (१६७) (१६८) (१६९) (१७०) (१७१) (१७२) (१७३) (१७४) (१७५) (१७६) (१७७) (१७८) (१७९) (१८०) (१८१) (१८२) (१८३) (१८४) (१८५) (१८६) (१८७) (१८८) (१८९) (१९०) (१९१) (१९२) (१९३) (१९४) (१९५) (१९६) (१९७) (१९८) (१९९) (२००)						
						विभागा अधि भुगतण विभडे



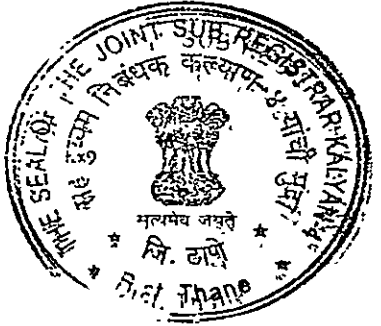
कलन - ४
 दस्त क्र. १२००४/२०२४
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 राज्य नमूना सार्व (अधिकार अभिलेख पत्रक)							
गांधी नमूना सार्व (अधिकार अभिलेख पत्रक) [सहायक कमीन नवदुल अधिकार अभिलेख कागज नमूना सार्व (व्यापार करने के क्षेत्र) में शुद्धि) नियम १९७५ चार्टर नियम ३.५.६ कागज (३)]			तारिका - कल्याण विरवा - घाणे				
भाग - एकरार (५५२९९५) P.U.-23605655741 मुद्रापत्र प्रमाण व उपदिनाम १२६/१		शेषाधे स्थायीक माव					
श्रेणी, एकक व आकारणी	खाते क्र.	नोगवदादादाधे भाव	क्षेत्र	आकार	पो.सं.	फैरकार क्र.	दुल, खंड व इतर अधिकार
३५४	३५४	३५४	०.५४.१०	०.३०		(१५१६)	सुवाधे भाव व खंड इतर अधिकार
३५६	३५६	३५६	३.६३.३०	३.३०		(१५३६)	इतर अधिकार अधिकार भाग - रविवास (सहायकाधुवहेरीला) एकूत क्षेत्र १९६०० ०० चौ.मी. चार्गी १(०००.०० चौ.मी. अधिकार प्रयोजनकरिता भाग. (१५०३) (कार. १५३४)
३५७	३५७	३५७	०.००.००	०		(१५३६)	सुवाधे भाव व खंड इतर अधिकार
३५८	३५८	३५८	०.००.००	०		(१५३६)	इतर अधिकार
३५९	३५९	३५९	०.००.००	०		(१५३६)	इतर अधिकार
३६०	३६०	३६०	०.००.००	०		(१५३६)	इतर अधिकार
३६१	३६१	३६१	०.००.००	०		(१५३६)	इतर अधिकार
३६२	३६२	३६२	०.००.००	०		(१५३६)	इतर अधिकार
३६३	३६३	३६३	०.००.००	०		(१५३६)	इतर अधिकार
३६४	३६४	३६४	०.००.००	०		(१५३६)	इतर अधिकार
३६५	३६५	३६५	०.००.००	०		(१५३६)	इतर अधिकार
३६६	३६६	३६६	०.००.००	०		(१५३६)	इतर अधिकार
३६७	३६७	३६७	०.००.००	०		(१५३६)	इतर अधिकार
३६८	३६८	३६८	०.००.००	०		(१५३६)	इतर अधिकार
३६९	३६९	३६९	०.००.००	०		(१५३६)	इतर अधिकार
३७०	३७०	३७०	०.००.००	०		(१५३६)	इतर अधिकार
३७१	३७१	३७१	०.००.००	०		(१५३६)	इतर अधिकार
३७२	३७२	३७२	०.००.००	०		(१५३६)	इतर अधिकार
३७३	३७३	३७३	०.००.००	०		(१५३६)	इतर अधिकार
३७४	३७४	३७४	०.००.००	०		(१५३६)	इतर अधिकार
३७५	३७५	३७५	०.००.००	०		(१५३६)	इतर अधिकार
३७६	३७६	३७६	०.००.००	०		(१५३६)	इतर अधिकार
३७७	३७७	३७७	०.००.००	०		(१५३६)	इतर अधिकार
३७८	३७८	३७८	०.००.००	०		(१५३६)	इतर अधिकार
३७९	३७९	३७९	०.००.००	०		(१५३६)	इतर अधिकार
३८०	३८०	३८०	०.००.००	०		(१५३६)	इतर अधिकार
३८१	३८१	३८१	०.००.००	०		(१५३६)	इतर अधिकार
३८२	३८२	३८२	०.००.००	०		(१५३६)	इतर अधिकार
३८३	३८३	३८३	०.००.००	०		(१५३६)	इतर अधिकार
३८४	३८४	३८४	०.००.००	०		(१५३६)	इतर अधिकार
३८५	३८५	३८५	०.००.००	०		(१५३६)	इतर अधिकार
३८६	३८६	३८६	०.००.००	०		(१५३६)	इतर अधिकार
३८७	३८७	३८७	०.००.००	०		(१५३६)	इतर अधिकार
३८८	३८८	३८८	०.००.००	०		(१५३६)	इतर अधिकार
३८९	३८९	३८९	०.००.००	०		(१५३६)	इतर अधिकार
३९०	३९०	३९०	०.००.००	०		(१५३६)	इतर अधिकार
३९१	३९१	३९१	०.००.००	०		(१५३६)	इतर अधिकार
३९२	३९२	३९२	०.००.००	०		(१५३६)	इतर अधिकार
३९३	३९३	३९३	०.००.००	०		(१५३६)	इतर अधिकार
३९४	३९४	३९४	०.००.००	०		(१५३६)	इतर अधिकार
३९५	३९५	३९५	०.००.००	०		(१५३६)	इतर अधिकार
३९६	३९६	३९६	०.००.००	०		(१५३६)	इतर अधिकार
३९७	३९७	३९७	०.००.००	०		(१५३६)	इतर अधिकार
३९८	३९८	३९८	०.००.००	०		(१५३६)	इतर अधिकार
३९९	३९९	३९९	०.००.००	०		(१५३६)	इतर अधिकार
४००	४००	४००	०.००.००	०		(१५३६)	इतर अधिकार



का माव नमूना का भाग व दिनांक २५/०३/२०२४, १५५५ भाग दिव्य डिजिटल रिकार्डिंग केंद्र आहे व माव नमूना का भाग १२ वा खंड स्वयंसेवक आरक्षण नुमा ०/१२ अभिलेखार वर
 कोणासाठी चर्चा शिल्लकी अथवा वकालत नाही.
 ०१२ आजादी व दि. १३/०३/२०२४ १०:२५:३० P.M. वेबसाइट: <http://www.digitalsignatures.gov.in/ceas/> वा संपिण संकाय वार ३१११३००११११६३३३ कागद
 १११११३

पुग सं २/३



कलन - ४
दस्ता क्र. १२७०४/२०२४
६९/८५



पृथी क्र.२

पुस्तक क्रमांक ७४२०२०२३
पृथी क्र.२
Page.53m

पुस्तक क्रमांक : ७४२०२०२३

(1) विभागाचा प्रकार	परीक्षक	
(2) मालिका	399100	
(3) भाषा/प्रकार/संकेतस्थान	305000	
(4) प्र.क्रमांक/परीक्षणा व परीक्षा/संकेतस्थान		१) ५० वी मालिका
(5) विषय		
(6) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(7) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(8) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(9) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(10) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(11) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(12) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(13) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(14) परीक्षा		



पृथी क्र.२

पुस्तक क्रमांक ७४२०२०२३
पृथी क्र.२
Page.53m

पुस्तक क्रमांक : ७४२०२०२३

(1) विभागाचा प्रकार	परीक्षक	
(2) मालिका	21010320	
(3) भाषा/प्रकार/संकेतस्थान	16780200	
(4) प्र.क्रमांक/परीक्षणा व परीक्षा/संकेतस्थान		१) २६०० वी मालिका
(5) विषय		
(6) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(7) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(8) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(9) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(10) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(11) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(12) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(13) परीक्षा/परीक्षा शुल्क/संकेतस्थान		
(14) परीक्षा		



पुस्तक क्रमांक : ७४२०२०२३

Index-2(सूची - २)



17/04/2018

सूची क्र. 2

दुय्यम निबंधक : सह द्रु मि कल्याण 3
दस्त क्रमांक 3324/2018
मोडर्नी :
Regn.83m

भाषाचे नाव . 1) उत्तरघर

(1) विवेक्षाचा प्रकार	शरेचीपत्र
(2) मोकरमा	25440000
(3) बाजारभाष(भाडेपट्ट्याच्या बाबतिसपट्ट्याकार भाषारणी देवो की पट्टेदार ते मनुष करणे)	12259800
(4) भू-मापन, पोट्टेद्विन्ना व परळमांक (भाषारणा)	1) पाकिचे नाव कल्याण-शेविकनी इतर वर्णन ,, इतर भाषिणी मीने उत्तरघर मळीं न-33 द्विन्ना मं-2 मधील शेन 0 2050 चौ.क्र 0 0070 हे आर प्रती म्हणजेच शेन 2120 मीटर लुग्या जमीनीची मिल्कप (Survey Number - 332 ;)
(5) शेवकड	1) 0.2050 हेक्टर आर पोट्टेद्विन्ना शेन 0 0070 हेक्टर आर
(6) भाषारणी किंवा सुद्धी देण्यात अगेल तेगुहा	
(7) दस्तऐवज करण देणा-भा/विद्वान देवगा-या पत्रकारणे नाव किंवा दिवाणी न्यायालयान्त हुकुमगामा किंवा अदला अन्वयान्त, प्रतिबादिचे नाव व पत्रा.	1) नाव-अभिमत खुशाच पाटील घण-45, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, ठाणे, पिन कोड-421204 पत्र मं:- 2) नाव-बाईबाई द्विधा पाटील घण-77, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, ठाणे, पिन कोड-421204 पत्र मं:- 3) नाव-भागेकर खुशाच पाटील घण-43, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे रोट मं ., महाराष्ट्र, THANE. पिन कोड:-421204 पत्र मं:- 4) नाव-बबन द्विधा पाटील घण-48, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं:- 5) नाव-बळीराम खुशाच पाटील घण-49, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं:- 6) नाव-बाळुबाई खुशाच पाटील घण-70, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं:- 7) नाव-बैबीबाई मंगेशकर पाटील घण-57, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु हेतुद्वे पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं .- 8) नाव-विनाबाई शंकराज पाटील घण-63, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं:- 9) नाव-उषाबाई शंकराज पाटील घण-46, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं:- 10) नाव-मनोजय बाबु पाटील घण-49, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं:- 11) नाव-बाळुबाई बाबु पाटील घण-76, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड-421204 पत्र मं:- 12) नाव-बाळुबाबा बाबु पाटील घण-56, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड:-421204 पत्र मं-BOSPPO8070 13) नाव-गुणबाई बाबु पाटील घण-48, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड,-421204 पत्र मं-AONPJ6432N 14) नाव-विद्वान बाबु पाटील घण-47, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड,-421204 पत्र मं-CKMPP2471D 15) नाव-बंदाबाई अरुण म्हारे घण-57, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: देगाई घण वी पत्र मं: रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र THANE. पिन कोड-421204 पत्र मं:- 16) नाव-अनाबाई शंकराज पाटील घण-41, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: उत्तरघर पोट्टेद्विन्ना मालपाडा दिवा रोट हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, THANE. पिन कोड:-421204 पत्र मं-BOLPP7168L 17) नाव-मनाजी माया पाटील घण-22, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु निवसाम मीट बाबंने हा पत्रनेत जिह्वा रायगड , रोट मं ., महाराष्ट्र, साईगाड (30.) पिन कोड-410208 पत्र मं:- 18) नाव-आदती विनोय मायने घण-27, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु बकाट पोट्टेद्विन्ना आर अंतरनाय जिह्वा ठाणे, रोट मं ., महाराष्ट्र, ठाणे पिन कोड-424501 पत्र मं:- 19) नाव-भागी माया पाटील घण-25, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु पोट्टेद्विन्ना हा व जिह्वा ठाणे, रोट मं ., महाराष्ट्र, ठाणे पिन कोड-421302 पत्र मं:- 20) नाव-मधुगबाई बळीराम पाटील घण-65, पत्ता-व्हाट मं ., माळा मं ., इमारतीचे नाव ., ब्लॉक मं: मु शिराडोण पोट्टेद्विन्ना हा कल्याण जिह्वा ठाणे, रोट मं ., महाराष्ट्र, ठाणे पिन कोड-421204 पत्र मं:-
(8) दस्तऐवज करण देणा-या पत्रकारणे व किंवा दिवाणी न्यायालयान्त हुकुमगामा किंवा अदला अन्वयान्त, प्रतिबादिचे नाव व पत्रा	
(9) दस्तऐवज करण दिव्याचा दिनांक	17/04/2018
(10) दस्त मोदणी देण्याचा दिनांक	17/04/2018
(11) अनुकरमांक, बड व पुठ	3324/2018
(12) भाषारणाभाषमाणे सुद्धी शुल्क	1628400
(13) भाषारणाभाषमाणे मोदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक वर्ष-२ कल्याण क्र-३

मुष्कांकरमासाठी किंवादात वेतनेसा तपवीस -
मुष्कां शुल्क भाषारणाया निवडवेसा अनुष्कां -

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

कलन - ४
 वस्त क्र. १२७००४/२०२४
 ६३/८५



दुयम निर्बंधक कल्याण १

दस्तावेजांक व वर्ष ९५३२/२०१२

November 31 2012

सूची क्र. दोन INDEX NO. II

गावाचे नाव उत्तरघर

- (1) विलेखाचा प्रसार, मोवदल्याचे स्वतंत्र उपचारणामा किंवा त्याचे अभिलेख किंवा फारर संक्षेपलेख म माणारभावा (भावेपट्टाकारा वायवीय पट्टाकार अकारणा देतो की पट्टेदार ते नमुद करावी) मीवदला रु ६० ४०० ००० ०० मा गा रु ६० ६०० ००० ००
- (2) भू-मापन, पोटहिस्ता व घरागागा (असल्यात) (1) सरी 124 धर्नात मीजे उत्तरघर ता मं.124, डि नं 1, क्षेत्र 16000 मी मी कागी 11000
- (3) भेप्रकाई (1)
- (4) आकारणी किंवा सुद्धी देण्यात असेल तेव्हा (1)
- (5) मरतपान करून देण्या-या मक्षामासचे व संपूर्ण पत्ता नाव किंवा दिगागी न्यायालयामा हुकुमनामा किंवा आदेश असल्यात, प्रतिमादीचे नाव व संपूर्ण पत्ता
- (1) जाटकाई दिरा वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - उत्तरघर, शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (2) वयन दिरा वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (3) जासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (4) कागिनाय वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (5) सधाम वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (6) सीधाम वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (7) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (8) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (9) अशिम वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (10) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (11) सीधाम वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (12) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (13) आरम वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (14) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (15) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (16) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (17) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (18) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (19) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (20) वासुकाई वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (1) ये सीधाम वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -

(6) दस्तावेज करून घेण्या-या



दुयम निर्बंधक कल्याण १

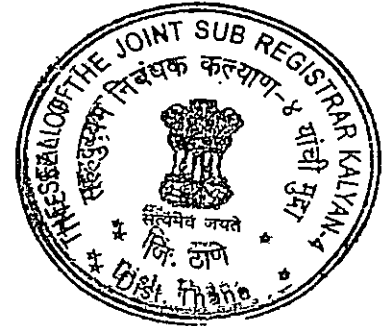
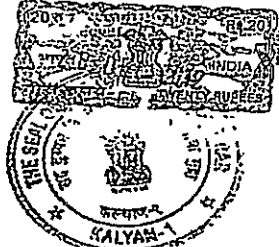
दस्तावेजांक व वर्ष ९५३२/२०१२

November 31 2012

सूची क्र. दोन INDEX NO. II

- पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिगागी न्यायालयामा हुकुमनामा किंवा आदेश असल्यात, वादीचे नाव व संपूर्ण पत्ता
- (1) ईमारतीचे नाव - , ईमारत नं - , पेट/वसाहत - , शहर/गाव - , सी/0, पंचवय सौरा रसा मरर अभिलेखी-पुव, तासुका - , विन - , पैन नम्बर -
- (2) ये सीधाम वासु वादीत - , घर/पल्ले नं - , गल्ली/रस्ता - , ईमारतीचे नाव - , पेट/वसाहत - , शहर/गाव - , तासुका - , विन - , पैन नम्बर -
- (7) विनांक वासु दिव्यासा 21/11/2012
- (8) गोटणीया 21/11/2012
- (9) अनुमापन, खंके व पुच 05/12/2012
- (10) माणारभावाप्रमाणे मुद्रांक शुल्क रु ३५०००० ००
- (11) माणारभावाप्रमाणे गोटणी रु ३००००० ००
- (12) रोरा

सह. दुयम निर्बंधक कल्याण-९



कलन - ४
 दस्त क्र. 72007/2028
 ६२/८५

18/05/2023

सूची क्र. 2

दुय्य निबंधक पत्र दुणि कल्याण 3
 दस्त क्रमांक 7414/2023
 थाने
 Regn:03m

दावाचे नाव उतरघट

(1) विपदाबा इकरा	धरतीगत
(2) मंचपत्रा	11773080
(3) दावाबा-काल (मॉन्टरिंग/पारखी) नामनिष्पादनाबा-अकादी देवी की परदेसत मं मणु काल	10989900
(4) भू-मालक नातऱिस्ता ५ धरतीगत (माग्यामा)	1) पाकिबे नाव कल्याण-पारिबेली धरती घटत एका माहिती मीळ उतरघट घटती भूदापा क्र 124 (पदविधाण क्र 1 एकरा क्षेत्र 19900 चौ मी) घटती इतिहास घटती क्र 1 मं 10 नाव हिशोबची 1490 चौ मी ही घटती विपदाण (MILKAT NUMBER survey no 124 Pusa no 1)
(5) भवत्त	1) 1490 चौ मी
(6) भावनाची किता मुदी देवाच अचल मूक	
(7) उतरघट काल किता पाकिबे टिका-या पाकाने नाव किता कितापा मयाकाने मयुक्तनाच किता भाग अचलमय प्रतिवादि नाच म पत्र	1) नाव-भागे भूमीगत घटती (व्यापारी) - अकादी घटती घटती घटती-45, रणा-ज्योत न - भाडा म - उतरघट घटती - जात न - रीत न मुद्राव उतरघट मीळ किता माग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे घटती THANE विम क्र-421204 रीत न- BOLLPP7166L 2) नाव-नाच मयुक्त बाटळ (व्यापारी) - उतरघट घटती घटती घटती-50; रणा-ज्योत न - भाडा म - उतरघट घटती - जात न - रीत न मुद्राव उतरघट मीळ किता, भाग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-ADDP185548P 3) नाव-विवादाई मयुक्त घटती घटती-87 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव उतरघट मीळ किता माग्याबा मंत्र, घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न- BOLLPP7166E 4) नाव-मिदिनाम मयुक्त घटती घटती-42, रणा-ज्योत न - भाडा म - व्यापारी घटती माग्याबा मंत्र ज्योत न - रीत न घटतीबा किता मंत्र उतरघट घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-CHOPPP2471D 5) नाव-काणिनाच मयुक्त घटती घटती-50 रणा-ज्योत न - भाडा म - व्यापारी घटती माग्याबा मंत्र ज्योत न - रीत न घटतीबा किता मंत्र, उतरघट, घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-ADDP0807D 6) नाव-गणेश मयुक्त घटती घटती-54 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव उतरघट मीळ किता माग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-T-AMUPP4161E 7) नाव-मिदिनाम मयुक्त घटती (व्यापारी) - उतरघट मयुक्त घटती घटती-42 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव मंत्र घटतीबा किताबा किताबा मयुक्त घटती (पत्र) (पत्र) मयुक्त कल्याण किता घाणे घटती THANE विम क्र-421202 रीत न-ADNPJ6432N 8) नाव-वदन मंत्र घटती घटती-52 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव उतरघट मयुक्त किता माग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-DMDDP2302G 9) नाव-मयुक्त मयुक्त घटती घटती-40 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव उतरघट मीळ किता, माग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-CHHPP4691M 10) नाव-वैवधानी मयुक्त घटती घटती-63 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न घटतीबा मंत्र घटती, घटती मयुक्त मयुक्त घटतीबा किताबा किताबा मयुक्त घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-FENPP6133R 11) नाव-मयुक्त मयुक्त घटती घटती-50 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव उतरघट मीळ किता माग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-CHJPP4495G 12) नाव-वैवधानी मयुक्त घटती घटती-57 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव उतरघट मयुक्त किता माग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-BIDPP8479A 13) नाव-मयुक्त मयुक्त घटती घटती घटती-51 रणा-ज्योत न - भाडा म - व्यापारी घटती - जात न - रीत न मुद्राव उतरघट मीळ किता माग्याबा मंत्र घटती (पत्र) मयुक्त कल्याण किता घाणे, घटती THANE विम क्र-421204 रीत न-CXJPP4144C
(8) उतरघट काल किता पाकाने नाच घटती घटती किता मयुक्तनाच मयुक्तनाच किता घटती मयुक्तनाच घटती घटती नाच म पत्र	1) नाव-मिदिनाम मयुक्तनाच
(9) धरतीगत काल किताबा किता	18/05/2023
(10) दस्त मयुक्तनाच किता	18/05/2023
(11) मयुक्तनाच घटती म पत्र	7414/2023
(12) मयुक्तनाच मयुक्तनाच मयुक्तनाच	824200
(13) भावनाचा घटती घटती मयुक्तनाच	30000
(14) मयुक्तनाच	



सहा.दुय्यम निबंधक सी नं कल्याण क्र. 3

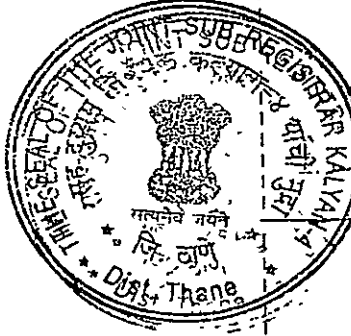
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पावती

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 Regn 39M

पावती क्र : 8173 दिनांक 18/05/2023

दावाचे नाव उतरघट
 दस्तुनबाचा अनुक्रमांक कसन 3-7416-2023
 दस्तुनबाचा प्रमाण : कुजमुक्ताचम
 मादर कोणाचा नाव मे लोकिक साईकटाईज्ज ठफे भागीदार संजय रामनादायप सिंग



मयुक्तनाच	₹ 100 00
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मयुक्तनाच	₹ 1100 00

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Joint Sub-Registrar Kalyan 3

मादर मुक्त ५ 1/-
 मयुक्तनाच ५ 0/-
 मयुक्तनाच मयुक्तनाच ५ 500/-

1) दस्तुनबाचा प्रकार DHC मयुक्तनाच ५ 1000/-
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 मयुक्तनाच मयुक्तनाच
 2) दस्तुनबाचा प्रमाण oChallon मयुक्तनाच ५ 100/-
 मयुक्तनाच/मयुक्तनाच/मयुक्तनाच क्रमांक MH001566631202324E दिनांक 18/05/2023
 मयुक्तनाच मयुक्तनाच

मयुक्तनाच

सहसिलदार तथा कार्यकारी वंडाधिकारी कल्याण
ता. कल्याण यांचे कार्यालय

क्र/महसूल/८-२/जमीनचाप-१/रुपांतरणकर/परवाना. १९२३

दिनांक २९ MAR २०२३



प्रति,
श्री. लोकिक साईफस्टाईल्स सर्वे
श्री. संजय रामनारायण सिंग
पक्षा-उसरघर, ता. कल्याण, जिल्हा ठाणे

विषय :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार अकृषिक
आकारणी/रुपांतरण कर भरून घेणेबाबत.

मौजे उसरघर, ता. कल्याण जि ठाणे

स.नं.	स.नं. प्रमाण. क्षेत्र	रुपांतरित कर भरणा करण्याचे क्षेत्र
१२४/१	१९६००.००	१६०००.००
एकुण	१९६००.००	१६०००.००

- संदर्भ :- १. महसूल व धन विभाग, मंगललय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई - ४०००३२; यांचेकडील अर्जासुचना-दिनांक ९ जानेवारी, २०१७.
२. मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसूल/क. १/८-१/२/र. कर/ अ. आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७
३. आपण या कार्यालयात रुपांतरित कर भरणेकामी दिनांक २४/०३/२०२३ रोजी केलेला अर्ज.

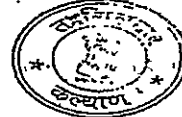
महसूल व धन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चेकलम ४२ ब (१) नुसारकलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये काठीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोगन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोटकलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तथे, नगराणा किंवा अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेलतर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनातील वाटप, आरक्षण किंवा निर्देशन या स्वरापात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुब आहं व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक

आपणी न्यायालयासमोर, रेल्वे स्टेशन जवळ, ता. कल्याण, जि. ठाणे. पिन कोड - ४२५१०१ - २३१५१२४ • ई-मेल - tahkalyan@gmail.com

आकारणी निरिधत करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा जिल्हाधिकारी ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकानुषे दिलेल्या सुचनांप्रमाणे आपण दिनांकी केलेल्या विषयांकीत जमीन मिळकतीची खालीलप्रमाणे अकृषिक कर व रुपांतरित कराची आकारणी निरिधत करणेत आलेली आहे.

अ.क्र.	गावाचे नाव	स.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरित कर व अकृषिक आकारणीची रक्कम
१.	उसरघर	१२४/१	१९६००.०० पर्या १६०००.००	
			एकुण	५४७२/-

सदर अकृषिक कर व रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र कल्याण जिल्हियेवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमुब असलेली टिप व आपले प्रतिज्ञापत्र यां अधिन राहून चलन GRN MH017659040 202223M दिनांक २८/०३/२०२३ अन्वये उपरोक्त रक्कम शासनगमा केलेली आहे सदर जानेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर आपण दिनांकी केलेल्या संपुर्ण क्षेत्रासाठी रडिवास दराने भरून घेण्यात आली आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चेकलम ४२-ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकारानुसार अतिरीत रुपांतरित कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. प्रस्तुत जमिनीस KDMC विकास आराखडयानुसार अनुशेष झालेल्या क्षेत्रानुसार बांधकामाचे आराखडे मंजूर करून त्यानुसार बांधकाम करणे बंधनकारक राहिल, तसेच बांधकाम अनुशेष नसल्यास सदरचे रुपांतरित कर व अकृषिक कराची आकारणी बाबतचे आदेश आपोआप रद्द होतील, व सदरची अंतिम अकृषिक झालेचे समजण्यात येणार नाही. त्यामुळे विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकारानुसार बांधकाम करणे आपणावर बंधनकारक असेल. भविष्यात उक्त जमीन मिळकतीचे मालकी संदर्भात तसेच इतर एककीत बांधकाम कोणताही बांधकाम कोणतीही न्यायालयीन वाय उद्भवल्यास त्याची सर्वस्वी जबाबदारी आपण घेतले तसेच सदरची जमिन भोगवटादार घा-२ ची असल्याचे सिध्द झाल्यास सदर जमिनीस देणेत आपण अकृषिक कर देण्यात आलेल्या रुपांतरण कराची परवानगी आपोआप रद्द झाली असे समजण्यात येईल व याकरीता कोणताही अर्ज आपण काढणेची आवश्यकता राहणार नाही. तसेच रुपांतरण कराची रक्कम शासनगमा नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (DOB/CO) प्राप्त केल्यानंतर नमुना नं ७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह या कार्यालयीन बांधकाम करणे गरजेचे करावा



क ल न - ४
दस्त क्र. १२७०४/२०२४
६६/८५

तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण
ता. कल्याण यांचे कार्यालय

क्र./महसूल/टे-२/जमीनमाप-१/रुपांतरणकार/एसआर-४०/२०२० दिनांक १३-२-२०२०

प्रति,
श्री अभिमान रघुनाथ पाटील व इतर यांचे कु.मु.धारक
श्री संजय रामनारायण तिग.

विषय:- रुपांतरितकर (CONVERSION TAX) भरून घेण्याबाबत.

स.न.	एकुण क्षेत्र (चौ.मी.)	रुपांतरितकर भरणा करायची रक्कम (चौ.मी.)
२३/२	२१२०.००	२१२०.००
एकुण	२१२०.००	२१२०.००

- संदर्भ :- १. महसूल व धन विभाग, महाराष्ट्र शासन, मुंबईमार्ग मार्ग, हुलासा चौक, मुंबई ४०० ०३२, यांचेकडील अधिसूचना दिनांक १०/०१/२०१७
२. मा. जिल्हाधिकारीवाणे यांचेकडील पूर्व क्र.महसूल/क-१/टे२/२/स.फर/अ.आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७
३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल कार्यालय विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा), अहमदावरा - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ व (२) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या कलमाबाबत अंतर्गत असलेली शरी; महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ याच्या तरतुदीनुसार कोणत्याही शेतामध्ये अर्थात, विस्तृत योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केलेल्या रुपांतरण कर, अकृषिक, आकारणी, वीणा लागू झालेले तेथे, नगराणा किंवा अधिमूल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, नगराणा किंवा अधिमूल्य असलेल्या कोणत्याही जमिनीचा वापर हा अशा-विकास योजनेतील वाढव, प्रारंभण किंवा तिर्थेयान या स्वरुपात दराविलेल्या वापरात रुपांतरित कर घेण्यात आले असल्याचे मानण्यात येईल, असे नमुब आहे य त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकासा योजनेत दराविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निरिध्द करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार, मा. जिल्हाधिकारी वाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकाव्यये दिलेल्या सूचनांनुसार आपण यिन्ती केलेल्या विषयांकीत जमीन मिळकतीची झालील रुपांतरित करपत्राची रक्कम व्यापण कर कळविण्यात येत आहे.

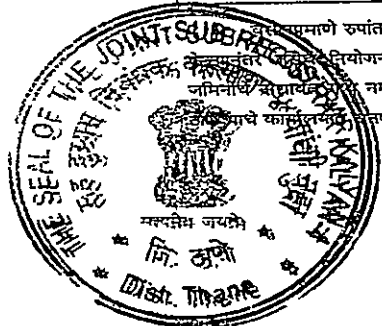
कार्यालय वता - दिवाणी न्यायालयासमोर, वेल्थ स्टेशन जवळ, ता. कल्याण, जि. ठाणे. पिन कोड - ४२१ ३०९
संपर्क क्र. ०२५१ - २३१५१२४ ई-मेल tahkalyan@gmail.com

Com ZLNQ-11SR No-40-Usarphar

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील फोनद्वारातचे पत्र, त्यामध्ये मनुब असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर गागेचा खापर जमीन मालकीकडुन होतो अथवा अन्य कोणाकडुन होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर नियोजन प्राधिकारी यांचेकडील फोन दाखल्यानुसार फक्त रविधास प्रयोजनासाठी भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ व नुसार भविष्यात नियोजन प्राधिकारी यांचेकडुन विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मजूर नकारानुसार अतिरीक्त रुपांतरित कर पटीगणीत झाल्यास त्याचा भरणा करणे आपणावर बांधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मजूर नकारानुसार बांधकाम करणे आपणावर बांधनकारक असेल. तथापि, सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर मरिष्यांत उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन याव उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नांव	स.न.	एकुण क्षेत्र (चौ.मी.)	रुपांतरित कराची रक्कम
१.	उसरपर	३३/२	२१२०.००	७६३.२०/-
एकुण				

जमीनमागे रुपांतरण कराची आपण चलनाद्वारे शासनजमा कराची सदर रक्कम आपण शासनास भरणा केल्यानंतर, नियोजन प्राधिकारी यांचेकडुन बांधकामाबाबत परवानगी (AOD/CC) प्राप्त केल्यानंतर १) जमीनीचे कोणत्याही नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी यांचे कार्यालयात सादर करून मिळणेकामी अर्ज करावा.



(योग्य आकडे)
तहसिलदार कल्याण

क ल न - ४
 दस्त क्र. १२७०६/२०२४
 ए७/८५

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN
APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
 M/s. Laukik Lifestyles through partner Mr. Sanjay R. Singh.
 Architect - M/s. Sthapatya Nirmaan through Mr. Shrish Nachane.
 Structural Engineer - M/s. JW Consultant through Mr. Achyut Watave.

With reference to your application dated 26/11/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1968 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 32, H.No. 2, S.No. 33, H.No. 1, 2 & S.No. 124, H.No. 1 Villago - Usarghar, situated at Dombivli (East) the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BP/27Village/2023-24/27
 Office Stamp
 Date : 31/01/2024

Yours faithfully,

Assistant Director of Town Planning
 Kalyan Dombivli Municipal Corporation, Kalyan.



कल्याण डोंबिवली महानगरपालिका, कल्याण
नगररचना विभाग

प्रवानगी क्र. KDMC/TPD/BP/27Village/2023-24/27
 DE- 31/01/2024

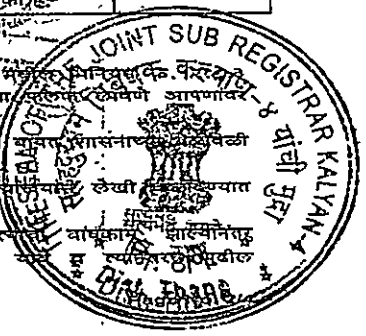
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.मा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मोजे ३२, डि.नं. २, स.नं. ३३, डि.नं. १, २ व स.नं. १२४, डि.नं. १ मध्ये ७/१२ उतान्यानुसार २४४३०.०० चौ.मी. क्षेत्राची नोंदणीकृत कुलमुखत्यारपत्रानुसार प्राप्त होणाऱ्या २०८३०.०० चौ.मी. क्षेत्राच्या पूर्णद्वारे UDCPR नुसार Basic FSI विषयात घेऊन तसेच २४.०० मी. व ३०.०० मी. रुंद रस्ताखालील क्षेत्राचे दुप्पट क्षेत्र विकास एकक स्वरुपात विचारात घेऊन एकूण २३६५४.४० चौ.मी. बांधकाम क्षेत्रासह सुखडाया विकास करावयास दिनांक २५/११/२०२२ रोजीच्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून बांधकाम प्रारंभ परवानगी देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत	मजले	क्षेत्र (चौ.मी.)
इमारत क्र. १	स्टिक्ट (५), तळ (५) + पहिला मजला ते तेथील मजले (पहिला)	२८६२०.७६
इमारत क्र. २	स्टिक्ट (५), तळ (५) + पहिला मजला ते पाचवा मजला (सहभास)	३५९४.२५
इमारत क्र. ३	स्टिक्ट (५), तळ (५) + सातवा मजला (५) (सहभास)	२९६.६१
एकूण एकूण	तळमजला + दोन मजले	११७२.६६
एकूण बांधकाम क्षेत्र		२३६५४.४०
महाकायरीता प्रस्तावित बांधकामाचा तपशील :-		
इमारत क्र. ६	स्टिक्ट (५), तळ (५) + पहिला मजला ते सुमारे मजला सातवा मजला (५) (क्षेत्र ४४०८.८१ चौ.मी., एकूण ८० मजला)	-

अटी व शर्ती :-

- १) एकनिष्ठ विकास नियंत्रण व प्रोत्साहन निगमावली (UDCPR) मधील नियमावली वरून बांधकाम करणेबाबतच्या बांधकाम नियमावलीच्या आधारे बांधकाम करणेबाबतची बांधकाम मंजुरी घेणे आवश्यक राहिले.
- २) UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to I बांधकाम नियमावलीच्या बांधकाम नियमावलीच्या आधारे बांधकाम करणेबाबतची बांधकाम मंजुरी घेणे आवश्यक राहिले.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयात लेखी अर्जा देण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभिंग व जोरदार बांधकाम क्षेत्राच्या बांधकाम नियमावलीच्या आधारे बांधकाम करणेबाबतची बांधकाम मंजुरी घेणे आवश्यक राहिले.



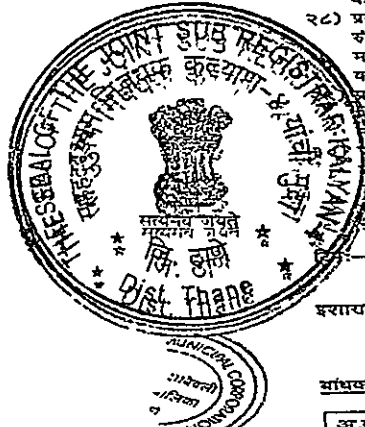
कलन - ४
 दस्त क्र. १२७०४/२०२४
 EL/८५

- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्ण परवानगी घेतल्याशिवाय करू नये, तसे केलेल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी यांत्रियारूपकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता घोडपर्वत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) सदर जागेवून पाण्याचा नैसर्गिक नियंत्रण छोट असल्यास तो जलनिःसारण विभाग, (क.डॉ.न.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ९) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वच्छताचे वाटून टाकणे आपणावर बंधनकारक राहिल.
- १०) बांधकामाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.न.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकारासह सादर करणे आपणावर बंधनकारक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी फ्ल्यांग डॉझियली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सोखर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १२) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- १३) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्त्व रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- १५) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १६) UDCPR मधील विनियम क्र. १३.५ नुसार धनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- १७) नकारासह दिरव्या रंगाने केलेल्या दुरुव्या आपल्यावर बंधनकारक राहिल.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाराप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- १९) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल
- २०) प्रकरणी भूखंडाच्या ७/१२ उतान्यावरील सर्व जमीनमालक ह्यात असलेबाबत तसेच भूखंडाच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निवारण करण्याची जबाबदारी आपली राहिल. याबाबत आपण हमीपत्र सादर केले आहे.
- २१) प्रकरणी इमारतीचे बांधकाम करतबेळी महिलेला कामगारकरीता तात्पुरत्या स्वरूपात स्वतंत्र खोली व टॉयलेटीची व्यवस्था करणे आपणावर बंधनकारक राहिल. याबाबत आपण हमीपत्र सादर केले आहे.
- २२) प्रकरणी भूखंडाच्या चोडन रस्त्याबाबत बघिव्यात कोणताही वाद / न्यायालयीन वाटा निर्माण झाल्यास त्याचे निवारण करण्याची जबाबदारी आपली राहिल.
- २३) प्रत्येक जागेवर निर्माण होणाऱ्या भूखंडावर निर्माण मिळविणेकामी-बांधकाम व विकास कामांच्या सोयीसाठी किमान व योग्य ठळीपर्वत प्रमाणे कॅम्पलॅन्ड पॉल, उभारणे आपणावर बंधनकारक राहिल.
- २४) प्रकरणी इमारत विकसित करताना वातावरणातील शुद्धीचे प्रमाण मानी करण्यासाठी नियमितपणे बांधकाम साहित्यावर (जव. रेती, खडी इ.) नियमितपणे पाण्याचा शिडकावा करणारी यंत्रणा कार्यान्वित करणे आपणावर बंधनकारक राहिल.
- २५) केंद्रीय प्रदूषण नियंत्रण मंडळ, राज्य शासन व यूपीसी महानगरपालिका यांनी दिलेल्या निर्देशानुसार बांधकामासाठी लागणारा सर्व साहित्याचा साठा आच्छादीत करणे आपणावर बंधनकारक राहिल.
- २६) प्रकरणी बांधकाम नकारातच्ये दरविहिलेले Inclusive Housing कृतीचाचे बांधकाम प्राधान्याने पूर्ण करणे महाकास छस्ताकरीत करणे तसेच बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी संबंधित विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २७) प्रकरणी जागेवर बांधकाम सुरु करणेपूर्वी Environment Clearance Certificate सादर करणे आपणावर बंधनकारक राहिल.
- २८) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यातच्ये २४.००मी. व ३०.०० मी. रूंद विकास योजना रस्त्याने बांधीत क्षेत्राची तावट पावती व मधुसूल दफ्तरी ७/१२ उतारा महापालिकेच्या नावे करणे आवेदकावर बंधनकारक राहिल, तोपर्यंत सदर पत्रेविनाचे बांधकाम करता येणार नाही, याची नोंद घ्यावी.
- २९) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सहा महिन्यातच्ये मीने. उतार, स.नं. १२४, स.नं. १ या भूखंडाचे नोंदणीकृत कुळभूखंडारपनानुसार पोटहिसरा बांधणी करणे अतिम बांधणी नकारास व त्याअनुषंगाने ७/१२ उतारा सादर करणे आपणावर बंधनकारक राहिल. प्रकरणी दि. ३०/०१/२०२४ रोजीच्या फी प्रदानुसार आपण अधिकार क्षेत्र कोझियली (पूर्व) याच्या येथील उतार्या टप्प्यातील रु. ४९,५६,०१४/- बाबत घनदंडाबाबत रु. ६०८२५८, दि. ३०/०१/२०२५ व. तिसऱ्या टप्प्यातील रु. २५,००,००८/- बाबत घनदंडाबाबत रु. ६०८२५८/- दि. ३०/०१/२०२६ अन्वये Post dated Cheques सादर केलेले आहेत. सदर रकमेचा विधीत वेळेनु व्हाजासहित भरणा करणे आपणावर बंधनकारक राहिल.
- ३०) UDCPR नुसार वरीलपैकी आपणांस लागू असलेल्या कोणत्याही पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इतरात- मंजूर बांधकाम, प्रस्तावित/विहित, केलेल्या अनुचित अनेकदासामान आपण महापात्र प्रादेशिक नियोजन व कारखाना अभियंता, १९६६ मधील कलम ५१६ ते ५७ च्या तरतुदी नुसार देखलपत्र मुक्तमास पात्र राहिल.

बांधकाम परवानगीअंतर्गत चरणगत आलेल्या रकमेचा तपशिलः-

अ.क्र.	लेखाशिर्ष	रकम (पहिला टप्पा)	पावती क्र.	दिनांक	बांधणीचा प्रकृण भरणा तपशिल	रोज
१	ARI 020101	18,36,661/-	AC40447	30/01/2024		
२	ARI 020103	1,19,276/-	AC40447	30/01/2024		
३	ARI 020104					
४	ARI 020105					
५	ARI 020110					



६	ASI 010304	1,57,953/-	AC40446	30/01/2024		
७	ASI 010513	37,10,299/-	AC40447	30/01/2024		
८	ASI 010518	45,91,401/-	AC40448	30/01/2024		
९	ASI 010519					
	TOTAL	1,04,14,485/-				

सहाय्यक संचालक (नगरपालिका),
कल्याण डोंबिवली महानगरपालिका, कल्याण.

- प्रत —
१) कार्यालयिक व संकलक क.डो.म.पा.कल्याण.
२) प्रभाग क्षेत्र अधिकारी 'ई' प्रभाग क्षेत्र.

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF REVISED BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
M/s. Laukik Lifestyles through partner Mr. Sanjay R. Singh,
Architect – M/s. Sthapatya Nirmaan through Mr. Shirish Nachane,
Structural Engineer – M/s. JW Consultant through Mr. Achyut Watave.

With reference to your application dated 13/02/2024 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 32, H.No. 2, S.No. 33, H.No. 1, 2 & S.No. 124, H.No. 1 Village – Usarghar, situated at Dombivli (East) the Revised Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/APP/SP/24/1022/2024/22/27/330

Office Stamp

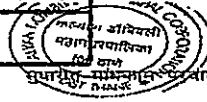
Date : 05/03/2024

Yours faithfully,

For Assistant Director of Town Planning
Kalyan Dombivli Municipal Corporation, Kalyan.



कलनि - ४
 दस्त क्र. १२००४/२०२४
 ७०/२५



कल्याण डोंबिवली महानगरपालिका, कल्याण
 नगररचना विभाग

प्रमाणित मान्यतापत्राची नोंद क्र. १५०८६/१७०१/२०२३-२४/२७/३८०
 Dt. ०६/०६/२०२४

संदर्भ : १) जा.क्र.कडॉनपा/नचवि/बांध/२७गाये/२०२३-२४/२७, दि. ३१/०१/२०२४
 येथील बांधकाम प्रारंभ परवानगी.
 २) वास्तुशास्त्रकार ने. स्वापथ्य निर्माण तर्फे श्री. शिरीष नाचणे यांचा
 दि. १३/०२/२०२४ येथील प्रस्ताव.

महाराष्ट्र प्रादेशिक व नगररचना-अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र.
 अधिनियम १९६६ चे कलम ४५ नुसार नोंद उखरव येथील स.नं. ३२, डि.नं. २, स.नं. ३३,
 डि.नं. १ व २ व स.नं. १२४, डि.नं. १ या भूखंडाच्या ७/१२ उताऱ्यानुसार २४४३०.०० चौ.
 मी. क्षेत्राची नोंदणीकृत खुळखुळारपानुसार प्राप्त होणाऱ्या २०८३०.०० चौ.मी. क्षेत्राच्या
 भूखंडावर UDCPR नुसार Basic FSI तसेच २४.०० मी. व ३०.०० मी. रुंद रस्ताखालील
 क्षेत्र विकास वक स्वल्पात विघायत घेऊन एकूण २३६५४.४० चौ.मी. क्षेत्रास संदर्भ क्र. १
 अन्वये बांधकाम प्रारंभ परवानगी प्रदान करण्यात आलेली आहे.

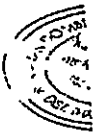
सद्यस्थितीत अनुज्ञेय होणाऱ्या Ancillary FSI चा विचार करून १९७८७.७४ चौ.मी.
 बाकीव बांधकाम क्षेत्रास एकूण ३६४४२.१४ चौ.मी. बांधकाम क्षेत्राचा विकास करावयास दिनांक
 १३/०२/२०२४ येथील अर्जास अनुसरून खालील अटी व शर्तीस अधिन उघट सुधारीत
 बांधकाम परवानगी देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत	मजले	क्षेत्र (चौ.मी.)
इमारत क्र. १	बिल्ड (१), तळ (१) + पहिला मजला ते तिसरी मजला (विघास)	१८६९०.७६
इमारत क्र. २	बिल्ड (१), तळ (१) + पहिला मजला ते तिसरी मजला (विघास)	१६३८२.८९
इमारत क्र. ६	बिल्ड (१), तळ (१) + सातवा मजला (१)	१९६.६९
कलम ४४स	तळमजला + दोन मजले	१९७२.८८
एकूण बांधकाम क्षेत्र		३६४४२.१४
म्हाराफरीत प्रस्तावित बांधकामाचा तपशील :-		
इमारत क्र. ६	बिल्ड (१), तळ (१) + पहिला मजला ते सहावा मजला + सातवा मजला (१) (क्षेत्र ४४०८.८९ चौ.मी., एकूण ८० सदनिका)	-

अटी व शर्ती :-

- एकत्रित विकास नियमन व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार मर्याद आगेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणावर बंधनकारक राहिल.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- UDCPR मधील Appendix-F नुसार बांधकाम व जोर्याचे बांधकाम झाल्यानंतर वास्तुशास्त्रकारचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्ण परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सादरची विकास परवानगी रद्द समजण्यात येईल.
- UDCPR मधील विनियम क्र. १२.२ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशास्त्रकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता छोडपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- सादर जागेवून पाण्याचा नैसर्गिक निषय होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.न.पा) च्या परवानगीशिवाय वळणू अथवा बंद करू नये.
- बांधकामाचे साहित्य रस्त्यावर टाकण्याचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवणे लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वल्पाने बांधून टाकणे आपणावर बंधनकारक राहिल.
- वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.न.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकारास्त-सादर करणे आपणावर बंधनकारक राहिल. बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी, कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरजर्जा वककरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत वेन वॉटर टायटिंगबाबत उपाययोजना करणे आपणावर बंधनकारक राहिल.
- बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम वसूलनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. १३.४ नुसार वे-वॉटर प्लंबिंगकरीत बाबत कार्यवाही करणे आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. १३.५ नुसार धनकसय व्यवस्थापना बाबत कार्यवाही करणे आपणावर बंधनकारक राहिल.
- UDCPR मधील विनियम क्र. १३.५ नुसार धनकसय व्यवस्थापना बाबत कार्यवाही करणे आपणावर बंधनकारक राहिल.



- १७) नकारात धरल्या रंगाने केलेल्या उरुल्या आपल्यावर बंधनकारक राहतील.
- १८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाराप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- १९) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.
- २०) प्रकरणी भूखंडाच्या ७/१२ उताऱ्यावरील सर्व जमीनमालक उघात असलेल्या तसेच भूखंडाच्या मालकी हक्काबाबत काही वाद असल्यास 'अथवा' निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल. याबाबत आपण हमीपत्र सादर केले आहे.
- २१) प्रकरणी इमारतीचे बांधकाम करतेवेळी मॉडेल कामगारंकरिता तात्पुरत्या स्वरूपात स्वतंत्र खोली व डॉबलेटीची व्यवस्था करणे आपणावर बंधनकारक राहिल. याबाबत आपण हमीपत्र सादर केले आहे.
- २२) प्रकरणी भूखंडाच्या पोटच रस्त्याबाबत मधिल्यात कोणताही वाद / न्यायालयीन दावा निर्माण झाल्यास त्याचे निराकरण करण्याची जबाबदारी आपली राहिल.
- २३) प्रत्यक्ष जागेवर निर्माण होणाऱ्या भूखंडाचे नियंत्रण मिळविणेकामी बांधकाम व विकास कामांच्या सभोवताली किमान व योग्य उंचीपर्यंत पत्र्याचे कॅपाळंड वॉल उभारणे आपणावर बंधनकारक राहिल.
- २४) प्रकरणी इमारत विकसित करताना वातावरणातील धुळीचे प्रमाण कमी करण्यासाठी नियमितपणे बांधकाम साहित्यावर (उद. रेती, खडी इ.) नियमितपणे पाण्याचा शिडकावा करणारी यंत्रणा कार्यान्वित करणे आपणावर बंधनकारक राहिल.
- २५) केंद्रीय प्रदुषण नियंत्रण मंडळ, पुणे शासन व वृहन्मई महानगरपालिका यांनी दिलेल्या निर्देशानुसार बांधकामासाठी लागणारे सर्व साहित्यांचा साठवणुकीसाठी वेळोवेळी आपणावर बंधनकारक राहिल.
- २६) प्रकरणी बांधकाम नकारामध्ये रररररर Inclusive Pricing करिताचे बांधकाम प्राधान्याने पूर्ण करून म्हाडास प्रस्तावित करणे व बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी संबंधित विभागाकडील ना-उरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २७) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी विपयविकत भूखंडाची नोंदणीकृत कुलमुखत्यावर पत्रानुसार पोटहिल्ला मोजणी करणे मोजणी नकारात ७/१२ उताऱ्यास सादर करणे आपणावर बंधनकारक राहिल.
- २८) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा सर्व मिनियामध्ये २४.००मी. व ३०.०० मी. रुंद विकास योजना रस्त्याने बांधित क्षेत्राचे ताबा राबतीचे अंतर्गत ७/१२ उताऱ्या मणालिकेच्या नावे करणे आवेदकावर बंधनकारक राहिल. सोपयंत सदर चढईधेप्राचे बांधकाम करता येणार नाही, याची नोंद घ्यावी.
- २९) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी किंवा संपूर्ण मिनियामध्ये मोजे उतरवत, स.नं. १२४, डि.नं. १ या भूखंडाचे नोंदणीकृत कुलमुखत्यावर पत्रानुसार पोटहिल्ला मोजणी करून अंतिम मोजणी नकारा व त्यानुसार ७/१२ उताऱ्या सादर करणे आपणावर बंधनकारक राहिल.
- ३०) प्रकरणी दि. ३०/०१/२०२४ रोजीच्या फी पत्रानुसार आपण अॅक्सिस बँक, डॉबिवली (पूर्व) शाखा येथील दुसऱ्या टप्प्यातील रु. ४६,५६,९१४/- बाबत घनादेश क्र. ६०८२५८, दि. ३०/०१/२०२५ व तिसऱ्या टप्प्यातील रु. ४६,०८,०७८/- बाबत घनादेश क्र. ६०८२५८/- दि. ३०/०१/२०२६ अन्वये Post dated Cheque सादर केलेले आहेत सदर रक्कमेचा विधीत वेळेत व्याजासहित भरणा करणे आपणावर बंधनकारक राहिल.
- ३१) प्रकरणी दि. २७/०२/२०२४ रोजीच्या फी पत्रानुसार आपण अॅक्सिस बँक, डॉबिवली (पूर्व) शाखा येथील दुसऱ्या टप्प्यातील रु. ५६,५०,४६४/- बाबत घनादेश क्र. ६३६८७२, दि. २७/०२/२०२५ व तिसऱ्या टप्प्यातील रु. ५२,८३,४९२/- बाबत घनादेश क्र. ६३६८७३/- दि. २७/०२/२०२६ अन्वये Post dated Cheque सादर केलेले आहेत. सदर रक्कमेचा विधीत वेळेत व्याजासहित भरणा करणे आपणावर बंधनकारक राहिल.



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

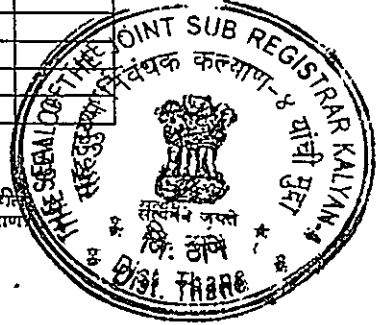
धराण:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरवदलाबाबत आपण महापुद्द प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५६ ते ५७ च्या तरतुदी नुसार दखलपत्र गुन्हास पात्र राहिल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:-

अ.क्र.	लेखाशिर्ष	रक्कम (पहिला टप्पा)	पावती फ.	दिनांक	यापूर्वीचा पट्टण भरणा तपशिल	शेरा
१	ARI 020101	8,08,266/-	AC45771	04/03/2024		
२	ARI 020103	63,845/-	AC45771	04/03/2024		
३	ARI 020104	40,44,800/-	AC45771	04/03/2024		
४	ARI 020105					
५	ARI 020110					
६	ASI 010304					
७	ASI 010513	17,02,298/-	AC45771	04/03/2024		
८	ASI 010518	20,20,882/-	AC45781	04/03/2024		
९	ASI 010519					
	TOTAL	86,39,988/-				



सहाय्यक संचालक नगररचना, कल्याण
कल्याण डॉबिवली महानगरपालिका, कल्याण



- प्रत :-
- १) करनिघारक व संकलक क.डॉ.म.पा.कल्याण.
 - २) प्रभाग क्षेत्र अधिकारी ई प्रभाग क्षेत्र.
 - ३) उप आयुक्त, मालमरता विभाग, क.डॉ.म.पा. कल्याण.
 - ४) धनकय व्यवस्थापन विभाग, क.डॉ.म.पा. कल्याण.

कलन - ४
दस्त क्र. १२००४/२०२४
०२/८५



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

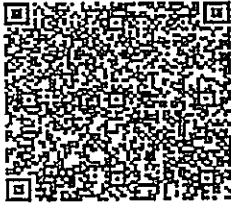
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700055289

Project: **BALAJI CLASSICA - ATHENA AND IRIS**, Plot Bearing / CTS / Survey / Final Plot No. S No. 32, H No. 2, S No.33, H No.1,2 & S no. 124, H No. 1 at Usarghar, Kalyan, Thane, 421204;

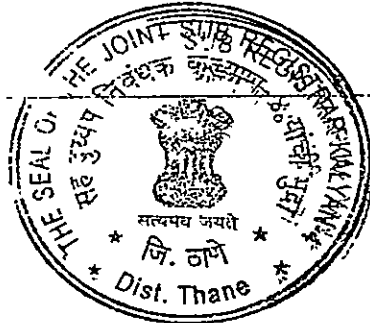
1. Laukik Lifestyles having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin- 421201.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 14/03/2024 and ending with 30/06/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- 3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 19-03-2024 03:03:29

Dated: 14/03/2024
Place: Mumbai

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



कलन - ४
दस्त क्र. १२८०४/२०२४
७३/८५

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 042706817839	Date 25/05/2024
Received from JOINT SUB REGISTRAR KAJYAN Mobile number 7387227473, an amount of Rs.500/- towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar Office Joint S.R.Kalyan 3 of the District Thane	
Payment Details	
Bank Name SBI	Date 26/05/2024
Bank CNR 1005411202405211474	RIP No. 41495829231
This is computer generated receipt, hence no signature is reqd/rd.	

727797	पारवी	Original/Duplicate
Tuesday, May 28, 2024		मोदी नं. 334
6:23 PM		Regn. 394
पारवी नं. 8607 दिनांक: 26/05/2024		
पारवी पास करणार		
उपरोक्तकरणा अर्थपत्रांक. पारवी-7797-2024		
उपरोक्तकरणा करार सुपुत्रकरणाकर		
पारवी करणाकरणां पारवी अकरा अकराच दिवसां		
दस्तावेजी ची		₹ 100.00
दस्तावेजाकरणी ची		₹ 480.00
मुद्रांकी मकरा 24		
एकूण		₹ 580.00

उपरोक्त करण करणार पारवी ३ अकरा
5.88 PM पर वेळ दिवस
दस्तावेजी नं. 8607
मोदी नं. 334
पारवी नं. 8607

- पारवी करणार DHG नं. 500/-
दस्तावेजाकरणी अर्थपत्रांक. पारवी-7797-2024
दस्तावेजाकरणी करार सुपुत्रकरणाकर
- पारवी करणार eChalan नं. 1004
दस्तावेजाकरणी अर्थपत्रांक. पारवी-7797-2024
दस्तावेजाकरणी करार सुपुत्रकरणाकर

[Handwritten Signature]

कलन - ३
दस्त क्र. ७७७७/२०२४
९/२४



CHALLAN		MTR Form Number	
QIN MTR202401337024732	SARCOOB BIRI11202401337024732	Date 25/05/2024-14:01:35	Form ID 417
Department Inspector General Of Registration	Stamp Duty	Payment Details	
Type of Payment Registration Fee	TAX ID (TAN of Any)		
Office Name KAJYAN KALYAN JOINT SUB REGISTRAR	PAN No. (Applicable)	ADP/ST/LOP	
Location THANE	Full Name	AJAY RAMNARAYAN THAKUR	
Year 2024-2025 One Time	Flat/Block No.	3 FLD. 32, HESSA NO. 2, S. NO. 31, HESSA NO. 1	
Account Hand Details	Amount In Rs.	AND 2, 0 NO. 124 HESSA NO. 1	
0020046101 Stamp Duty	002.00	VILLAGS USARGAON	
0020063301 Registration Fee	100.00	Area/Locality DHN TRIST THANE	
		Taxes/City/District	
		PIN 4 2 1 2 0 1	
		Remarks (If Any)	
		PAN-2/AADFL1453K-Second Party Name-LAUKI LIFESTYLES-	
		Amount In Words Six Hundred Rupees Only	
Total	002.00		
Payment Details	ICICI BANK	FOR USE IN RECEIVING SLIP	
Chq/OT/Debit	Bank CNR	Ref No. 891233202405211580 267167656	
Chq/OT/Debit	Bank Date	ARI Date 28/05/2024 14:09:24 Not Verified with RBI	
Name of Bank	Bank Branch	ICICI BANK	
Name of Branch	Sort/No. Date	Not Verified with Sort	

SPECIAL POWER OF ATTORNEY
(Admission only)

This Special Power of Attorney is made and executed at Dombivli, Taluka Kalyan, District Thane on 26 this day of May 2024

TO ALL TO WHOME THESE PRESENT SHALL COME WE
M/S. LAUKIK LIFESTYLES (hereinafter the "SAID FIRM"), a Partnership Firm duly established and registered under the provisions of Indian Partnership Act, 1932, PAN - AADFL7453K, having its Office at Shop No. 5 6 7 & 8, Daji Emerald, Padmavati Building, Behind Balaji Aangan Complex, Thakurli (E-4), Taluka Kalyan, District Thane 421201 through its PARTNERS

- 1) MR. SANJAY RAMNARAYAN SINGH, Age 53 years, occupation business,
 - 2) MR. AJAY RAMNARAYAN SINGH, Age 54 years, occupation business,
 - 3) MR. MAYURESJI GOVIND DODKE, Age 33 years, occupation business,
- DO HEREBY SEND GREETINGS :

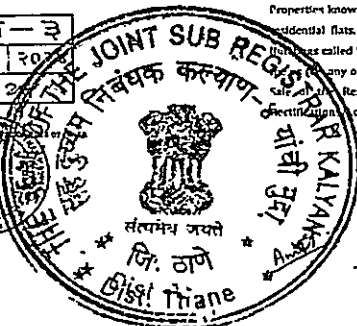
WHEREAS,

a) we are doing business activities involving property development and we are the owners, occupiers & possessors of the several adjacent pieces of land in the revenue village Dhopar Taluka Kalyan, District Thane in respect of the land property bearing i) Survey Number-32, Hissa Number-2, ii) Survey Number-32, Hissa Number-1 & 2, iii) Survey Number-124, Hissa Number-1, all of Revenue Village Usargha, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan, hereinafter called and referred to as the "SAID PROPERTIES"

b) We have commenced and started the development project on the portion of the said Properties known as "DALAJI CLASSICA" consisting of several buildings & also the construction of residential flats, commercial shops/offices and other units in the said Complex of the project called "DALAJI CLASSICA" being constructed on the said Properties, a portion of

any one of the Partner of the said Firm) shall sign and execute all documents for sale of the Residential Flats, Commercial Shops/Offices and other units, deeds of corrections, deeds of Cancellations etc with the purchase of flats/shops/

कलन - ३
दस्त क्र. ७७७७/२०२४
२/२४



कलन - ३
दस्त क्र. ७७७७/२०२४
९/२४



[Handwritten Signatures]

कलन - ४
 दस्त क्र. ११७०४/२०२४
 ७२/८५

other units in the said Complex of the Buildings called "DALAJI CLASSICA" being constructed on the said Properties and all the other and further documents incidental and ancillary thereto (herein after called and referred to for the sake of brevity as the "SAID DOCUMENTS")

c) Due to site supervision and being pre-occupied in other business activities, we are not in the position to personally attend the office of Concerned Sub-Registrar of Assurances, Kalyan for registering of said documents related to sale of residential flats, commercial shops/office and other units in the said Complex of the Building called "DALAJI CLASSICA" being constructed on the Said Properties and/or any other acts, deeds, matters, declarations, bonds, agreements etc. to K. D. 14. C. and other authorities of any of the abovementioned firm/s which are executed by us.

We, therefore, propose to appoint OUR OFFICE BEARERS 1) MR. AJAY BIRMADEV TIWARI, Age 37 years, 2) MR. AMIT SANTOSHI JADIAV, Age 29 years & MR. AMIT YASHIWANT DHUMAL, Age 32 years, having Office address at Shop No. 5, 6, 7 & 8, Bataji Emerald, Padmavati Building, Behind Bataji Aangan Complex, Thakurji (East), Taluka Kalyan, District Thane 421201 as our Constituted Attorney to attend the office of the concerned Sub Registrar of Assurances, Kalyan and to admit execution of the Said Documents executed/to be executed either of us, which they have agreed to do.

d) NOW THIS SPECIAL POWER OF ATTORNEY WITNESSES THAT WE DO AND EACH OF US DO/IT HEREBY APPOINT, NOMINATE AND CONSTITUTE OUR OFFICE BEARERS 1) MR. AJAY BIRMADEV TIWARI, Age 36 years, 2) MR. AMIT SANTOSH JADIAV, Age 29 years & MR. AMIT YASHIWANT DHUMAL, Age 32 years, having Office address at Shop No. 5, 6, 7 & 8, Bataji Emerald, Padmavati Building, Behind Bataji Aangan Complex, Thakurji (East), Taluka Kalyan, District Thane 421201 AS OUR ATTORNEY for us on our behalf and in our names TO DO AND PERFORM ALL THOSE ACTS DEEDS MATTERS AND THINGS either JOINTLY OR SEVERLY (Hereinafter referred to as the "ATTORNEY") as mentioned hereinafter viz. -

- 1 To lodge in the office of the concerned Sub Registrar of Assurances, Kalyan the Said Documents or any other deeds, agreements or documents that are signed and executed by any one of us on behalf of abovementioned firm M/s. LAUKIK LIFESTYLES, (hereinafter "the said Firm") and to admit execution thereof, to appear before the Sub Registrar of Assurances, Kalyan and to get the Said Documents registered on behalf of our said firm, in respect of sell, rectification, confirmation, and / or cancellation in respect of residential flats, commercial shops/offices and other units in the said Complex of the Buildings called "DALAJI CLASSICA" being constructed on the Said Properties.
- 2 To sign and execute all the papers, documents at the office of the Sub- Registrar of Assurances, Kalyan for registration of the said documents executed by any one of us on behalf of the said Firm.
- 3 To collect original agreement, document, original receipt and any other related documents/papers from the office of the Sub- Registrar of Assurances, Kalyan in respect of the registration of the Said Documents executed by any one of us on behalf of the said Firm.

AND THIS SPECIFIC POWER OF ATTORNEY is given only for limited purpose of registering any of the agreement, deeds and documents that are signed and executed by any one of us on behalf of the said firm with the concerned Sub-Registrar of Assurances, Kalyan only, and the said Attorneys shall not have any other Power or Authority whatsoever under this Power of Attorney or otherwise.

AND We, hereby agree and undertake to ratify and confirm all lawful acts and things done by us said Attorney in pursuance of the powers herein contained.

[Signatures]
 कलन-३
 दस्त क्र. ७७६७ २०२४
 ६/४४

[Signatures]
 कलन-३
 दस्त क्र. ७७६७ २०२४
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IN WITNESSETH WHEREOF the parties hereto have set their respective hands and seal hereof the day and the year first here before written.

SIGNED AND DELIVERED By within named M/S. LAUKIK LIFESTYLES THROUGH ITS PARTNERS

- 1) MR. SANJAY RAMNARAYAN SINGH
- 2) MR. AJAY RAMNARAYAN SINGH
- 3) MR. MAYURESH GOVIND BODKE

We accept this Special Power of Attorney

SIGNED AND ACCEPTED By within named

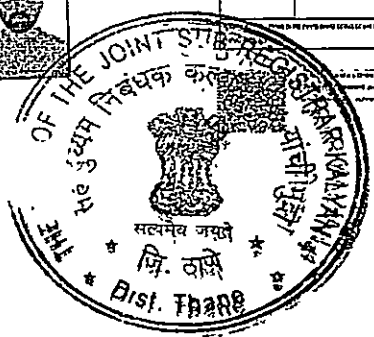
- 1) MR. AJAY BIRMADEV TIWARI
- 2) MR. AMIT SANTOSHI JADIAV
- 3) MR. AMIT YASHIWANT DHUMAL

In the Presence of
 1. *[Signature]*
 2. *[Signature]*

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कलन-३
 दस्त क्र. ७७६७ २०२४
 ६/४४

कलन-३
 दस्त क्र. ७७६७ २०२४
 ६/२४



कलन - ४
 दस्त क्र. १२००४/२०२४
 ७५/८५

राज्य मनुष्य शक्ति (विभागीय स्तर)										
[राज्य मनुष्य शक्ति अधिनियम, १९४७ के अंतर्गत कार्य करने वाले अधिकारी (अ) विभाग द्वारा जारी किया गया है]										
नाम		पद		वर्ग		वर्ग		वर्ग		वर्ग
पद	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
1	2	3	4	5	6	7	8	9	10	11
...

राज्य मनुष्य शक्ति (विभागीय स्तर)										
[राज्य मनुष्य शक्ति अधिनियम, १९४७ के अंतर्गत कार्य करने वाले अधिकारी (अ) विभाग द्वारा जारी किया गया है]										
नाम		पद		वर्ग		वर्ग		वर्ग		वर्ग
पद	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
...

कलन - ३
 दस्त क्र. ७७७७/२०२४
 ८/२६



राज्य मनुष्य शक्ति (विभागीय स्तर)										
[राज्य मनुष्य शक्ति अधिनियम, १९४७ के अंतर्गत कार्य करने वाले अधिकारी (अ) विभाग द्वारा जारी किया गया है]										
नाम		पद		वर्ग		वर्ग		वर्ग		वर्ग
पद	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
...

कलन - ३
 दस्त क्र. ७७७७/२०२४
 ८/२६



राज्य मनुष्य शक्ति (विभागीय स्तर)										
[राज्य मनुष्य शक्ति अधिनियम, १९४७ के अंतर्गत कार्य करने वाले अधिकारी (अ) विभाग द्वारा जारी किया गया है]										
नाम		पद		वर्ग		वर्ग		वर्ग		वर्ग
पद	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
...

राज्य मनुष्य शक्ति (विभागीय स्तर)										
[राज्य मनुष्य शक्ति अधिनियम, १९४७ के अंतर्गत कार्य करने वाले अधिकारी (अ) विभाग द्वारा जारी किया गया है]										
नाम		पद		वर्ग		वर्ग		वर्ग		वर्ग
पद	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
...

कलन - ३
 दस्त क्र. ७७७७/२०२४
 ९०/२६



कलन - ३
 दस्त क्र. ७७७७/२०२४
 ९९/२६



कलन - ४
 दस्त क्र. 2008/2028
 ७६/८५

[संघटन के कार्य प्रदर्शन के लिए प्रयुक्त होने वाले कार्य के प्रदर्शन के लिए प्रयुक्त होने वाले कार्य]									
वर्ग - १ (१/१)		वर्ग - २ (२/२)		वर्ग - ३ (३/३)		वर्ग - ४ (४/४)		वर्ग - ५ (५/५)	
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

१ - २००८ के लिए प्रयुक्त होने वाले कार्य

कलन - ३
 दस्त क्र. ७७६७/२०२४
 ९२/२४



[संघटन के कार्य प्रदर्शन के लिए प्रयुक्त होने वाले कार्य के प्रदर्शन के लिए प्रयुक्त होने वाले कार्य]									
वर्ग - १ (१/१)		वर्ग - २ (२/२)		वर्ग - ३ (३/३)		वर्ग - ४ (४/४)		वर्ग - ५ (५/५)	
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



कलन - ३
 दस्त क्र. ७७६७/२०२४
 ९३/२४

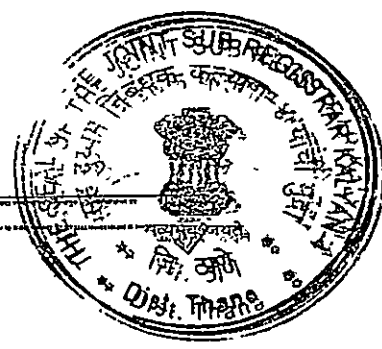


वर्ग - १ (१/१)	वर्ग - २ (२/२)	वर्ग - ३ (३/३)	वर्ग - ४ (४/४)	वर्ग - ५ (५/५)
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

[संघटन के कार्य प्रदर्शन के लिए प्रयुक्त होने वाले कार्य के प्रदर्शन के लिए प्रयुक्त होने वाले कार्य]									
वर्ग - १ (१/१)		वर्ग - २ (२/२)		वर्ग - ३ (३/३)		वर्ग - ४ (४/४)		वर्ग - ५ (५/५)	
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

१ - २००८ के लिए प्रयुक्त होने वाले कार्य

कलन - ३
 दस्त क्र. ७७६७/२०२४
 ९६/२४



कलन - ३
 दस्त क्र. ७७६७/२०२४
 ९५/२४



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727791
28/05/2024 5:42:56 PM

20/05

7797/2024

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Table with 4 rows and 4 columns: Item No., Description, Amount, and Status. Includes handwritten notes and stamps.

28/05/2024 5:42:56 PM

28/05/2024 5:42:56 PM

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28/05/2024 5:42:56 PM

Table with 2 rows and 4 columns: Item No., Description, Amount, and Status. Includes handwritten notes and stamps.

28/05/2024 5:42:56 PM



Table with 5 columns: Sl. No., Purchaser, Type, Verification no./Vendor, GRN/License, Amount, Used As, Docket Number, Deface Date.

28/05/2024 4:23:06 PM

20/05

7797/2024

Table with 4 rows and 4 columns: Item No., Description, Amount, and Status. Includes handwritten notes and stamps.

28/05/2024 4:23:06 PM

28/05/2024 4:23:06 PM

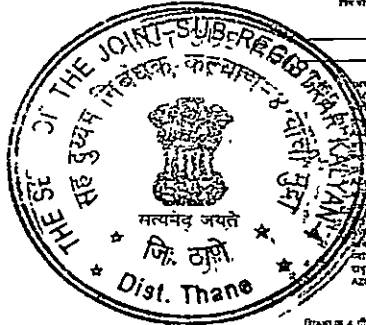


Table with 2 rows and 4 columns: Item No., Description, Amount, and Status. Includes handwritten notes and stamps.

28/05/2024 4:23:06 PM



कलन - ४
 दस्त क्र. १२१००४/२०२४
 ०२/०५

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Usage	Deface number	Deface Date
1	AJAY BIRUHADEV TIWARI	eChallan	69163332024052615862	MH0226431532024256	500.00	SD	0001471402202425	28/05/2024
2		DHC		0524288817839	100	RF	0124288817839D	28/05/2024
3	AJAY BIRUHADEV TIWARI	eChallan		MH0226431532024262	100	RF	0001471402202425	28/05/2024

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

7707 / 2024

Please Visit Portal on Registration

1. Visit e-Services Department for purchase through eChallan (if paper on e-challan please refer stamping)

2. Get print online only after registration

For feedback, please write to us at feedback@maharajasthan.gov.in

कलन 1-३
 दस्त क्र १२१००४ ०२/०५

इसकी प्रमाण देने की प्रता दस्त
 क्र. १२१००४ एवं ०२/०५ एवं प्रमाण
 दस्ता प्रमाण ... का प्रमाण
 दिनांक २५/०५/२०२४

(Signature)
 उ. का. सुपुत्र निवासी नं. १, अजय-१



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आयकर विभाग
INCOME TAX DEPARTMENT
LAUKIK LIFESTYLES

भारत सरकार
GOVT. OF INDIA

16/08/2010

Permanent Account Number
AADFL7453K

Signature

Amit

कलन - ४
दस्ता क्र. 92008/2028
60/44

आयकर विभाग
INCOME TAX DEPARTMENT
RAJ GOPAL DAS
GOPAL KOBI DAS

भारत सरकार
GOVT. OF INDIA

30/06/1986

Permanent Account Number
CAWPD4274M

Signature

Raj Das

DC No 38448 2015007-545
Valid till 30-11-2035 (NT)

DOF: 01-12-2015

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOF
MCWG	01-12-2015
LMV	01-12-2015

DOB 17-12-1990 BG

Name NIKHIL MAHIPATRAO
S/D/W G. DWARKANATH MAHIPATRAO
Add: GANESH NAGAR, REES, PO-MOHOPADA,
TAL-KHALAPUR, DIST-RAIGAD.

410203
Type & ID of Authority: MM48 201505

Signature: Nikhil Mahipatrao (Impersonal) of Hobbies

Nikhil

आयकर विभाग
INCOME TAX DEPARTMENT
PANDIT GANESH
AJIT MANGAL PANDIT

भारत सरकार
GOVT. OF INDIA

30/01/1970

Permanent Account Number
AWHPP7762K

Signature

Ganesh Pandit



आयकर विभाग
INCOME TAX DEPARTMENT
PANDIT ASHA GANESH
ROBIN AKHAY BAUG

भारत सरकार
GOVT. OF INDIA

08/05/1981

Permanent Account Number
BDIPP5621C

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा सख्या कार्ड
Permanent Account Number Card
ECNPP1399N

नाम/ Name
AKASH GANESH PANDIT

पिता का नाम/ Father's Name
GANESH PANDIT

जन्म की तारीख/ Date of Birth
05/07/1999

हस्ताक्षर/ Signature

Akash

Robin Akhaya Baug

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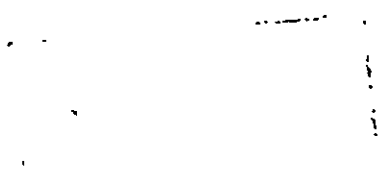
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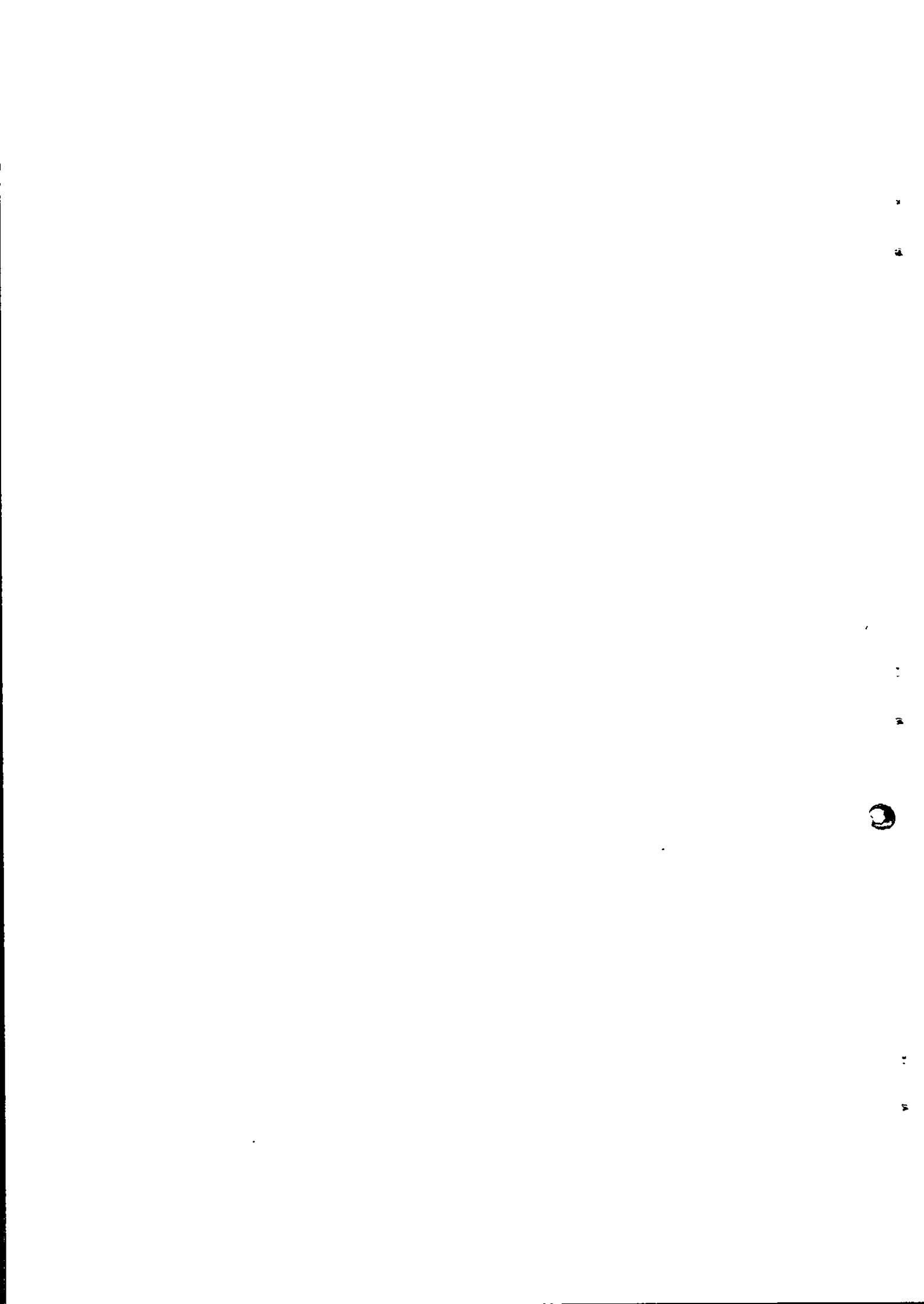


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क ल न - ४
दस्त क्र. १२७०४/२०२४
८२/८५

D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 0824025902286	Receipt Date 02/08/2024
Received from JOINT SUB REGISTRAR KALYAN , Mobile number 7387327473, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 12704 dated 02/08/2024 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name SBIN	Payment Date 02/08/2024
Bank CIN 10004152024080202092	REF No. 421519187214
Deface No 0824025902286D	Deface Date 02/08/2024
This is computer generated receipt, hence no signature is required.	





338/12704

शुक्रवार, 02 ऑगस्ट 2024 12:53 म.नं.

दस्त गोषवारा भाग-1

कलन4

दस्त क्रमांक: 12704/2024

दस्त क्रमांक: कलन4 /12704/2024

वाजार मूल्य: रु 23,70,000/-

मोबदला: रु. 29,42,500/-

भरलेले मुद्राक शुल्क: रु.2,06,000/-

नोंदणी फी माफी असल्याम तपशिल :-

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

दु. नि. नह. दु. नि. कलन4 याचे कार्यालयात

अ. क्र 12704 वर दि.02-08-2024

गेजी 12:52 म.नं. वा. हजर केला.

पावती:13592

पावती दिनांक: 02/08/2024

सादरकरणाचा नाव: आकाश गणेश पंडित

नोंदणी फी

रु. 29500.00

दस्त हाताळणी फी

रु. 1700.00

पृटांची संख्या: 85

[Handwritten Signature]

दस्त हजर करणाऱ्याची सही:

एकूण: 31200.00

[Handwritten Signature]

Joint Sub Registrar Kalyan 4

[Handwritten Signature]

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार. करारनामा

मुद्राक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र 1 02 / 08 / 2024 12 : 52 : 22 PM ची वेळ: (सादरीकरण)

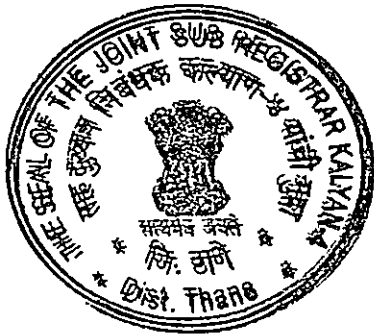
शिक्रा क्र. 2 02 / 08 / 2024 12 : 53 : 47 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

[Handwritten Signature]
लिहून देणार सही

[Handwritten Signature]
लिहून देणार सही



[Handwritten Signature]
Ganesh Pandit

[Handwritten Signature]

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02/08/2024 1 42 51 PM

दस्त गंधवारा भाग-2

कलन4

C8104

दस्त क्रमांक 12704/2024

दस्त क्रमांक कलन4/12704/2024

दस्ताचा प्रकार - कर्गनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव मे लौकिक लार्डफेस्टाईल्स नर्से भारीदार नजय रामनारायण मिग याचे कु म धारक म्हणून अमित मतोप जाधव पत्ता प्लॉट न दुकान क्र 5, 6, 7 व 8, माळा नः -, इमारतीचे नाव बालाजी गमरान्ड पद्यावनी विल्डींग, ब्लॉक नः -, रोड न बालाजी आयन कॉम्प्लेक्सच्यामार्गे, टाकुली पूर्व, महाराष्ट्र, THANE. पॅन नंबर AADFL7453K	लिहून घेणार वय -29 स्वाक्षरी:- <i>Amit</i>		
2	नाव आकाश गणेश पडिन पत्ता प्लॉट न 403 / 3 वी, माळा न - इमारतीचे नाव शकेश्वर प्लाम्म, ब्लॉक न -, रोड न मुभाप रोड, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर ECNPP1399N	लिहून घेणार वय :-25 स्वाक्षरी:- <i>Shiv</i>		
3	नाव आशा गणेश पडिन पत्ता प्लॉट न 403 / 3 वी, माळा न -, इमारतीचे नाव शकेश्वर प्लाम्म, ब्लॉक न -, रोड न मुभाप रोड, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे पॅन नंबर BDIPP5621C	लिहून घेणार वय :-43 स्वाक्षरी:- <i>Shiv</i>		
4	नाव गणेश अजित पडिन पत्ता प्लॉट न 403 / 3 वी, माळा न -, इमारतीचे नाव शकेश्वर प्लाम्म, ब्लॉक न -, रोड न मुभाप रोड, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर AWHPP7762K	लिहून घेणार वय -54 स्वाक्षरी:- <i>Ganesh</i>		

वरील दस्तगवेज कलन देणार तथाकथीन कर्गनामा चा दस्त गेवज कलन दिल्याचे कबुल करतात.
शिक्का क्र 3 ची वेळ: 02 / 08 / 2024 01 42 21 PM

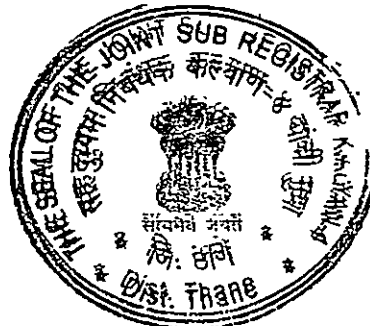
ओळख -

यातील इमम अने निवेदीन करनान की ते दस्तगवेज कलन देणा-याना व्यक्तीश ओळखनान, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव निखील डी मन्दिपनगर वय 32 पत्ता 108, महालक्ष्मी आशिप, टाकुली पूर्व पिन कोड: 421201	स्वाक्षरी:- <i>Nikhil</i>		
2	नाव राज दान - वय 28 पत्ता डोंबिवली पु पिन कोड 421201	स्वाक्षरी:- <i>Raj Das</i>		

शिक्का/क्र 4 ची वेळ: 02 / 08 / 2024 01 : 43 : 02 PM

Joint Sub Registrar Kalyan 4



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Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AKASH GANESH PANDIT	eChallan	69103332024080120386	MH006174971202425E	206000.00	SD	0003377418202425	02/08/2024
2		DHC		0824025902286	1700	RF	0824025902286D	02/08/2024
3	AKASH GANESH PANDIT	eChallan		MH006174971202425E	29500	RF	0003377418202425	02/08/2024

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

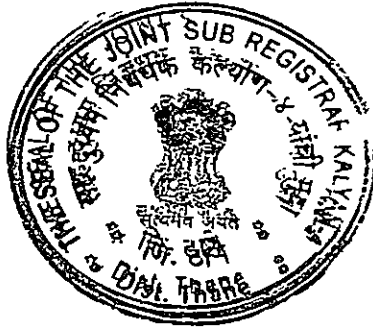
12704 /2024

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क ल न - ४
दस्त क्र. १२७०४/२०२४
८५/८५



प्रमाणीत करण्यात येलेकी सदर
दस्त क्र. १२७०४ मध्ये ८५ पाने
आहेत. पुस्तक क्रमांक १ वर
नोंदिलो दि. ०२/०८/२०२४

सह-दय्यम निबंधक कल्याण-४

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सूची क्र.2

दुय्यम निबंधक - मह दु.नि.कल्याण 4

02/08/2024

दस्त क्रमांक : 12704/2024

नोदणी :

Regn.63m

गावाचे नाव : उसरघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	2942500
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करवे)	2370000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	

1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :, इतर माहिती: मौजे उसरघर येथील सर्व्हे नं. 32,हिस्सा नं. 2,सर्व्हे नं. 33,हिस्सा नं. 1,2,सर्व्हे नं. 124,हिस्सा नं. 1,या जमीन मिळकतीवरील बालाजी क्लासिका या परियोजने मधील "आयरिस"(मजूर नकाशात दर्शविल्याप्रमाणे इमारत न. 2)या इमारतीमधील निवासी मदनिका क्र. 2004,विमावा मजला,क्षेत्र 30.40 चौ मी रेंगा कारपेट + 2.51 चौ मी एनक्लोज वाल्कनी + 2.12 चौ मी ओपन वाल्कनी(रेंगा नं-पी51700055289)(Survey Number : Survey No. 32, Hissa No. 2, Survey No. 33, Hissa No. 1, 2, Survey No. 124, Hissa No. 1. ;)

-5) क्षेत्रफळ

1) 30.40 चौ.मीटर

- (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-मे लौकिक लाईफस्टाईल्स तर्फे भागीदार संजय रामनारायण सिंग यांचे कु मु धारक म्हणून अमित सतोप जाधव वय:-29; पत्ता:-प्लॉट नं: दुकान क्र 5, 6, 7 व 8, माळा न: -, इमारतीचे नाव: बालाजी एमराल्ड पद्दावती विल्डींग, ब्लॉक नं: -, रोड न: बालाजी आगन कॉम्प्लेक्सच्यामागे, ठाकुली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AADFL7453K

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

1): नाव:-आकाश गणेश पंडित वय:-25; पत्ता:-प्लॉट नं: 403 / 3 वी , माळा नं: -, इमारतीचे नाव: शंकाेश्वर प्लाम्स, ब्लॉक नं. -, रोड नं: सुभाय रोड, डोंविवली पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ECNPP1399N
2): नाव:-आशा गणेश पंडित वय:-43; पत्ता:-प्लॉट न: 403 / 3 वी, माळा न: -, इमारतीचे नाव: शंकाेश्वर प्लाम्स, ब्लॉक नं: -, रोड नं: सुभाय रोड, डोंविवली पश्चिम, महाराष्ट्र, ठाणे पिन कोड:-421202 पॅन नं:-BDIPP5621C
3): नाव:-गणेश अजित पंडित वय:-54, पत्ता:-प्लॉट नं: 403 / 3 वी, माळा नं: -, इमारतीचे नाव: शंकाेश्वर प्लाम्स, ब्लॉक न: -, रोड न: सुभाय रोड, डोंविवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AWHPP7762K

(9) दस्तऐवज करून दिल्याचा दिनांक 02/08/2024

(10)दस्त नोंदणी केल्याचा दिनांक 02/08/2024

(11)अनुक्रमांक,खड व पृष्ठ 12704/2024

(12)बाजारभावाप्रमाणे मुद्राक शुल्क 206000

(13)बाजारभावाप्रमाणे नोदणी शुल्क 29500

(14)शेग

सह दुय्यम निबंधक कल्याण - ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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第 1 页

第 2 页



第 3 页

