

Receipt (pavti)

532/6863

पावती

Thursday, September 02, 2021  
2:02 PM

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

गावाचे नाव: कोत

पावती क्र.: 7357 दिनांक: 02/09/2021

दम्तऐवजाचा अनुक्रमांक: ववड3-6863-2021

दम्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव. माधव भिमराव सुर्यवशी

नोंदणी फी

रु. 19090.00

दस्त हाताळणी फी

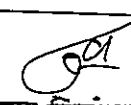
रु. 1800.00

पृष्ठांची संख्या. 90

एकूण:

रु. 20890.00

आपणास मूळ दम्त , थंबनेल प्रिंट, सूची-२ अदाजे  
2:14 PM ह्या वेळेस मिळेल.

  
मह दुय्यम निबंधक वर्ग-२  
Joint S.R. Bhivandi 3  
भिवंडी क्र. - ३

वाजार मूल्य: रु.913440 /-

मोबदला रु.1909000/-

भरलेले मुद्रांक शुल्क : रु. 114600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

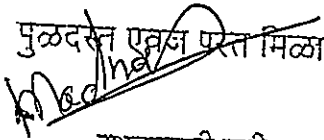
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0209202103638 दिनांक: 02/09/2021

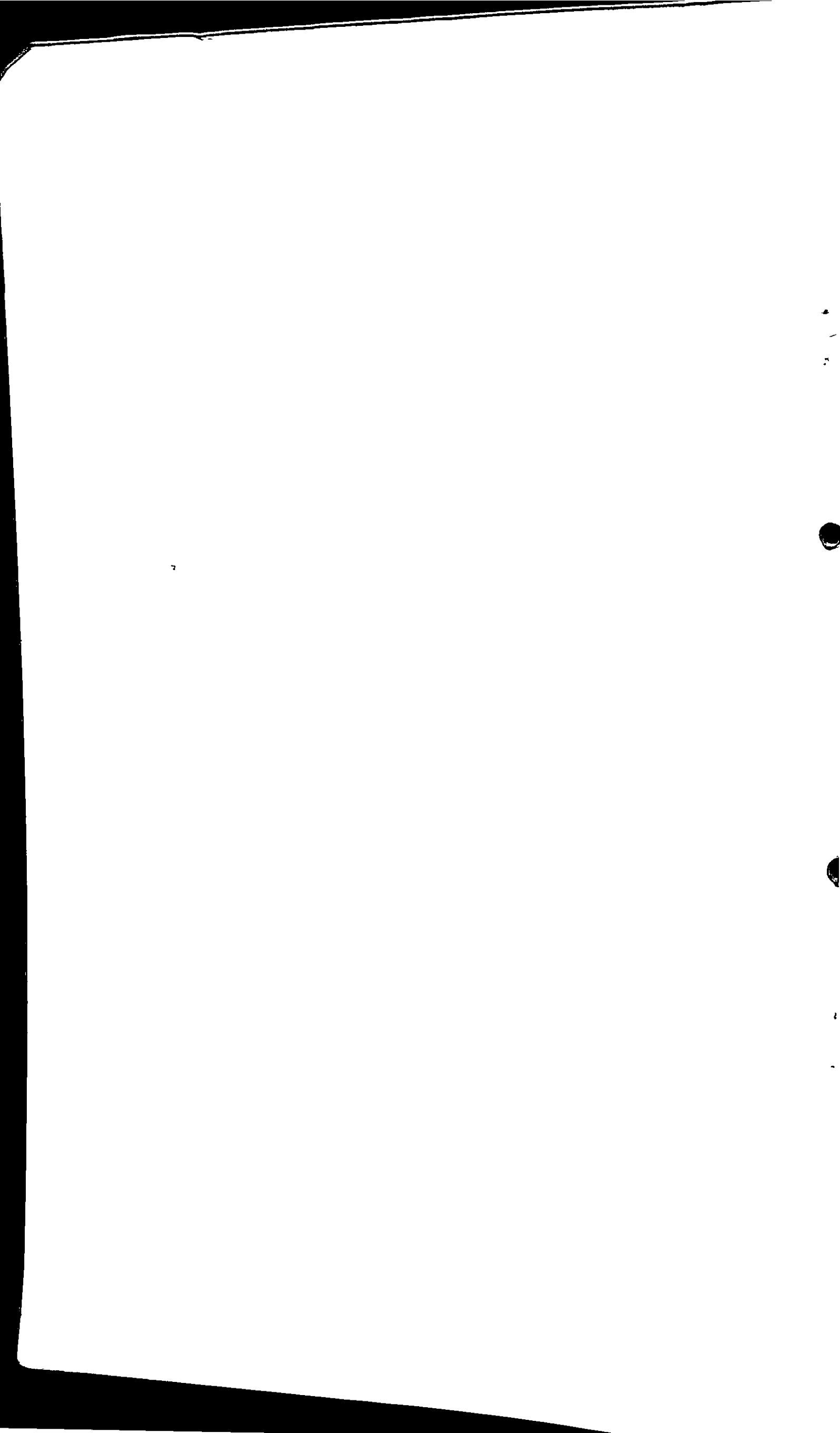
वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.19100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004676423202122E दिनांक: 02/09/2021

वैकेचे नाव व पत्ता:

पुळदस एवज परत मिळाली  
  
गक्षकाराची सही  
दि. ०३-०९-२०२१



सूची क्र.2

दुय्यम निबंधक : मह दु.नि.भिवडी 3

02/09/2021

दस्त क्रमांक : 6863/2021

नोदणी

Regn 63m

गावाचे नाव : कोन

(1) विलेखाचा प्रकार	कगारनामा
(2) मोवदला	1909000
(3) बाजारभाव (भाडेपट्टयाच्या वाचतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	913440
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: भौजे कोनगांव, ता. भिवडी येथील स.नं. 177/15, स.नं. 181/23, स.नं. 181/25 या जमीनीवरील साई दर्शन अपार्टमेंट विल्डींग / विग -सी मधील पहिल्या मजल्यावरील सदनिका क्र. 104 क्षेत्रफळ 28.84 चौरम मीटर कारपेट अशा मिळकत ( ( Survey Number . 177/15, 181/23, 181/25 ; ) )
(5) क्षेत्रफळ	1) 28.84 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. त्रिसुर्ती इंटरप्रायझेस तर्फे भागीदार सुनिल मंगल खारूक वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 177/15, 181/23, 25, पिंपलास रोड, रेलायंस पेट्रोलपंपच्या मागे, म्हात्रे नगर, कोनगांव, ता. भिवडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AAIFT9245J 2): नाव:-मे. त्रिसुर्ती इंटरप्रायझेस तर्फे भागीदार मन्यवान सिताराम जाधव वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 177/15, 181/23, 25, पिंपलाम रोड, रेलायंस पेट्रोलपंपच्या मागे, म्हात्रे नगर, कोनगाव, ता. भिवडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AAIFT9245J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-माधव भिमराव सुर्यवंशी वय:-54, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं. माऊली निवाम, पिंपळाम रोड, माऊली नगर, कोनगाव, भिवडी, सरवली, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-DYQPS5331M 2) नाव:-सुनदा माधव सुर्यवंशी वय:-45, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं. माऊली निवाम, पिंपळाम रोड, माऊली नगर, कोनगाव, भिवडी, सरवली, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-KCVPS3810R
(9) दस्तऐवज करून दिल्याचा दिनांक	02/09/2021
(10) दस्त नोदणी केल्याचा दिनांक	02/09/2021
(11) अनुक्रमांक, खड व पृष्ठ	6863/2021
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	114600
(13) बाजारभावाप्रमाणे नोदणी शुल्क	19090
(14) शेरग	

शरद सुर्वे  
भिवडी क्र. - 3

मुल्याकनामाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MADHAV BHIMRAO SURYAWANSHI	eChallan	69103332021080713572	MH004676423202122E	114600.00	SD	0002749851202122	02/09/2021
2	MADHAV BHIMRAO SURYAWANSHI	eChallan		MH004676423202122E	19100	RF	0002749851202122	02/09/2021
3		DHC		0209202103638	1800	RF	0209202103638D	02/09/2021

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

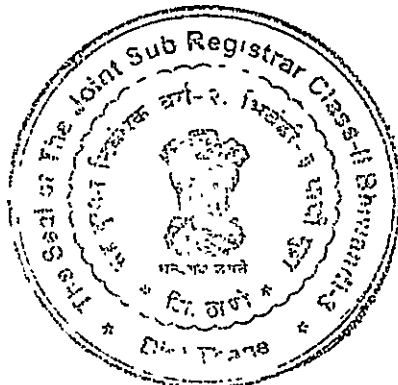
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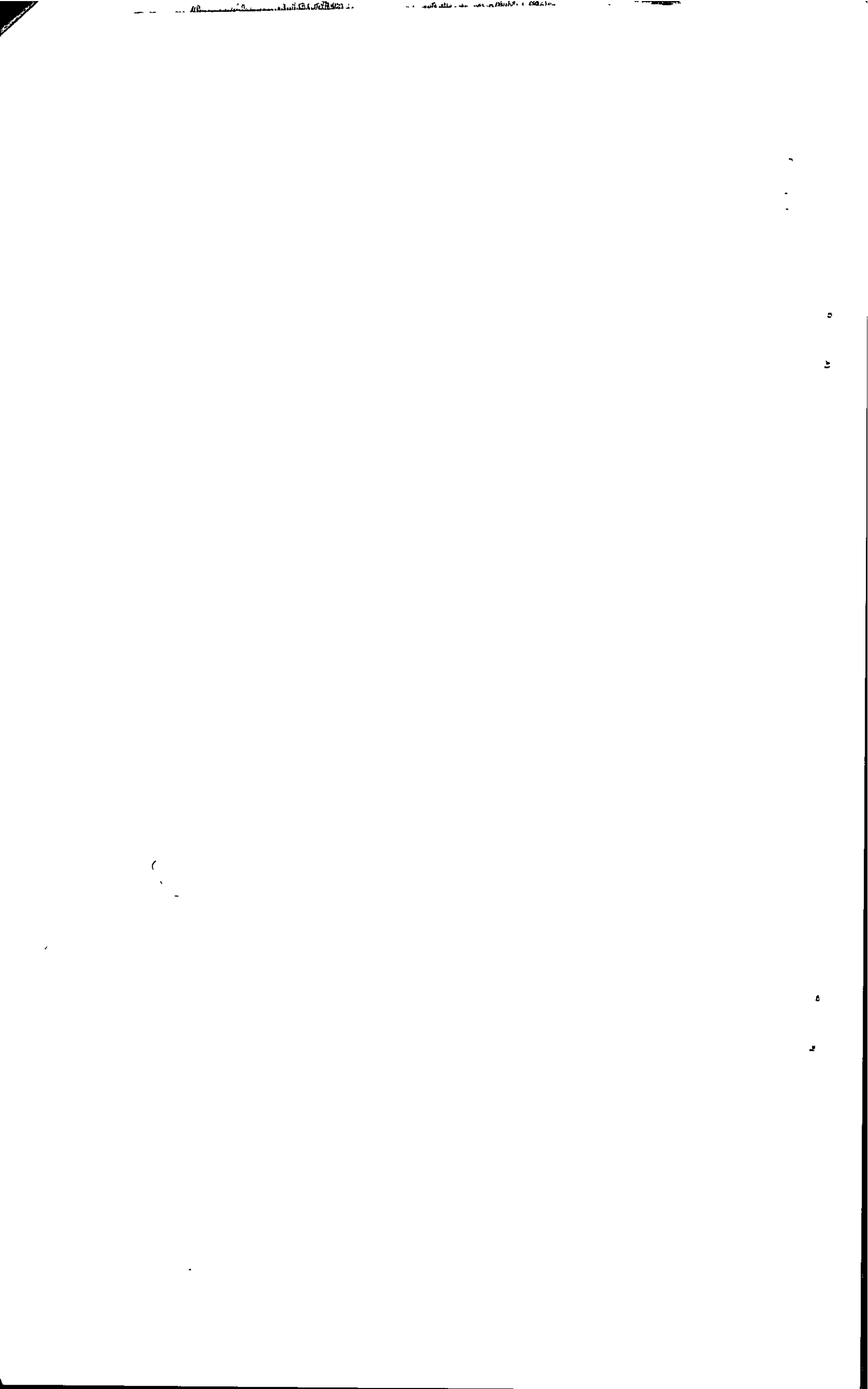
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मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202109023191		02 September 2021 01:47:52 PM ब व ३-३			
वडः						
मूल्यांकनाचे वर्ष	2021	द.क्र.६६३/२०२१				
जिल्हा	ठाणे	पाने १/१०				
मूल्य विभाग	तालुका भिवंडी					
उप मूल्य विभाग	1/2-रहीवास वापरा खालील विकसित जमिनी					
क्षेत्राचे नाव	Bhivandi-Nijampur Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	177			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
	3540	26400	31200	34500	31200	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	34.6 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 26400/-
	उद्ववाहन सुविधा	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type -	First Sale					
	Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ = (26400 * (100 / 100)) * 100 / 100 = Rs 26400/-					
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 26400 * 34.6 = Rs 913440/-					
Applicable Rules	= 3, 18, 19					
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + तगतच्या गच्चीचे मूल्य (खुली घालकनी) + वरील गच्चीचे मूल्य + वदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + वदिस्त घालकनी + स्वयचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 913440 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 913440/- = ९ नऊ लाख तेरा हजार चार शे चाळीस /-					

Home Print

सह दुय्यम निबंधक वर्ग-२  
शिवंदी क्र. ३





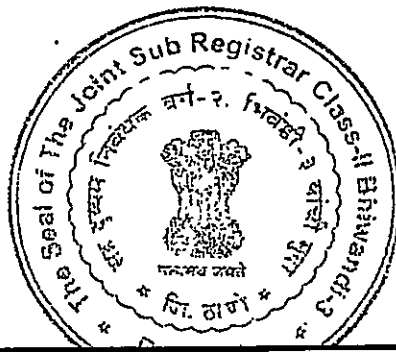


CHALLAN  
MTR Form Number-6



GRN	MH004676423202122E	BARCODE	[Barcode]				Date	07/08/2021-15:55:52	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	BVD3_BHIWANDI 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	DYQPS5331M					
Location	THANE			Full Name	MADHAV BHIMRAO SURYAWANSHI					
Year	2021-2022 One Time			Flat/Block No.						
Account Head Details			Amount In Rs.	Premises/Building	[Handwritten: ब व ड-३, द.क्र ४९८३/२०२२, पाने २/१०]					
0030046401	Stamp Duty		114600.00	Road/Street	KONGAON					
0030063301	Registration Fee		19100.00	Area/Locality	BHIWANDI					
				Town/City/District						
				PIN	4 2 1 3 1 1					
				Remarks (If Any)	SecondPartyName=MS TRIMURTI ENTERPRISES-CA= -Marketval=914000					
Total			1,33,700.00	Amount In Words	One Lakh Thirty Three Thousand Seven Hundred Rupees Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD No.				Bank CIN	Ref. No.	69103332021080713572	2695836812			
Name of Bank				Bank Date	RBI Date	07/08/2021-15:56:52	Not Verified with RBI			
Name of Branch				Bank-Branch	IDBI BANK					
				Scroll No. , Date	Not Verified with Scroll					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7045311773  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





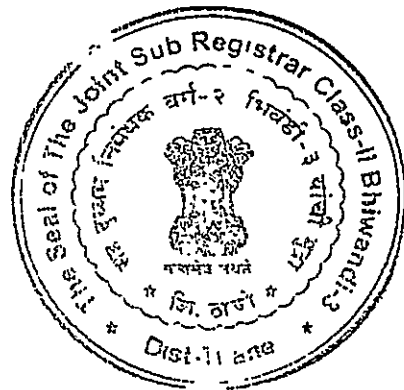
11

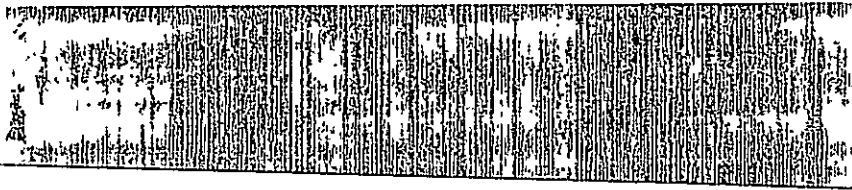
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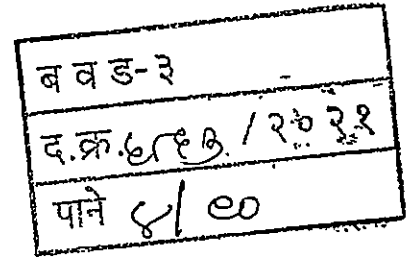


ब व ड-३  
द.क्र. ४६९ / २०२१  
पाने ३ / ००

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0209202103638	Date 02/09/2021
Received from MS TRIMURTI ENTERPRISES, Mobile number 9822212345, an amount of Rs 1800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Bhivandi 3 of the District Thane Grm.	
Payment Details	
Bank Name IBKL	Date 02/09/2021
Bank CIN 10004152021090202975	REF No. 2710587678
This is computer generated receipt, hence no signature is required.	







Village : Kongaon  
Apartment area : 28.84 sq. meters (carpet)  
Market. Value : Rs. 9,14,000/-  
Actual Value : Rs. 19,09,000/-  
Stamp Value : Rs. 1,14,600/-

### AGREEMENT FOR SALE

This Agreement made at Bhiwandi on this 02 day of Sep. 2021

B E T W E E N

M/S. TRIMURTI ENTERPRISES, (PAN NO.AAIFT9245J) a partnership firm, constituted under the Indian Partnership Act, having its office at 177/15, 181/23, 25, Pimplas Road, Behind Relience Petrol Pump, Mhatre Nagar, Kongaon, Tal Bhiwandi, Dist : Thane 421311, through its partner 1. MR. Sunil Mangal Kharuk, 2. MR. Satya wan Sitarum Jadhav, hereinafter called and referred as "Promoters" [which expression unless it be repugnant to the context or otherwise shall mean and include partners for the time being and the partners that may be inducted hereinafter, their heirs, executors, administrators, assigns and survivors] the Party of First Part.

AND

1) MR. MADHAV BHIMRAO SURYAWANSHI (PAN NO.DYQPS5331M ) ADHAR NO.5948 8026 8111, age about 54 years, occupation - Service/Business, 2) MRS. SUNANDA MADHAV SURYAVANSHI (PAN NO. KCVPS3810R) ADHAR NO. 3864 0784 1185, aged about 45 years, occupation - Housewife/ Service/Business, Both residing at - Mauli Niwas, Pimpalas Road, Mauli Nagar, Kongaon, Bhiwandi, Saravali, Thane Maharashtra-421311 hereinafter called and referred to as the Allottee/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her/ their heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS originally Shri. Budhaji Janu Mukadam and one another were the owners of all that piece and parcel of land bearing Survey

1

ब व ड-३

द.क्र. ६६३ / २०२१

पाने ५/७

No.177, Hissa No. 15, admeasuring OH-11R-OP, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat. [hereinafter for the sake of brevity called and referred as property no. 1], more particularly described in First Schedule A.

AND WHEREAS by and under Conveyance Deed dated 1st March, 1994, registered in the office of Sub-Registrar of Assurance, Bhiwandi -1 at serial no. 863 on 25<sup>th</sup> March, 1994, Shri. Budhaji Janu Mukadam and one another had conveyed and transferred property no. 1 to Shri. Baburao Dukalya Patil and ors.

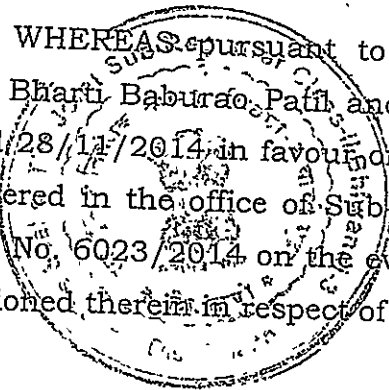
AND WHEREAS in pursuant to the aforesaid Conveyance Deed, the names of Shri. Baburao Dukalya Patil and ors. have been mutated in the records of rights vide mutation entry no. 2733 in respect of property no. 1.

AND WHEREAS Shri. Baburao Dukalya Patil, one of the co-owner died intestate on 03/03/2011 leaving behind him his following legal heirs/representatives.

- i. Smt. Bharti Baburao Patil
- ii. Shri. Bhushan Baburao Patil
- iii. Shri Dinesh Baburao Patil
- iv. Shri Nitin Baburao Patil

AND WHEREAS vide Development Agreement dated 28/11/2014, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 6022/2014 Smt. Bharti Baburao Patil and Ors. as owners have granted development rights in respect of the property no. 1 unto M/s. Trimurti Enterprises, through its partners on the terms, conditions and considerations mentioned therein.

AND WHEREAS pursuant to the aforesaid development agreement, Smt. Bharti Baburao Patil and Ors. have executed Power of Attorney dated 28/11/2014 in favour of partners of M/s. Trimurti Enterprises, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 6023/2014 on the even date to do all acts, deeds and things mentioned therein in respect of property no. 1.



रुनेश सुमेवशी  
Medina

*[Handwritten signatures and scribbles]*

ब ब ड-३
द क्र ७५६७ / २०२१
पाने ६ / २०

AND WHEREAS Shri Dashrath Dattu Patil and others were the owners of all that piece and parcel of land bearing Survey No.181, Hissa No. 25, admeasuring OH-05R-8P, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat [hereinafter called and referred as property no. 2] more particularly described in First Schedule B.

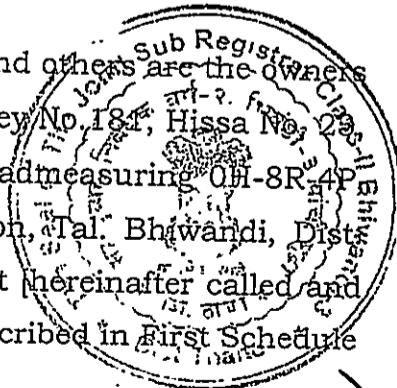
AND WHEREAS by and under Conveyance Deed registered in the office of Sub-registrar of Assurance, Bhiwandi-1 at serial no. 04287/2011 on even date, Shri Dashrat Dattu Patil and Ors. had conveyed and transferred the property no. 2 to Shri Ganesh Kalu Bhoir.

AND WHEREAS in pursuant to the aforesaid Conveyance Deed, the name of Shri Ganesh Kalu Bhoir has been mutated in the records of rights vide mutation entry no.4356 in respect of property no. 2.

AND WHEREAS vide Development Agreement dated 31/12/2015, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 158 on 07/01/2015, Shri Ganesh Kalu Bhoir and Ors. have granted development rights in respect of the property no. 2 unto M/s. Trimurti Enterprises, through its partners on the terms, conditions and considerations mentioned therein.

AND WHEREAS pursuant to the aforesaid development agreement, Shri Ganesh Kalu Bhoir and Ors have executed Power of Attorney dated 07/01/2015 in favour of partners of M/s. Trimurti Enterprises, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 159/2015 on the even date to do all acts, deeds and things mentioned therein in respect of property no. 2.

AND WHEREAS Shri Ram Somwar Mukadam and others are the owners of all that piece and parcel of land bearing Survey No.181, Hissa No. 25, OH-07R-4P + Pot Kharaba OH-01R-0P, totally admeasuring OH-8R-4P lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat [hereinafter called and referred as property no. 3] more particularly described in First Schedule C.



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AND WHEREAS by and under Development Agreement dated 30/06/2015, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 3750/2015 on the even date, Shri Ram Somvar Mukadam and Ors. have granted development rights unto M/s. Trimurti Enterprises through its partners on the terms, conditions and considerations mentioned therein in respect of property no. 3.

AND WHEREAS pursuant to the Development Agreement, Shri Ram Somvar Mukadam and Ors also executed Power of Attorney dated 30/06/2015 registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 3751/2015 on the even date, in favour of partners of M/s. Trimurti Enterprises, to do all such acts, deeds and things mentioned therein in respect of property no. 3.

(hereinafter for the sake of brevity property no. 1, property no. 2 and property no. 3 is collectively called and referred to as "said property" and individually as "property no. 1", "property no. 2" and "property no. 3".)

AND WHEREAS Runwal Developers Pvt. Ltd had filed Proceeding of U/sec 9 of the Arbitration and Conciliation Act, 1996 in the court of principal District Judge, Thane bearing Civil M.A. No. 132/2012 against Priyanka Home Realtors Pvt. Ltd., contending that Priyanka Home Realtors Pvt. Ltd has entered in MOU dated 28/09/2010 thereby agreed to grant development rights in favour of Runwal Developers Pvt. Ltd. in respect of land admeasuring 1300 acres approximately located within the vicinity of Bhiwandi Taluka and to effect Notice of Lis-pendence was registered in the Office of Sub-Registrar of Assurance, Bhiwandi-2 at serial no. 4207 on 22/05/2021.

AND WHEREAS it was further contention of Runwal Developers Pvt. Ltd., that Priyanka Home Realtors Pvt. Ltd., have also accepted the liability to make available the contiguous parcel/s of minimum 100 acres land each out of 1300 acres under the MOU.

AND WHEREAS in order to clarify as to whether any transaction has been entered by the owners with Priyanka Home Realtors Pvt. Ltd., Promoters through their advocate have issued three notices all dated 21/09/2017 to Runwal Developers Pvt. Ltd. and Priyanka Home

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Realtors Pvt. Ltd whereby they have called Priyanka Home Realtors Pvt. Ltd., to give the details and deliver any deed/document/agreement if any, whereby any transaction has been entered by the owners with them in respect of the said property within 15 days from the date of receipt of the notice, filling which Promoters shall have reason to believe that they are falsely claiming the acquisition of any interest in the said property.

AND WHEREAS Priyanka Home Realtors Pvt. Ltd., through their advocate Shri Subhash G. Patil has replied the said notices whereby they have given no objection to enter into development agreement with the owners and further made clear that MOU is not a document or indenture to convey or acquire the said property.

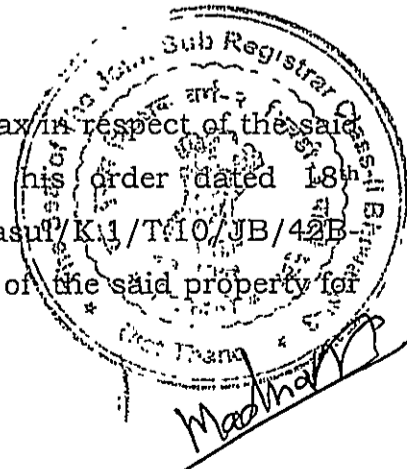
AND WHEREAS Promoters by amalgamating property no. 1, property no. 2 and property no. 3 have submitted plan to Mumbai Metropolitan Region Development Authority for obtaining commencement certificate.

AND WHEREAS after deducting an area admeasuring 36 sq. meters affected in road set back area out of the said property, the net are of the said property is 2484 Sq. mtrs. .

AND WHEREAS Mumbai Metropolitan Region Development Authority was pleased to issue Commencement certificate up to plinth level bearing outward no. SROT/BSNA/2501/BP/CC/KON- 64/842/2020 dated 02.11.2020 and sanctioned and approved plan for carrying out building on the net area of the said property admeasuring 2484 Sq. mtrs. with permissible built up area of 2359 .80 Sq. meters. of following building:

Wing A, Wing B and Wing C.

AND WHEREAS on payment of the conversion tax in respect of the said property The Tahasildar , Bhiwandi vide his order dated 18<sup>th</sup> March, 2021 bearing out wards no. Mahasul/KJ/T/10/JB/42B-Akarani/SR-63/2021 was pleased to allow user of the said property for non-agricultural use.



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AND WHEREAS Mumbai Metropolitan Region Development Authority was pleased to approve and sanction building plans vide Commencement certificate vide Building Commencement Certificate bearing outward no. SROT/BSNA/2501/BP/CC/Kon-64/842/2020. Date.02/11/2020 for carrying out construction of building on the said property as under :-

AND WHEREAS the Promoters are entitled and enjoined upon to construct building on the Said property in accordance with the recitals hereinabove;

AND WHEREAS the Promoters are in possession of the said property.

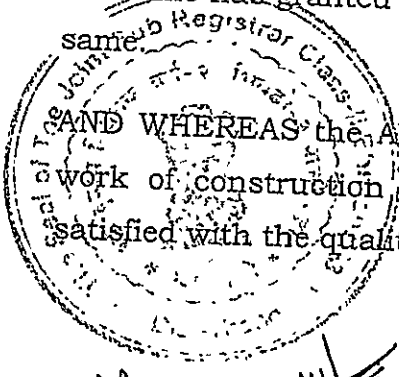
AND WHEREAS in pursuant to the sanctioned plans and permissions as recited hereinabove, the Promoters has commenced the construction work of the building on the said property.

AND WHEREAS the Promoters have appointed M/s Vijay Pandey And Associates as Consulting Architects, registered with the Council of Architects, and the Promoters have appointed a Structural Engineer, Shri Ram Marathe , for preparation of the structural design and drawing of the building and the Promoters accepts the professional supervision of the Architect.

AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Building (hereinafter referred to as "the said plans").

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

AND WHEREAS the Allottee has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.



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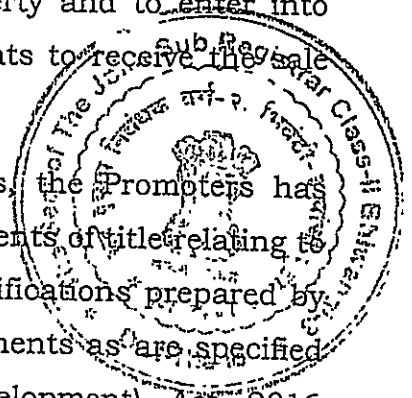
AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoters on the said property.

The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the total construction scheme and amenity area and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easmentary rights and other benefits attached to the said different portions of land as described hereinabove. The Allottee/s is/ are also aware the land to be conveyed in favour of the cooperative housing society of building will not be equivalent and in proportion to the floor space index used, utilised and consumed in the construction of buildings on the said plot of land and the Allottee herein grant his / her express and irrevocable consent for such transfer of land and construction thereon.

AND WHEREAS the Promoters intend to complete the said building as per the sanctioned plans and permissions as mentioned hereinabove and a separate co-operative housing society will be formed as per the sanctioned plan and will be conveyed to such co-operative housing society and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance.

AND WHEREAS by virtue of aforesaid Deeds, the Promoters has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoters on the said property and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoters has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016



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(hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as Annexure A and B respectively.

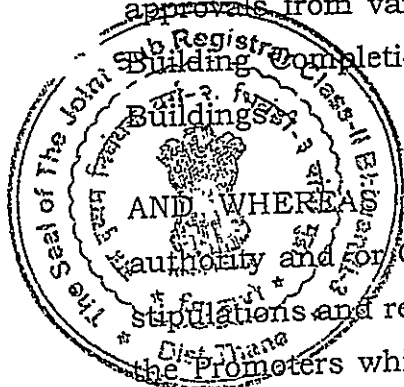
AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D.

AND WHEREAS the Promoters has registered the project under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is **P51700029507** annexed at Annexure F.

AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said



AND WHEREAS while sanctioning the said plans concerned local authority and Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building

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and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

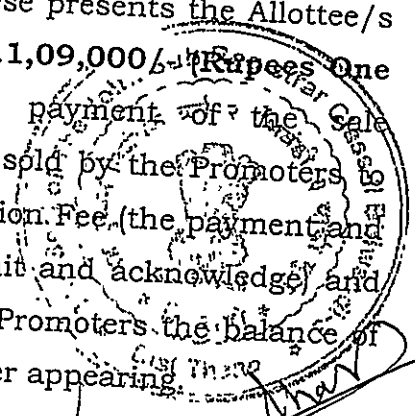
AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an **Apartment No. 104** on 1<sup>st</sup> floor in the **Wing C** in the building known as "**SAI DARSHAN**" being constructed on said property.

AND WHEREAS the Promoters has accepted the offer of the Allottee/s and agreed to allot an **Apartment bearing number 104** on the 1<sup>st</sup> floor, (herein after referred to as the said "Apartment") in the **Wing C** in the Building known as "**SAI DARSHAN**" (herein after referred to as the said "Building") being constructed on the said project, by the Promoters.

AND WHEREAS the carpet area of the said Apartment is **28.84 square meters** and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of **Rs. 1,09,000/- (Rupees One Lakh Nine Thousand only)** being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.



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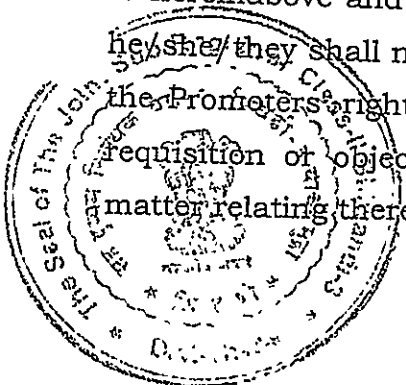
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AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking(if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.

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

1. The Promoters shall construct building on the said property, in accordance with the plans, designs and specifications as approved by Mumbai Metropolitan Region Development Authority from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the scheme of construction and amenity area and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.
2. The Allottee/s has/have prior to the execution of this agreement satisfied himself/herself/themselves with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/s hereby agrees & confirms that he/she/they shall not be entitled to further investigate the title of the Promoters' right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or howsoever in connection therewith.



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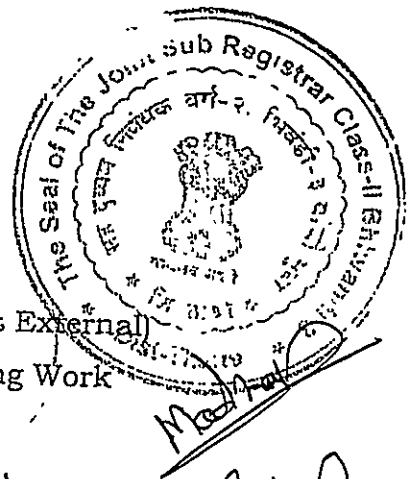
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3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.

4. 1.a (i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s **Apartment No. 104** of carpet area admeasuring **28.44 sq. meters on First Floor** in the **Wing/Building C** in building known as **"SAI DARSHAN"**(as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of **Rs. 19,09,000/- ( Rupees Nineteen Lakh Nine Thousand Only)** including Rs. .... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The Allottee has paid on or before execution of this agreement a sum of **Rs.1,09,000/- (Rupees One Lakhs Nine Thousand only)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of **Rs.18,00,000/- ( Rupees Eighteen Lakh Only )** in the following manner :-

- i. 35% on Completion Of Plinth
- ii. 5% Completion of 1<sup>st</sup> Slab
- iii. 5% Completion of 2<sup>nd</sup> Slab
- iv. 5% Completion of 3<sup>rd</sup> Slab
- v. 5% Completion of 4<sup>th</sup> Slab
- vi. 5% Completion of 5<sup>th</sup> Slab
- vii. 5% Completion of 6<sup>th</sup> Slab
- viii. 5% Completion of 7<sup>th</sup> Slab
- ix. 5% On Completion of Brick Work
- x. 5% On Completion Of Plaster (Internal & External)
- xi. 4% On Completion of Electrical, Plumbing Work



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xii.3% On Completion of Flooring, Sliding Work

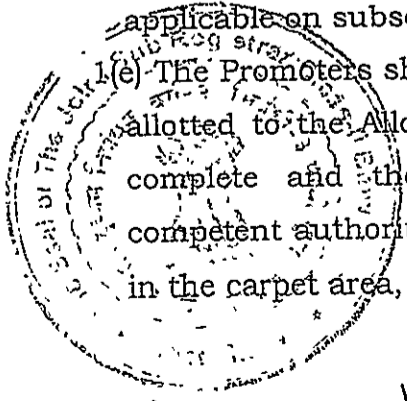
xiii. 3% on Intimation of Possession

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

The transaction covered by this contract at present attracts GST at the rate of 1 %. The Allottee in addition to the consideration of Rs. 19,09,000/- ( Rupees Nineteen Lakh Nine Thousand Only) as mentioned in clause 4.1.a (i) is liable to pay Rs. 20,590/- (Rupees Twenty Thousand Five Hundred Ninety Only) towards GST as per the prevailing rate. It is agreed by the Allottee/s that by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any tax/es and/or levies or by whatever named called, the Allottee along with the other Allottees of the building shall be liable to pay the same on demand.

1(d) 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 undertakes and agrees that while raising a demand on the Allottee 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 along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(e) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of three percent. The



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... shall be recalculated by the Promoters. If there is any reduction in carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee within ninety days from the date of demand by the Allottee. If there is any increase in carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee 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(a) of Agreement.


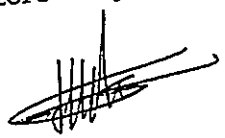
1(f) The Allottee authorizes the Promoters to adjust/appropriate payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust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

2.1 The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereon and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoters as well as the Allottee. Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

3. The Promoters hereby declares that the Floor Space available as on date in respect of the said property is                      square meters only and Promoters has planned to utilize the same for                     .

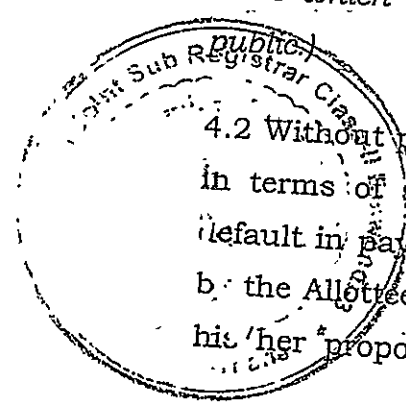
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Space Index of 2732 sq. mtrs., by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters has disclosed the Floor Space Index of 5581.44 square meters as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

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

*(Explanation: Rate of interest payable by promoter to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.*  
*In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general*



4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local

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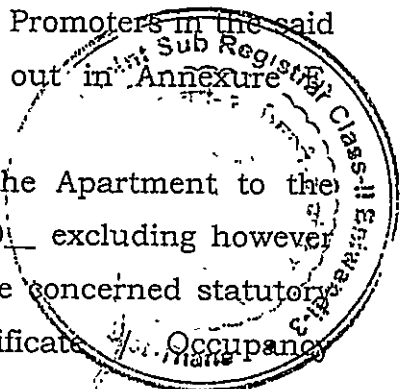
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authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and / or mail at the e-mail address provided by the Allottee, 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 Allottee 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.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall, after deducting booking amount or Rs. 51,000/- (Rupees Fifty One Thousand Only) whichever is higher as liquidated damages, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Promoters without any interest on the amount so refundable within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.

- The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure annexed hereto.
- The Promoters shall give possession of the Apartment to the Allottee on or before \_\_\_ day of \_\_\_ 20\_\_\_ excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy



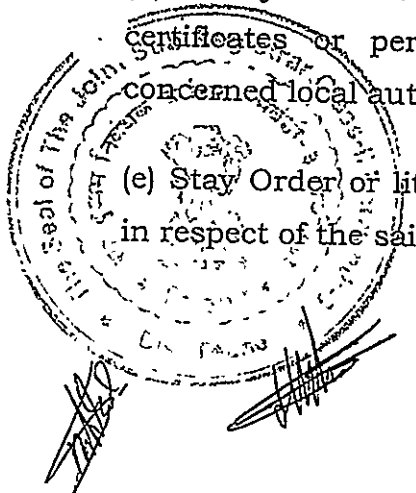
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Certificate, which is beyond the Control of the Promoters. If the Promoters fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall 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 Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time as agreed by and between the Allottee and the PromoterS for giving possession of the Apartment on the aforesaid date, and the same shall not include the period of extension given by the authority for registration, Further if the completion of building in which the Apartment is to be situated is delayed on account of -

- (a) Non availability, delay in supply or situation, inflation in rates of steel, cement and other construction and building materials.
- (b) War, civil commotion, flood,, drought, fire, cyclone, earthquake or similar situation, strikes, riots, accident or any Act of God or any calamity by nature affecting the regular development of the real estate project .
- (c) Any notice, rules and regulations, order, delayed permission or any other order passed by any competent authority or court of law, tribunal or quasi-Judicial body authority or Promoter, the force majeure circumstances or conditions or events beyond the control of unforeseen by the party of the First Part.
- (d) Delay in issue of occupation certificate and/or other certificates or permissions, sanctions and approvals by the concerned local authority.
- (e) Stay Order or litigation or cases, if any, filed by anybody else in respect of the said property in any Court.



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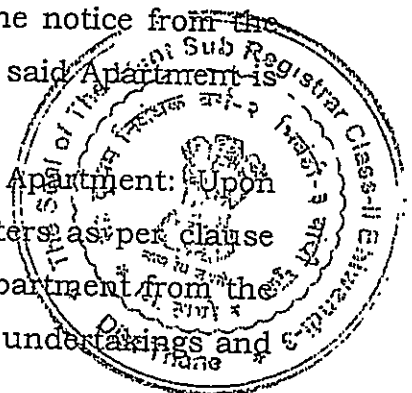
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If however, the completion of the project is delayed due to Force Majeure conditions then the Allottee agrees that the Promoters shall be entitled to the extension of time for delivery of possession of the apartment, provided that such Force Majeure conditions are not of a nature which makes it impossible for the contract to be implemented. The Allottee agrees and confirms that in the event it becomes impossible for the Promoters to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoters shall refund to Allottee the entire amount received by the Promoters from the allotment within 30 days from that date. After any refund of the money paid by the Allottee, Allottee agrees that he/she shall not have any rights, claims etc., against the Promoters and that the Promoters shall be released and discharged from all its obligations and liabilities under this Agreement.

7. 7.1 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree/s to pay the maintenance charges as determined by the Promoter or association of Allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/s shall take possession of the Apartment after clearance of all the dues, within 15 days of the notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy.

7.3 Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and



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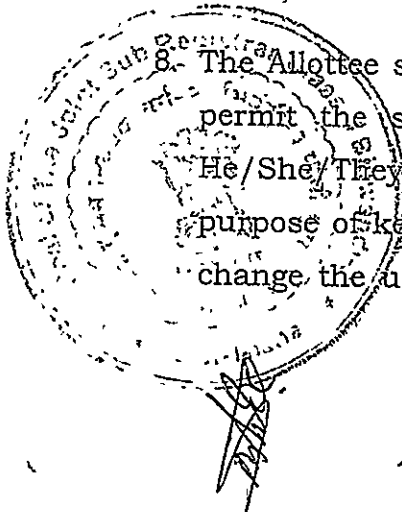
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such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment 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 its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the Allottees and the Allottees alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Allottees shall not carry out any alterations of the whatsoever nature in the said apartments and specific the structure of the said unit/wing/phase of the said building which shall include but not limit to column, beams etc., or in the fitting, therein, in particular it is hereby agreed that the Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the garage or parking space only for purpose of keeping or parking vehicle. The Allottee agrees not to change the user of the said Apartment without prior consent in



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writing of the Promoters and any unauthorised change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

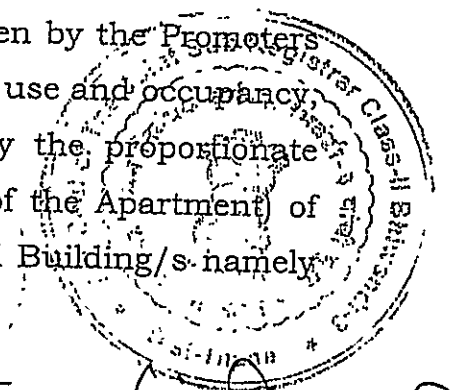
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9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

9.1 The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and the interest of the Promoters in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of the said First Owner and/or the Promoters in the said property on which the building are constructed.

9.3 Within 15 days after notice in writing is given by the Promoters to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the said property and Building/s namely



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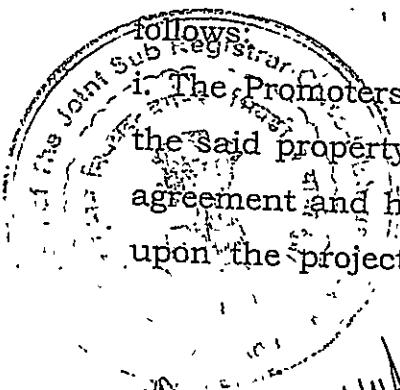
property taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, common lights, repairs, security, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoters 2 years advance maintenance @ of Rs.1570 per sq. fts. Per Month at the time of handing over the possession of the Apartment. After deducting the amount expended towards the maintenance and management of the society the balance amount shall be handed over to the society

10. At the time of registration of conveyance of the structures of the building constructed in the said project, in the favour of each cooperative housing society or as the case may be, the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. The Promoters shall execute the conveyance deed of the undivided proportionate land and common area in favour of the Association of Allottees or the competent authority, as the case may be, after completion of the last building in the said project and the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represents and warrants to the Allottee as follows:

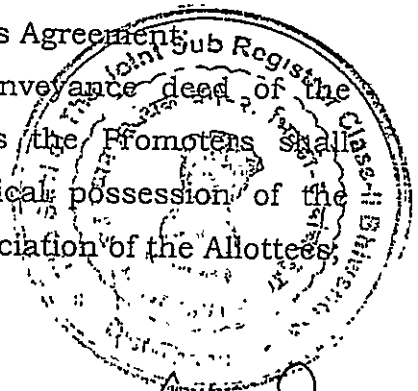
1. The Promoters has clear and marketable title with respect to the said property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal



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- possession of the project land for the implementation of the Project;
- ii. The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the said property or the Project;
- iv. There are no litigations pending before any Court of law with respect to the said property;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;
- vi. The Promoters has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;



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discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.

(b) The Promoters have informed to the Allottee and the Allottee is aware that as per the Scheme of Construction envisaged by the Promoters:

a) a.1) The Promoters intend to and are developing the said property to be known as **"SAI DARSHAN "**.

a.2) The Promoters are entitled to construct Building/s on the said property as per the plans sanctioned in respect of the said property. The Said Buildings shall henceforth be collectively referred to as "the said buildings". Moreover, as per provisions of the D. C. Regulations, the Promoters intend to acquire either additional TDR in the form of FSI &/or additional FSI by paying premium to the Corporation/Competent Authority and consume and utilize the same on the said buildings.

b) the Promoters shall be at liberty and be entitled to amend the lay-out plan of the said property as may be required by the Promoters at their sole discretion.

c) the Floor Space Index, by whatever name or form is increased

(a) in respect of the said Property and/or additional construction i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of Development Rights &/or additional FSI by paying premium to the Corporation Competent Authority (or in any other similar manner) available or being utilized or otherwise and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors, then in such event, the Promoters shall be entitled to construct such additional wings/floors as per the revised building/s plans.



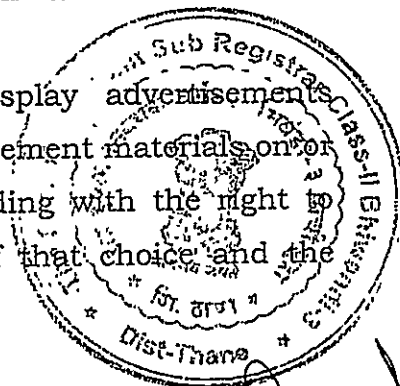
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The Allottee expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

d) the Promoters are having a scheme of Construction to be implemented on the said property. The commencement of construction, completion/possession etc of the buildings to be constructed on the said property will be spread over more than 4 years. The Allottee declares and confirms that he is aware that the building in which the said Apartment is located is developed by the Promoters have nothing to do with the ground area below the building and the FSI utilized in the building in which the said Apartment is located and the ground area is not in proportion to each other and the Allottee shall not be allowed to claim any further or other right to the area other than the said Apartment. The Promoters have reserved unto themselves right to consume total FSI available and also further FSI if any that may be granted or available by reason of any increase in FSI and/or any change in the DCR from time to time till the conveyance is executed in favour of the all societies of the project. The Allottee expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

e) The Promoters proposes to utilise any additional FSI that may be available to them either by way of Transfer of Development Right (TDR) or increase in F.S.I. due to changes in Development Rules or under any Law by constructing additional premises on the ground floor or additional floors on the building/s constructed by them or by constructing one or more separate building/s on the said property. The Promoters proposes to use/consume the aforesaid additional F.S.I. till the registration of the Society or any form of organization and execution of Conveyance in its favour;

f) The Promoters have the right to display advertisement hoardings and other neon sign and advertisement materials on or over the terrace, parapet wall of the building with the right to grant permission to any person / firm of their choice and the



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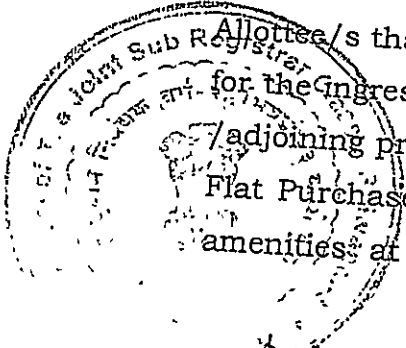
Allottees herein along with the other Allottee will not raise any objection for the same.

g) The Promoters has clearly brought to the notice and knowledge of the Allottee and the Allottee is aware that the Promoters intend to complete the said buildings as per the sanctioned plans and permissions and the said property will be conveyed to such co-operative housing society/ Apex body as per the discretion of the Promoters and as and when the need arises and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance and the same is clearly seen, verified and accepted by the Allottee herein and accordingly the Allottee has granted his/her express and irrevocable consent for the same and in terms of such contents the final Deed of Conveyance will be executed and registered.

h) The Promoters are negotiating to purchase and/or acquire development rights in respect of the adjoining properties. The Promoters shall at their option be entitled to amalgamate the said adjoining properties and/or grant the right of way to such adjoining land owners or their assignees and construct such additional buildings thereon and that the Allottee/s has granted his/her/their express and irrevocable consent for the same.

i. The Promoters has clearly brought to the notice and knowledge of the Allottee and the Allottee is aware that the Promoters shall have right to carry out construction of Phase II if permitted and sanctioned as per plans and permissions and the property will be conveyed to such co-operative housing society/ Apex body as per the discretion of the Promoters and when the need arises and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance and the same is clearly seen, verified and accepted by the Allottee herein. It is further brought to the notice of the

Allottee/s that the Promoter shall be entitled to grant right of way for the ingress and egress to the flat Purchasers of the Phase II /adjoining property/building from the said property and also the Flat Purchasers of Phase II shall have right to use the common amenities at part with the flat purchasers of Phase II and



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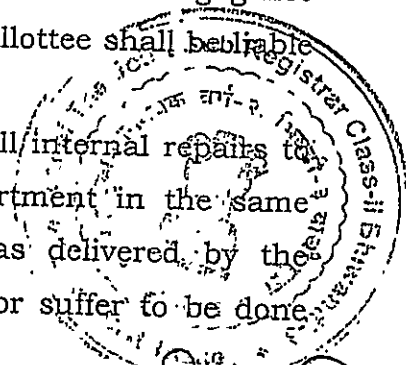
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accordingly the Allottee/s has/have granted his/her express and irrevocable consent for the same and in terms of such contents including the mentioning of right of way in the final Deed of Conveyance will be executed and registered.

Aforesaid conditions are of the essence of the contract and only upon the Allottee agreeing to the said conditions, the Promoters have agreed to sell the said Apartment to the Allottee.

12. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoters as follows :-

- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done



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anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

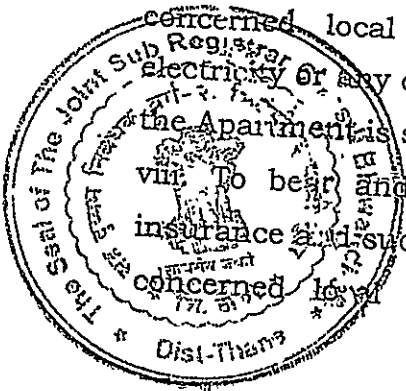
iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other



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public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies.

xi. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

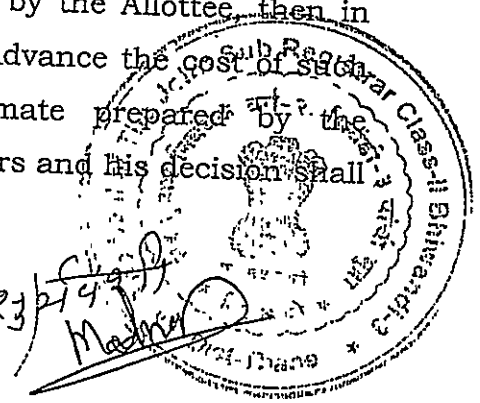
xii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any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

xiii. The Allottee shall not claim any deduction in the cost of his / her Apartment on account of deletion of any item of construction as per his / her requirements, of the Allottee in his / her flat.

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

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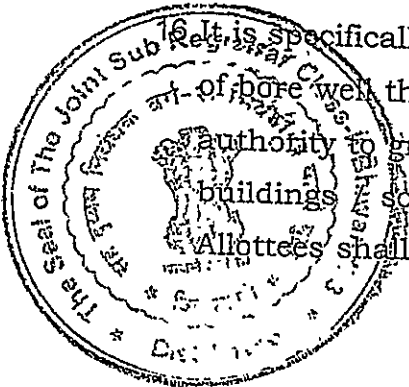
xv. It is also understood and agreed by and between the parties hereto that the open terrace, E.P, balcony, dry balcony, cupboard appurtenant to/or in front of or adjacent to the Apartments in the said building, if any, shall be exclusively to the respective Allottees of the said Apartments and the same are intended for the exclusive use of the respective Apartments Allottees as shown in the Floor Plan.

13. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

14. It is also agreed and understood that the Promoters will only pay the municipal tax for the unsold apartments and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said Apartment to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.

15. The Allottee/s has/have seen the layout of the proposed building complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Allottees of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

16. It is specifically declared that if the Promoters provides the facility of bore well then the Promoters shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings societies and the Allottee herein along with the other Allottees shall not raise any objection for such grant of facility of



28 सुबोधदा सुबोधदा

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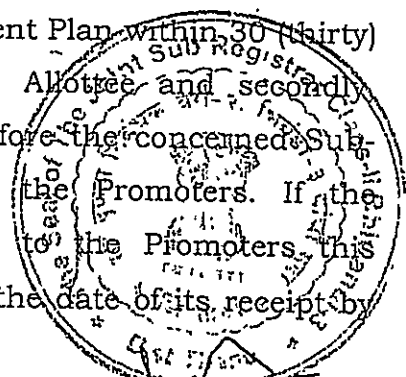
bore well water and use of such bore well water by the Promoters for construction of other buildings in the adjoining properties.

17. It is brought to the notice of the Allottee/s that the electric meters of all the Apartment premises as well as the water meters will be in the name of the Promoters herein and the Allottee/s and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.

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

19. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE: After the Promoters executes this Agreement he/she/they shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

20. BINDING EFFECT: Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by



*[Handwritten signature]*

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सुनेदा सुभवंशी

ब व ड-३
द.क्र. ७५६३ / २०२१
पाने ३३ / ७०

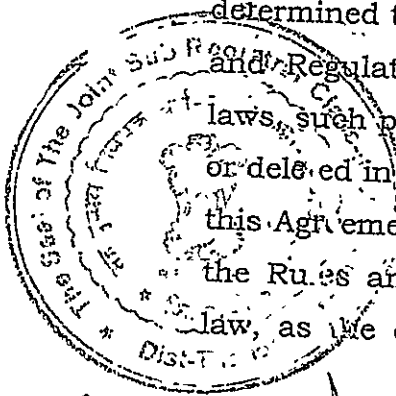
the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT: This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

22. RIGHT TO AMEND: This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES: It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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



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Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

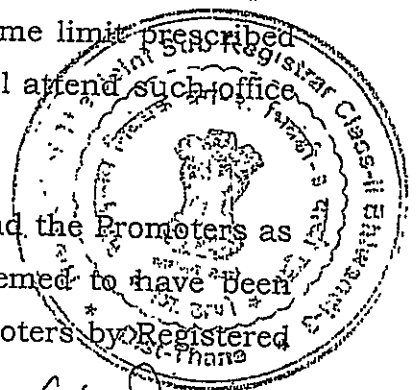
25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

26. FURTHER ASSURANCES: Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

27. PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Bhiwandi.

28. The Allottee and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

29. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Registered



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 रजिस्ट्रार  
 Madhan

ब व ड-३  
द.क्र. ६१६०/२०२१  
पाने ३५१६०

Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee – 1) MR. MADHAV BHIMRAO SURYAWANSHI  
2) MRS SUNANDA MADHAV SURYAWANSHI  
(Allottee's Address) – Mauli Niwas, Pimpalas Road, Mauli Nagar,  
Kongaon Bhiwandi, Saravali, Thane Maharashtra -421311

Notified Email ID: \_\_\_\_\_

M/s Promoters name: Trimurti Enterprises.

(Promoters Address): Mhatre Nagar, Pimplas Road, Kongaon,  
Bhiwandi.421311

Notified Email ID: trimurtienterprises191@gmail.com.

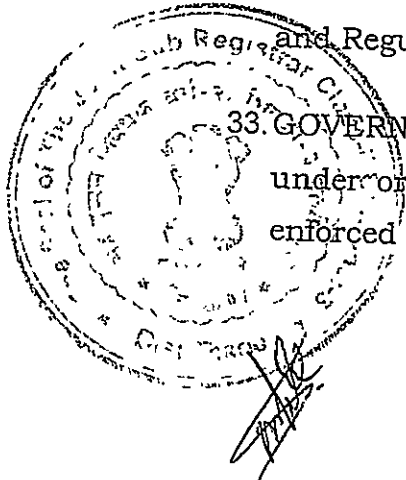
It shall be the duty of the Allottee and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee, as the case may be.

30. JOINT ALLOTTEES: That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

31. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

32. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

33. GOVERNING LAW: That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in



सुनंदा सुर्यवंशी

ब व ड-३
द.क्र. ६५६३/२०२१
पाने ३६/६०

force and the Bhiwandi/Thane court will have the jurisdiction for this Agreement.

34. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

35. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

**FIRST SCHEDULE ABOVE REFERRED TO**

**A**

All that piece and parcel of land bearing Survey No.177, Hissa No. 15, admeasuring OH-11R-OP, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat. and bounded as follows:

- On or towards East - Survey .no. 177, Hissa no.16.
- On or towards West - Division of Survey no.177,Hissa no.12 and 13
- On or towards North - Survey no. 181, Hissa no. 21.
- On or towards South -9 mtr width road,Village Kongaon,Tal.Bhiwandi

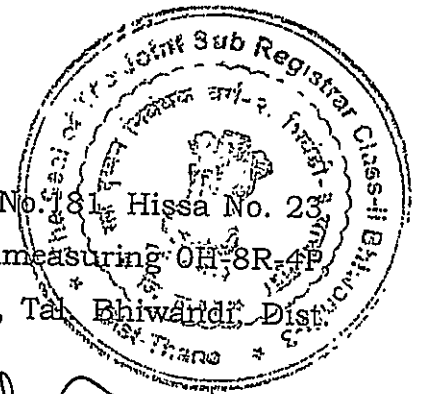
**B**

All that piece and parcel of land bearing Survey No.181, Hissa No. 25, admeasuring OH-05R-8P, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat and bounded as follows:

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

**C**

All that piece and parcel of land bearing Survey No. 181, Hissa No. 23, OH-07R-4P + Pot Kharaba OH-01R-0P, totally admeasuring OH-8R-4P lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane



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*[Handwritten signature]*

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ब व ड-३

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पाने ३०/००

Thane, within the limits of Kon Grampanchayat and bounded as follows:

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

SECOND SCHEDULE ABOVE REFERRED TO

Passage, Open Space, Staircase, Lift lobbies, Terraces, Duct Area, Common entrance and exit of buildings, installation of central services i.e. electricity, water, sanitation, underground water tank, overhead water tank, etc

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

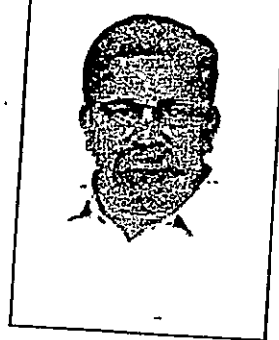
SIGNED & DELIVERED

by the within named Promoters

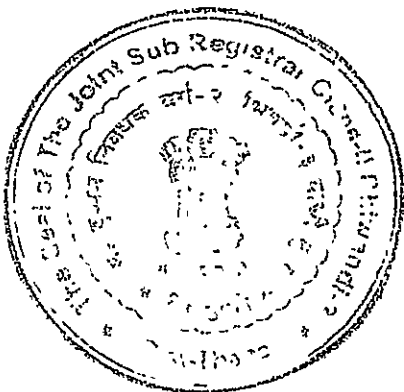
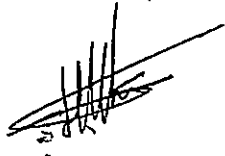
**M/S. TRIMURTI ENTERPRISES,**

a partnership firm , through its partners

1. MR. Sunil Mangal Kharuk



2. MR. Satyawan Sitaram Jadhav



बवड-३  
द.क्र.६१६३/२०२१  
पाने ३८/१०

SIGNED & DELIVERED  
by the within named  
Allottee/s



1) MR. MADHAV BHIMRAO SURYAWANSHI

*Madhav*



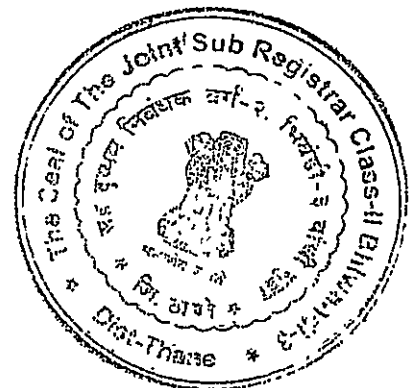
2) MRS SUNANDA MADHAV SURYAWANSHI

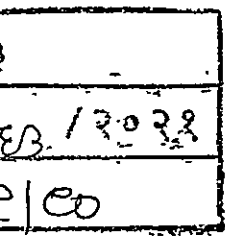
*सुनंदा सुर्यवंशी*

IN PRESENCE OF WITNESSES:

1. *[Signature]*

2. *[Signature]*





### SCHEDULE A

All that premises of Apartment No. 104 of carpet area admeasuring 8.84 sq. meters on First floor in the Wing/Building C in the building known as "SAI DARSHAN" constructed on property bearing Survey No.177, Hissa No. 15, Survey No.181, Hissa No. 23, and Survey No.181 Hissa No. 25, lying, being and situate at Revenue Village Kon, Tal. Thane, Dist. Thane, within the limits of Kon Grampanchayat.

### RECEIPT

Received of and from the allottee/s above named the sum of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand only) on execution of this agreement towards Earnest Money deposit or application fee, as contemplated in this agreement, in the following manner:

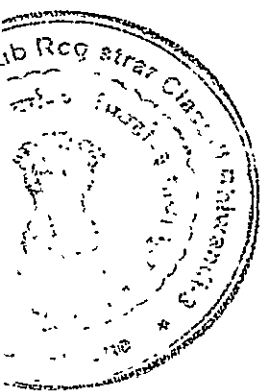
Date	Ch No	Amt	Bank & Branch
13/09/21	"611028"	9,000	State Bank Of India, Kalyan West
		1,00,000	State Bank Of India, Kalyan West
	<b>Total</b>	<b>1,09,000</b>	

We say received

Promoters signature

1. MR. Sunil Mangal Kharuk

2. MR. Satyaoum Sitaran



ब व ड-३

6/8/13

80/100



28/11/2014

मूची क्र.2

दुय्यम नियधक : सह द.नि.भिवंडी 3

दस्त क्रमांक : 6022/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) कोन

(1) विलेखाचा प्रकार	विक्रमनकरारनामा
(2) मोंचदला	1000000
(3) बाजारभाव (भाडेपट्ट्याच्या वावनातपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	4950000
(4) म-भाषण, गोटहिस्सा व घरक्रमांक (अमल्यान)	1) पालिकेचे नाव, ठाणे इतर वर्णन : इतर माहिती: मौजे-कोन ता भिवंडी जि ठाणे येथील सर्व नंबर 177/15 क्षेत्र 0-11-0 आकार 0-23 हे आर प्रति सदर जमीन विक्रमन करण्यास दिलेली आहे ( ( Survey Number . 177/15 ; ) )
(5) क्षेत्रफळ	1) 1100 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेला नक्शा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.	1): नाव:-भागती बाबुराव पाटील वय:-57; पत्ता:-प्लॉट नं: 1, माळा न: -, इमारतीचे नाव: जय हिंद कॉलोनी मागे पाटील , ब्लॉक नं: तवेला नानेपाडा मुलुंड , रोड नं: नानेपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BLUPP7824D 2): नाव:-भुपण बाबुराव पाटील वय:-36; पत्ता:-प्लॉट नं: 1, माळा न: -, इमारतीचे नाव: जय हिंद कॉलोनी मागे पाटील , ब्लॉक नं: तवेला नानेपाडा मुलुंड , रोड नं: नानेपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AOHPP4604E 3): नाव:-दिनेश बाबुराव पाटील वय:-31; पत्ता:-प्लॉट नं: 1, माळा न: -, इमारतीचे नाव: जय हिंद कॉलोनी मागे पाटील , ब्लॉक नं: तवेला नानेपाडा मुलुंड , रोड नं: नानेपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AROPP6294Q 4): नाव:-नितीन बाबुराव पाटील वय:-31; पत्ता:-प्लॉट नं: 1, माळा न: -, इमारतीचे नाव: जय हिंद कॉलोनी मागे पाटील , ब्लॉक नं: तवेला नानेपाडा मुलुंड , रोड नं: नानेपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BLUPP7825C 5): नाव:-निलिमा बाबुराव पाटील वय:-30; पत्ता:-प्लॉट नं: 1, माळा न: -, इमारतीचे नाव: जय हिंद कॉलोनी मागे पाटील , ब्लॉक नं: तवेला नानेपाडा मुलुंड , रोड नं: नानेपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BMCPP8475M
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनन विमूर्ती एन्टरप्रायजेस भागीदार संस्था संस्थे तर्फे भागीदार पदांन दत्त लोखंडे वय:- 45; पत्ता:-प्लॉट नं: एफ 14 आणि एफ 23 , माळा नं: -, इमारतीचे नाव झोसवाला थापिंग सेंटर, ब्लॉक नं: रॉयल टायपिंगच्यावर आग्रा रोड कल्याण , रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAIFT9245J 2): नाव:-मेसर्स विमूर्ती एन्टरप्रायजेस भागीदार संस्था संस्थे तर्फे भागीदार मुनिन भगल खानक वय:- 43; पत्ता:-प्लॉट नं: एफ 14 आणि एफ 23 , माळा नं: -, इमारतीचे नाव झोसवाला थापिंग सेंटर, ब्लॉक नं: रॉयल टायपिंगच्यावर आग्रा रोड कल्याण , रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAIFT9245J 3): नाव:-मेसर्स विमूर्ती एन्टरप्रायजेस भागीदार संस्था संस्थे तर्फे भागीदार सिताराम जाधव वय:-38; पत्ता:-प्लॉट नं: एफ 14 आणि एफ 23 , माळा नं: -, इमारतीचे नाव झोसवाला थापिंग सेंटर, ब्लॉक नं: रॉयल टायपिंगच्यावर आग्रा रोड कल्याण , रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAIFT9245J 4): नाव:-मेसर्स विमूर्ती एन्टरप्रायजेस भागीदार संस्था संस्थे तर्फे भागीदार प्रदीप नामदेव लोखंडे वय:- 33; पत्ता:-प्लॉट नं: एफ 14 आणि एफ 23 , माळा नं: -, इमारतीचे नाव झोसवाला थापिंग सेंटर, ब्लॉक नं: रॉयल टायपिंगच्यावर आग्रा रोड कल्याण , रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAIFT9245J
(9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2014
(10) दस्त नोदणी केल्याचा दिनांक	28/11/2014

ब व ड-३

द.क्र. ६५६३/२०२१

पाने ५९/८०

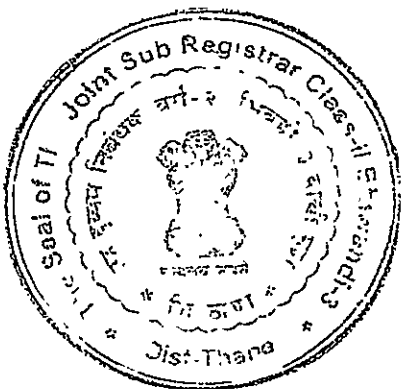
Index-२६ ११

(11) अनुक्रमांक, लड व पृष्ठ	6022/2014
(12) राजाजभावाप्रमाणे मुद्रांक शुल्क	228000
(13) राजाजभावाप्रमाणे नोंदणी शुल्क	30000
(14) अंग	

मुल्यांकनासाठी विचारून घेतलेल्या  
नपथीला -

मुद्रांक शुल्क आकारवाना निवडलेला  
अनुच्छेद -

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





ब व ड-३  
 न क्र ६९६० / २०२१  
 ११ ४२/१०

Index-2( सूची - २ )

②

30/06/2015

सूची क्र.2

द्वयम निबंधक: सह दु.नि.भिवंडी 3  
 दथन क्रमांक 3750/2015  
 नांदणी :  
 Regn.63m

गावाचे नाव 1) कोल

(1) विवेकाचा प्रकार	विकसनकरागनामा
(2) मोबदला	650000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत नसल्यास) याचा आकारणी दत्तो की पट्टेदार ने नमुद कराव)	5623000
(4) भू-मापन, फोटोग्राम्मेट्री व वरक्रमांक (अमल्यान)	1) पालिकेचे नाव: ठाणे इतर वर्णन: , इतर माहिती: सोने-कोल ना भिवंडी जि ठाणे येथील सर्वे नंबर 181/23 क्षेत्रफळ 0-07-4 पौ ख 0-01-0 एकूण क्षेत्रफळ 0-08-4 हे आर प्रती आकार 1-25( ( Survey Number 181/23 ; ) ) इतर हद्द
(5) क्षेत्रफळ	1) 840 चौ.मीटर पोटखराब क्षेत्र : 0 हेक्टर , आर
(6) आकारणी किंवा त्रुटी दणाने प्रसन्न नव्हा	
(7) दस्तऐवज करत देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.	<p>1). नाव:-दुर्बेथ यांचे करिता अपाक पिता म्हणून व स्वतः करिता राम सोमवार मुकादम वय:-52; पत्ता:-प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: कोलगाव ता भिवंडी जि ठाणे , ब्लॉक नं: कल्याण भिवंडी रोड , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं -</p> <p>2): नाव:-मुशिला राम मुकादम वय:-40; पत्ता:-प्लॉट नं. 1, माळा नं , इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AERPS1234A</p> <p>3): नाव:-लक्ष्मी पूर्वीचे नाव हेमानी राम मुकादम लक्ष्मी नंतर च नाव हेमानी राजव भ्हावे वय:-23; पत्ता:-प्लॉट नं: 1, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-ASDPF1345A</p> <p>4): नाव:-दायिनी राम मुकादम वय:-23; पत्ता:-प्लॉट नं: 1, माळा नं , इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AERPW1234A</p> <p>5). नाव:-भारवथी राम मुकादम वय:-18; पत्ता:-प्लॉट नं: 1, माळा नं - इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AWEPS1234T</p> <p>6): नाव:-नमिष व साहिन यांचे करिता अपाक पिता म्हणून व स्वतः करिता लक्ष्मी सोमवार मुकादम वय:-43; पत्ता:-प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-BSCPM2920A</p> <p>7): नाव:-दर्शना लक्ष्मी मुकादम वय:-33; पत्ता:-प्लॉट नं: 1, माळा नं - इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-BSCPM2861E</p> <p>8): नाव:-यश व माननी यांचे करिता अपाक पिता म्हणून व स्वतः करिता अशुभ सोमवार मुकादम वय:-41; पत्ता:-प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-ASDPW1234J</p> <p>9): नाव:-निचा अशुभ मुकादम वय:-33; पत्ता:-प्लॉट नं: 1, माळा नं - इमारतीचे नाव: -, ब्लॉक नं: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-ASDPR1234JW</p>
(8) दस्तऐवज करत देणा-या पत्रकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	<p>1): नाव:-मनन विमूर्ती एन्टरप्रायजेन्स भागीदार मन्था मन्थन एन्टरप्रायजेन्स भागीदार गोविंद देवय्य ; पत्ता:-प्लॉट नं: 1, शॉप एफ 14 आणि एफ 23 , माळा नं. - इमारतीचे नाव: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAIFT9245J</p> <p>2). नाव:-मनन विमूर्ती एन्टरप्रायजेन्स भागीदार मन्था मन्थन एन्टरप्रायजेन्स भागीदार गोविंद देवय्य ; पत्ता:-प्लॉट नं: 1, शॉप एफ 14 आणि एफ 23 , माळा नं. - इमारतीचे नाव: कोलगाव ता भिवंडी जि ठाणे , रोड नं: कल्याण भिवंडी रोड , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAIFT9245J</p>



ब व ड-३  
 द.क्र.६८७  
 पाने १३/७

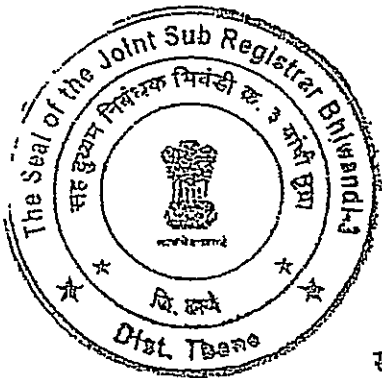
3) नाव-मेवम विमूर्ता एल्ट्रा ग्रेड कंक्रीट ब्रिक्स प्रो. प्रा. लि.  
 मल्हाण मिनागाम जाधव वय -38 एल्ट्रा ग्रेड कंक्रीट ब्रिक्स प्रो. प्रा. लि. 23, माळा नं. 2, इमरान  
 नान: सोझवाला शांतिग मेट्रो गेजम डेव्हलपमेंट प्रा. लि. कल्याण पश्चिम गेट नं.  
 महाराष्ट्र राजा पिन कोड -421301 फोन नं. AAFT9245J.  
 4) नाव-मेवम विमूर्ता एल्ट्रा ग्रेड कंक्रीट ब्रिक्स प्रो. प्रा. लि. एल्ट्रा नामदेव कोखडे कं.  
 33; पत्ता-प्लॉट नं. शांति गेट 14 ऑफिस एर 23, माळा नं. 2, इमरान नान: सोझवाला शांतिग मेट्रो  
 गेजम डेव्हलपमेंट प्रा. लि., प्लॉट नं: आग्रा गेट कल्याण पश्चिम गेट नं. 23, माळा नं. 2, इमरान  
 42-301 फोन नं.-AAIFT9245J

- (9) इन्फोर्मेशन वटन दिल्याचा दिनांक 30/06/2015
- (10) इन्फोर्मेशन दिल्याचा दिनांक 30/06/2015
- (11) अन्वयांक, खर्च व नुस्त 3750/2015
- (12) वाजान्मादाप्रमाण मंदातः शुल्क 232800
- (13) वाजान्मादाप्रमाण मंदातः शुल्क 30000
- (14) शेर

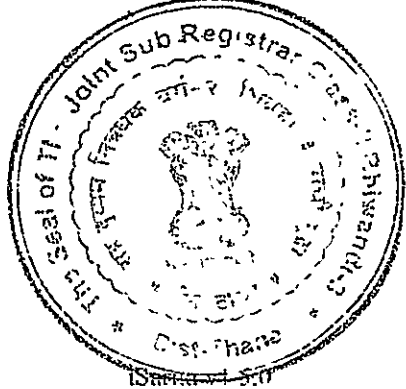
सुन्याकनामादी विचारात घेतल्या  
 तगादीच -

मुद्रातः शेरः शरवारानात घेतलेला  
 अन्वयः

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



*[Handwritten Signature]*  
 सह. दुय्यम निबंधक भिवंडी क्र. ३





सूची क्र.2

दुय्यम निबंधक : मह. व. नि. भिवंडी 3

दस्तावेज क्रमांक : 158/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) कोज

ब व ड-३

(1) गावाचा प्रकार विक्रयनकरनामा

(2) मालकी क्रमांक 550000

(3) वास्तव्य भाव (भाडेपट्ट्याच्या बाबत) 2480000

(4) मालकी पत्रावरील व शक्यतेस

1) पालिकेचे नाव: ठाणे इतर वर्णन, इतर माहिती, मॉजे-कोज ता भिवंडी जि ठाणे वेथिल सर्वे नंबर 181/25 क्षेत्रफळ 0-05-8 आकार 1-00, नदर मिळकत विक्रयनाम दिली आहे (( Survey Number : 181/25. ))

(5) मालकी

1) 580 00 चौ.मीटर

(6) अर्जात नोंद घेतलेल्या वस्तूंचा प्रमाण

(7) इतरांचे वस्तू देणा-या/पिढून ठेवणा-या पत्रावरील नाव किंवा दिवारी नावातल्या इतरांचे नाव किंवा आदेश किंवा इतर प्रावधानांचे नाव व पत्ता

1). नाव:-देवेन्द्र गणेश भोईर यांचे कनिष्ठ भ्रजान पालन कर्ता म्हणून व स्वतः कनिष्ठ गणेश काळू भोईर वय:-35, पत्ता:-1, - , कोज ता भिवंडी जि ठाणे, - , कल्याण रोड, Kon. MAHARASHTRA, THANE, Non-Government. पिन कोड-421311 पत्ता नं:- AUKPB6016F

2). नाव:-सुवर्णा गणेश भोईर वय:-31, पत्ता:-प्लॉट नं: 1, माळा नं - , इमारतीचे नाव: कोज ता भिवंडी जि ठाणे, ब्लॉक नं: - , रोड नं: कल्याण रोड, महाराष्ट्र, ठाणे. पिन कोड:-421311 पत्ता नं:- BIKPB3583Q

(8) दस्तावेज करत घेणा-या पक्षकारांचे व त्यांच्या मालकी म्यागलच्या हकूमनामा मध्ये नोंद घेतलेल्या इतर प्रावधानांचे नाव व पत्ता:

1): नाव:-मेसर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार पडीत दत्त लोखंडे वय:-45; पत्ता:-प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोजवाला शॉपिंग सेंटर सॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पत्ता नं:-AAIFT9245J

2): नाव:-मेसर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार मुनिंद मंगल खारूक वय:-43; पत्ता:-प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोजवाला शॉपिंग सेंटर सॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पत्ता नं:-AAIFT9245J

3): नाव:-मेसर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार मन्ववान मिताराम जाधव वय:-38; पत्ता:-प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोजवाला शॉपिंग सेंटर सॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पत्ता नं:-AAIFT9245J

4): नाव:-मेसर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार शरद नामदेव लोखंडे वय:-33; पत्ता:-प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोजवाला शॉपिंग सेंटर सॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पत्ता नं:-AAIFT9245J

(9) दस्तावेज करत दिल्याचा दिनांक 31/12/2014

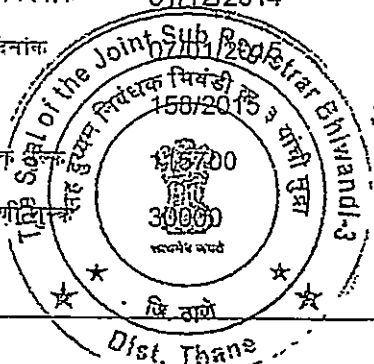
(10) दस्तावेज करत घेतलेल्या दिनांक

(11) दस्तावेज करत घेतलेल्या दिनांक

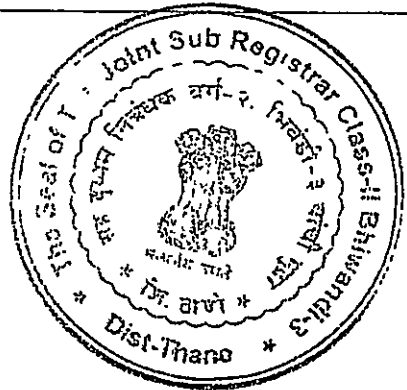
(12) वाजना नावाप्रमाणे नोंदणी

(13) वाजना नावाप्रमाणे नोंदणी

(14) शेर



सह. दुय्यम निबंधक भिवंडी-३



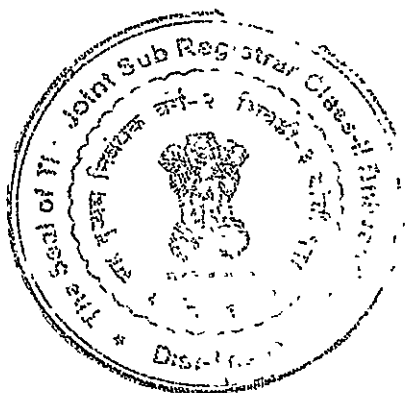
ब व ड-३  
द.क्र. ६१६३ / २०३९  
पाने ४५/६०

मुद्रांक संख्या

③

माल्याकनामारी विभागान वरुनला  
नामिक  
पत्रांक १०००  
१००००

(iii) within the limits of any Municipal Corporation, Cantonment Area annexed to it, or any area under the Mumbai Metropolitan Region Development Authority, or any area not mentioned in sub clause (i), or the limits of the Annual Statement of Rates published under the provisions of the (Determination of True Market Value of Property Act, 1956)





महाराष्ट्र शासन  
गाव नगना सार  
अधिकार अभिलेख पत्रक

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोदवह्या ( तयार करणे व सुविधातील ठेवणे ) नियम, १९७१ यातील नियम ३.५.३ आणि ४.४.१

गाव - कोन तालुका - भिवंडी जिल्हा ठाणे शेवटचा फेरपत्र क्रमांक : ५६२९ व दिनांक : २३/०४/२०२१

शुभापन क्रमांक व उपविभाग : १८१/२५

शुभापन क्रमांक व उपविभाग १८१/२५		अ-धारणा पट्टती अनिवटदार घर्ग - १	भागवदादाराचे नांव			खाले क्रमांक
शेताचे निकाशाचे नाव :-		क्षेत्र	अंश	पो. र. सं.	घेर. पत्रा	
क्षेत्र एकक	हे. आर चौ मी	गणेश फाळु मोहरे	० ०५ ३०	१ ००	( ४३५६ )	६१८
जिरायत	०,०५ ८०					कुळाचे नाव
धन्यापत्र	-					इतर अधिकार
तारी	-					तुकडा
वरकाम	-					इतर
इतर	-					अकृषिक पर्योजनाकरित " ५६२९
एकूण क्षेत्र	० ०५ ८०					
पोट्टे खराब (लागवडीत अयोग्य)	-					
घर्ग (अ)	-					
घर्ग (ब)	-					
एकूण पो. र.	० ०० ००					
आवकरी	१ ००					
जुडी किंवा विशेष	-					
अंतरण	-					
नवे फेरपत्र क्र. (३०)(१२४०),(१२४७)(१२५५),(३२८१),(५२०९)						सीमा आणि शुभापन चिन्हे :

गाव ननुना धारा

पिकाची नोदवहती

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोदवह्या ( तयार करणे व सुविधातील ठेवणे ) नियम, १९७१ यातील नियम २९ )

तालुका - भिवंडी

जिल्हा - ठाणे

शेवटचा फेरपत्र क्रमांक : ५६२८ व दिनांक : २३/०४/२०२१

गाव - कोन

शुभापन क्रमांक व उपविभाग : १८१/२५

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भक्त पिकाखालील क्षेत्र			तागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
			हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	
२०१९-२०	खरीप							अत		० ०५८०			

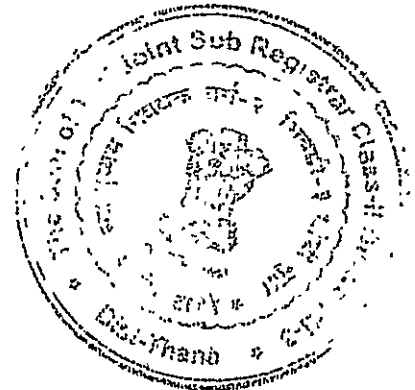
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- २६/०४/२०२१

संकेतिक क्रमांक :- २७२१००१०४२१२९०००००४२०२११३२८

( नाव :- Bhaskar Roshan Chavan )  
तलाकी खासा कोन

तलाकी खासा कोन  
ता. भिवंडी, जि. ठाणे



ब व ड-३  
 द.क्र ६६३ / २०२१  
 पाने ४५१/६०

P. 11  
 अहवाल दिनांक : 23/04/2021



महाराष्ट्र शासन  
 गाव नमना वारा  
 अधिकार अभिलेख पत्र

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३५,६ आणि ७ ]

गाव :- कोन तालुका - भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : ५६२९ व दिनांक : २३ ०४ २०२१  
 भूमापन क्रमांक व उपविभाग : १८१/२३

भूमापन क्रमांक व उपविभाग 181/23	भू-धारणा पध्दती क्षेत्रावटदार वर्ग - I	भोगवटदारोचे नाव	क्षेत्र	अकार	पो.ख.	फे.फा	खाते क्रमा.
शेताचे स्थानिक नाव :-							
क्षेत्र एकक	हे.आर.चौ मी	राम सोमवार मुकादम				( 3327 )	511
जिरायत	0.07.40	लह सोमवार मुकादम				( 3327 )	मुळाचे नाव
वागायत	-	अदुशा सोमवार मुकादम				( 3327 )	इतर अधिकार
तरी	-	सामाईक क्षेत्र	0.07.40	1.25	0.01.00		तकडा
वरकस	-						इतर
इतर	-						"अकूपिक प्रयोजनाकरिता" ( 5625 )
एकूण क्षेत्र	0.07.40						
पोट-खराब (लागवडीस अयोग्य)							
दण (अ)	0.01.00						
दण (ब)	-						
एकूण पो.ख.	0.01.00						
आकारणी	1.25						
जूडी किंवा विशेष आकारणी							
जुने फेरफार क्रमांक (1082),(1095),(1230),(1489),(1903),(1935),(3007),(3293),(3294),(3295),(3296),(3297),(3298),(3301),(3326), (3314),(5209)							सौना आणि भूमापन चिन्हे

गाव नमना वारा  
 पिकांचा नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

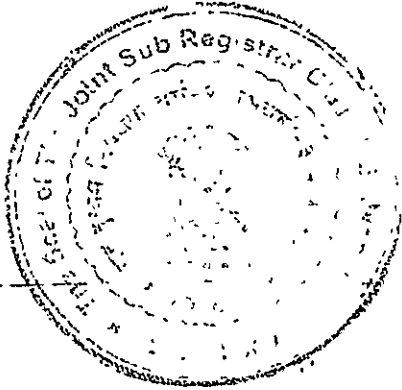
गाव :- कोन तालुका - भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : ५६२९ व दिनांक : २३/०४/२०२१  
 भूमापन क्रमांक व उपविभाग : १८१/२३

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील							गंधाचे नाव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र							स्वरूप	क्षेत्र	
		मिश्र पिका संकेत क्रमांक	जल सिंचित	अजल सिंचित	चटक पिके व प्रत्येक पिकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	
			हे.आर चौ मी	हे.आर चौ मी		हे.आर चौ मी	हे.आर चौ मी		हे.आर चौ मी	हे.आर चौ मी		हे.आर चौ मी		
2019-20	खरीप							भात		0.0740				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
 दिनांक :- 26/04/2021  
 सांकेतिक क्रमांक :- 272100104212900000420211327

( गाव :- भिवंडी तालुका :- भिवंडी जिल्हा :- ठाणे )  
 सहाय्यक सहाय्यक

सहाय्यक सहाय्यक  
 ता. भिवंडी, जि. ठाणे



ब व ड-३  
 ६७३ / २०२२  
 ५८ / ७०

अहवाल दिनांक २०२२



महाराष्ट्र शासन  
 गाव नमुना सौल  
 अधिकार अभिलेख पत्रक

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (नयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७।

गाव - कोन  
 भूमापन क्रमांक व उपविभाग : १७७/१५ तालुका - भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : ५०२८ व दिनांक : २३/०४/२०२१

भूमापन क्रमांक व उपविभाग १७७/१५	भू-धारणा पध्दती भोगवटादार वर्ग - १	भागवटादाराचे नाव	क्षेत्र	अ. म. र.	प. म. र.	फ. म. र.	घात क्रमांक
शेताचे स्थानिक नाव :-							
क्षेत्र एकक	हे आर चौ मी	बाबुराव दयाळ्या पाटील	० ११ ३०				
जिरायत		भारती बाबुराव पाटील				( २७३३ )	६१४
सागण्यत		भयण बाबुराव पाटील				( २७३३ )	फुळ्याचे नाव
तरी		दिलेश बाबुराव पाटील				( २७३३ )	इतर अधिकार
यरकस		नितिन बाबुराव पाटील				( २७३३ )	तुफडा
इतर		सामाईक क्षेत्र				( २७३३ )	इतर
एकूण क्षेत्र	० ११ ००		० ११ ००	० २३			अकृषिक प्रयोजनाकरिता १/५०२८
पोट-खराब (लागवडीस अयोग्य)							
दग (अ)							
दग (ब)							
एकूण पोट	० ०० ००						
आकारणी	० २३						
जुही विजय विशेष							
आकारणी							
मुले फेरफार क्र. (३५५),(४२१),(१२३०),(१७६५),(१९३४),(२७३३),(५२३१)							
सीमा आणि भूमापन चिन्ह :-							

गाव नमुना वारा  
 विकारची नोंदवह्या

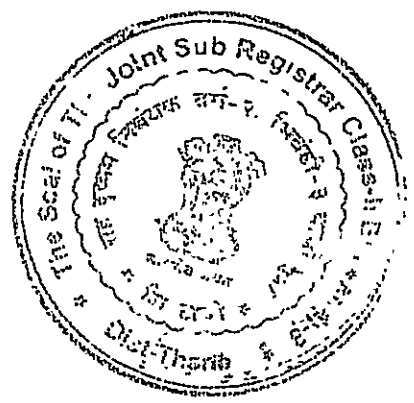
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (नयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव - कोन  
 भूमापन क्रमांक व उपविभाग : १७७/१५ तालुका - भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : ५६२८ व दिनांक : २३/०४/२०२१

पिकावतील क्षेत्राचा तपशील													
		मिश्र पिकावतील क्षेत्र						निर्गळ पिकावतील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल संचयनाचे साधन
वर्ष	हंगाम	निश्रपाचा सफेद क्रमांक	जल सिंचित	अजल सिंचित	विकारचे नाव	जल सिंचित	अजल सिंचित	विकारचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
२०१९-२०	खराब		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	
								भात		० ११ ००			

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये निव्याले."  
 दिनांक :- २५/०४/२०२१  
 साफेदिक क्रमांक :- २७२१००१०४२१२/०००००४२०२११३२६

( नाव :- Dhaslar Raosahay Patil )  
 तालुका भिवंडी जिल्हा ठाणे  
 ( श्री. बी. आर. पाटील )  
 रत्नाठी सहाजा कोन  
 ता. भिवंडी, जि. ठाणे



ब व ड-३

द.क्र ६५३/२०२२

पाने ४६/६०

Page

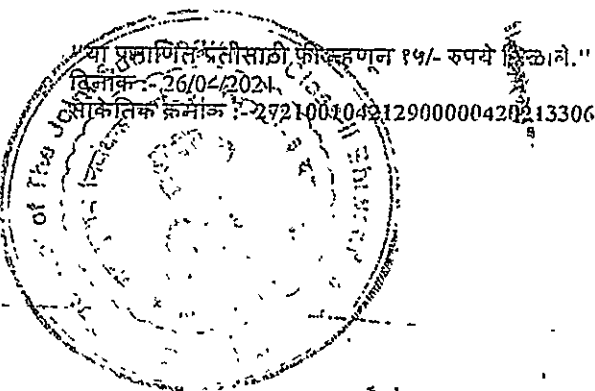
गाव नमुनी ६  
फेरफार नोंदवही ( फेरफार पत्रक )  
। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम १० ।

गाव :- कोन

तालुका :- भिवंडी

जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकार्याचे नाव, आद्व्याक्षरी व शेर
5628	<p>फेरफाराचा प्रकार : अनोदणीकृत नोंदीचा प्रकार : आदेश व दस्तावेज फेरफाराचा दिनांक 05/04/2021 माहिती मिळालेचा दिनांक :- 05/04/2021 अधिकारी : तहसीलदार आदेश क्रमांक : क्र.महसूल/क.1/टे.10/जबा/42ब-आकारणी/एसआर-63/2021/1043 आदेश दिनांक : 18/03/2021</p> <p>महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश 2017 दि.05/01/2017 नुसार नोंद- कोन ता. भिवंडी येथील 1) स.नं. 177/15, क्षेत्र 1100.00 चौ.मी. खातेदार गणेश बाबुराव पाटील व इतर 2) स.नं. 181/23, क्षेत्र 840.00 चौ.मी. खातेदार राम सोमवार मुकादम व इतर 3) स.नं. 181/25 क्षेत्र 580.00 चौ.मी. खातेदार गणेश काळ भोईर यानी अकृषिक प्रयोजनासाठी जमिनीचा विकास करण्याकरीता नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, उप प्रादेशिक कार्यालय ठाणे यांचेकडील नं.एसआरओटी/बीएसएनए/2501/कोन.64/842/2020 दिनांक 21/11/2020 रोजी दिलेल्या बांधकाम परवानगीची प्रत व उक्त संहितेचा कलम 42ब अन्वये रूपांतरीत कराची रक्कम रुपये 100९0/- चलन क्र. MH013389476202021M दिनांक 18/03/2021 रोजी शासन जमा झालेली आहे व तसेच अकृषिक आकारणीची रक्कम रुपये 18144/- चलन क्र. MH013389802202021M दि. 18/03/2021 रोजी शासन जमा केली आहे तरी वरील आदेशान्वये आदेशातील अटी व शर्तीस अधीन राज 7/12 च्या इनर हक्कात "अकृषिक प्रयोजनकारीता" अशी नोंद घेतली आहे</p> <p>(नोंद:- मा. तहसीलदार सो. भिवंडी यांच्याकडील आदेश क्र.महसूल/क.1/टे.10/जबा/42ब-आकारणी/एसआर-63/2021/1043 दिनांक 18/03/2021 यावरून नोंद केली असे )</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. 23/04/2021</p> <p>( Bhaskar Raosaheb Patil ) तलाठी कोन साझा कोन ता भिवंडी जि. ठाणे</p>	177/15. 181/23. 181/25  एकूण :- 3	मा. तहसिलदार भिवंडी यांच्याकडील नं. क्र.महसूल/क १/टे १०/जबा/४२ब-आकारणी/एसआर-६३/२०२१ दि. १८/०३/२०२१ या पाहिली. नोंद प्रमाणित.  (चंद्रकांत शिवलाल राजपूत) मंडळ अधिकारी:- अपर भिवंडी ता.: भिवंडी जि.: ठाणे दि.: 23/04/2021



( नाव :- Bhaskar Raosaheb Patil )  
तलाठी साझा :- कोन ता. भिवंडी जि. ठाणे  
सलाटी साझा कोन  
ता. भिवंडी, जि. ठाणे



ब व ड-३
द.क्र.६४६३/२०१८
पाने ५०/१०



**K. T. JAIN**

B.Com., LL.B.

Advocate High Court

Office & Corr. : 1st Floor, Swamiraj Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898  
Email - advktjain@gmail.com

Ref No. :

Date : 21/06/2018

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

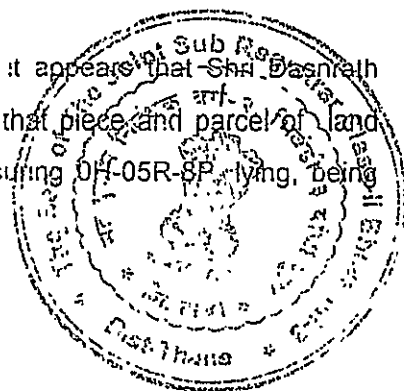
Ref.- All that piece and parcel of land bearing Survey No.181, Hissa No. 25, admeasuring OH-05R-8P, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist Thane, within the limits of Kon Grampanchayat

I have perused the following documents in respect of the captioned property.

1. 7 / 12 extracts.
2. Relevant Mutation entries.
3. Conveyance Deed dated 31/05/2011, registered in the office of sub-registrar of Assurance, Bhiwandi-1 at serial no. 04287/2011 on even date, made and executed between Shri Dashrath Dattu Patil and others and Shri Ganesh Kalu Bhoir
4. Development Agreement dated 31/12/2014 made an executed between Shri Ganesh Kalu Bhoir and Ors. as owners and M/s. Trimurti Enterprises, through its partners, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 158/2015 on 07/01/2015.
5. Power of Attorney dated 07/01/2015 executed by Shri Ganesh Kalu Bhoir and Ors in favour of partners of M/s. Trimurti Enterprises, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 159/2015 on even date
6. Search Reports dated 30/01/2014, 07/01/2016, 16/08/2017, 29/11/2017 & 21/06/2018 issued by Shri G H Jagtap.
7. Copy of the notice dated 21/09/2017.
8. Notice reply dated 29/09/2017 issued by Adv Subhash G. Patil on behalf of M/s Priyanka Home Realtors Pvt. Ltd

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Shri Dashrath Dattu Patil and others were the owners of all that piece and parcel of land bearing Survey No.181, Hissa No. 25, admeasuring OH-05R-8P, lying, being



ब व ड-३

द.क्र.६४६३/२०२२

प.पे. ५९/१०

and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat [hereinafter called and referred as Said property].

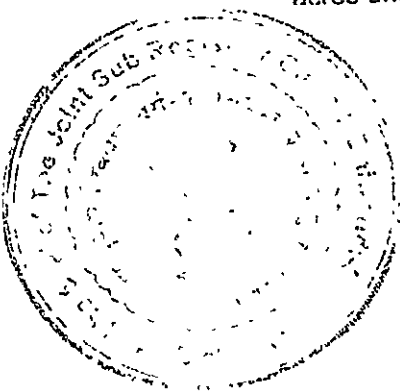
It appears that by and under Conveyance Deed registered in the office of sub-registrar of Assurance, Bhiwandi-1 at serial no. 04287/2011 on even date, Shri Dashrat Dattu Patil and Ors. had conveyed and transferred the said property to Shri Ganesh Kalu Bhoir.

It further appears that in pursuant to the aforesaid Conveyance Deed, the name of Shri Ganesh Kalu Bhoir. has been mutated in the records of rights vide mutation entry no.4356.

It further appears that vide Development Agreement dated 31/12/2014, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 158 on 07/01/2015, Shri Ganesh Kalu Bhoir and Ors have granted development rights in respect of the said property unto M/s. Trimurti Enterprises, through its partners on the terms, conditions and considerations mentioned therein.

It further appears that pursuant to the aforesaid development agreement, Shri Ganesh Kalu Bhoir and Ors have executed Power of Attorney dated 07/01/2015 in favour of partners of M/s Trimurti Enterprises, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 159/2015 on the even date to do all acts, deeds and things mentioned therein.

From the perusal of the search report dated 30/01/2014, I found the entry of registration of notice of lis-pendence by Runwal Developers Pvt. Ltd. in respect of the Proceeding of Arbitration filed U/sec 9 of the Arbitration and Conciliation Act,1996 in the court of principal District Judge, Thane bearing Civil M.A. No. 132/2012 against Priyanka Home Realtors Pvt. Ltd. contending that Priyanka home Realtors Pvt Ltd has entered in MOU dated 28/09/2010 thereby agreed to grant development rights in favour of Runwal Developers Pvt. Ltd. in respect of land admeasuring 1300 acres approximately located within the vicinity of Bhiwandi Taluka. It was further contention of Runwal Developers Pvt. Ltd., that Priyanka Home Realtors Pvt. Ltd., have also accepted the liability to make available the contiguous parcel/s of minimum 100 acres land each out of 1300 acres under the MOU.





**K. T. JAIN**

B.Com., LL.B.

Advocate High Court

ब व ड-३
द.क्र. ६८७३/२०२३
पाने ५२/९०

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Email - advktjain@gmail.com

Ref. No. :

Date :

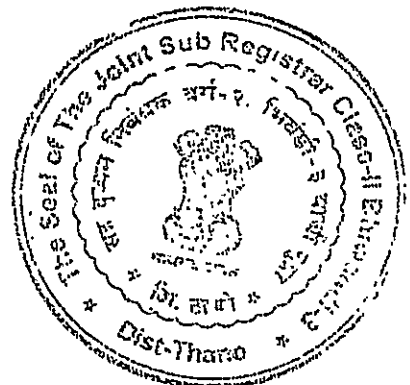
In order to clarify as to whether any transaction has been entered by the owners with Priyanka Home Realtors Pvt Ltd , I have issued notice dated 21/09/2017 to Runwal Developers Pvt. Ltd. and Priyanka Home Realtors Pvt. Ltd whereby I have called Priyanka Home Realtors Pvt. Ltd., to give the details and deliver any deed/document/agreement if any, whereby any transaction has been entered by the owners with them in respect of the said property within 15 days from the date of receipt of the notice, filing which my clients shall have reason to believe that they are falsely claiming the acquisition of any interest in the said property

Priyanka Home Realtors Pvt. Ltd , through their advocate Shri Subhash G.Patil has replied the said notice whereby they have given no objection to enter into development agreement with the owners and further made clear that MOU is not a document or indenture to convey or acquire the property.

On the perusal of the Search Report I have not come across any registered encumbrances except the entry of lis-pendence on the captioned property

In the aforesaid observations, I am of the opinion that title of the owner in respect of the captioned property is clear, marketable and free reasonable doubts and encumbrances

Adv. K.T. Jain



Adv.



**K. T. JAIN**

B.Com., LL.B.

**Advocate High Court**

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Email - advktjain@gmail.com

Ref. No. :

Date : 29/11/2017

ब व ड-३
इ.क्र. ६९३ / २०२३
पाने ५३/००

**TITLE CERTIFICATE**

TO WHOMSOEVER IT MAY CONCERN

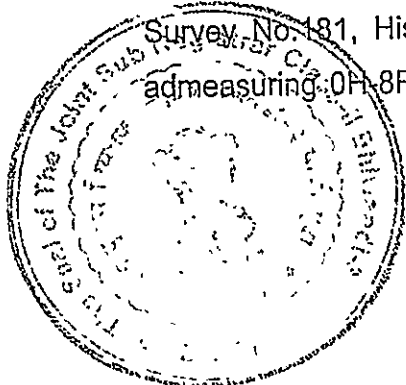
Ref:- All that piece and parcel of land bearing Survey No.181, Hissa No. 23, admeasuring 0H-07R-4P+Pot Kharaba 0H-01R-0P, totally admeasuring 0H-8R-4P, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat.

I have perused the following documents in respect of the captioned property.

1. 7 / 12 extracts.
2. Relevant Mutation entries.
3. Development Agreement dated 30/06/2015 made and executed between Shri. Ram Somvar Mukadam and Ors. as owners and M/s. Trimurti Enterprises, through its partners, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 3750/2015 on the even date.
4. Power of Attorney dated 30/06/2015 executed by Shri. Ram Somvar Mukadam and Ors in favour of partners of M/s. Trimurti Enterprises, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 3751/2015 on the even date.
5. Search Reports dated 30/01/2014, 16/08/2017 & 29/11/2017 issued by Shri G H Jagtap.
6. Copy of the notice dated 21/09/2017.
7. Notice reply dated 29/09/2017 issued by Adv. Subhash G. Patil on behalf of M/s. Priyanka Home Realtors Pvt. Ltd.

**INVESTIGATION OF TITLE**

From the perusal of the aforesaid documents, it appears that Shri Ram Somvar Mukadam and others are the owners of all that piece and parcel of land bearing Survey No.181, Hissa No. 23, 0H-07R-4P+ Pot Kharaba 0H-01R-0P, totally admeasuring 0H-8R-4P, lying, being and situate at Revenue Village Kon, Tal.



Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat [hereinafter called and referred as Said property].

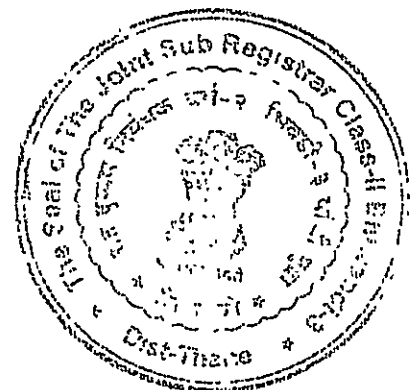
ब व ड-३
द.क्र. ६९६३ / २०१५
पाने ५४/६०

It appears that by and under Development Agreement dated 30/06/2015, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 3750/2015 on the even date, Shri Ram Somvar Mukadam and Ors. have granted development rights unto M/s. Trimurti Enterprises through its partners on the terms, conditions and considerations mentioned therein.

It appears that pursuant to the Development Agreement, Shri Ram Somvar Mukadam and Ors also executed Power of Attorney dated 30/06/2015 registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 3751/2015 on the even date, in favour of partners of M/s. Trimurti Enterprises, to do all such acts, deeds and things mentioned therein.

From the perusal of the search report dated 30/01/2014, I found the entry of registration of notice of lis-pendence by Runwal Developers Pvt. Ltd. in respect of the Proceeding of Arbitration filed U/sec 9 of the Arbitration and Concillation Act, 1996 in the court of principal District Judge, Thane bearing Civil M.A. No. 132/2012 against Priyanka Home Realtors Pvt. Ltd. contending that Priyanka home Realtors Pvt. Ltd has entered in MOU dated 28/09/2010 thereby agreed to grant development rights in favour of Runwal Developers Pvt. Ltd. in respect of land admeasuring 1300 acres approximately located within the vicinity of Bhiwandi Taluka. It was further contention of Runwal Developers Pvt. Ltd., that Priyanka Home Realtors Pvt. Ltd., have also accepted the liability to make available the contiguous parcel/s of minimum 100 acres land each out of 1300 acres under the MOU.

In order to clarify as to whether any transaction has been entered by the owners with Priyanka Home Realtors Pvt. Ltd., I have issued notice dated 21/09/2017 to Runwal Developers Pvt. Ltd. and Priyanka Home Realtors Pvt. Ltd whereby I have called Priyanka Home Realtors Pvt. Ltd., to give the details and deliver any deed/document/agreement if any, whereby any transaction has been entered by the owners with them in respect of the said property within 15 days from the date of receipt of the notice, filing which my clients shall have reason to believe that they are falsely claiming the acquisition of any interest in the said property.





**K. T. JAIN**

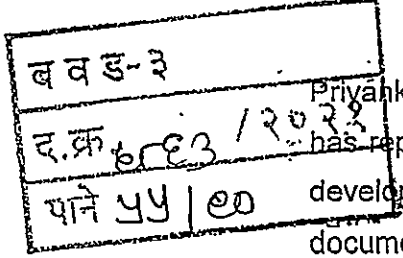
B.Com., LL.B.

Advocate High Court

Office & Corr. : 1st Floor, Swamiraj Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898  
Email - advktjain@gmail.com

Ref. No. :

Date :

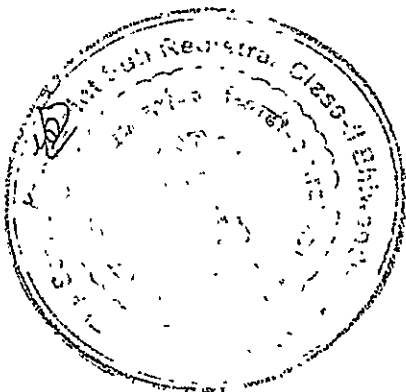


Privahka Home Realtors Pvt. Ltd., through their advocate Shri. Subhash G. Patil has replied the said notice whereby they have giving no objection to enter into development agreement with the owners and further clear that MOU is not a document or indenture to convey or acquire the property

On the perusal of the Search Report I have not come across any registered encumbrances except the entry of lis-pendence on the captioned property.

In the aforesaid observations, I am of the opinion that title of the owner in respect of the captioned property is clear, marketable and free reasonable doubts and encumbrances.

Adv. K.T. Jain





**K. T. JAIN**

B.Com., LL.B.

Advocate High Court

व व ड-३
द.क्र ६९३. / २०१९
पाने ५६ / ००

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Email - advktjain@gmail.com

Ref. No. :

Date : 29/11/2017

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

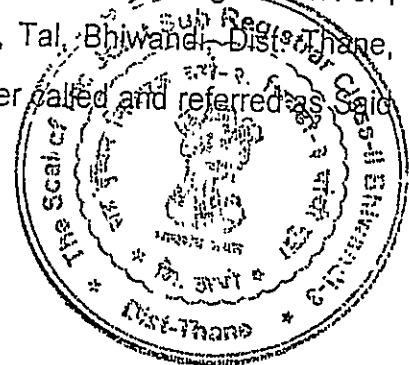
Ref:- All that piece and parcel of land bearing Survey No.177,Hissa No. 15, admeasuring 0H-11R-0P, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat.

I have perused the following documents in respect of the captioned property.

1. 7 / 12 extracts.
2. Relevant Mutation entries.
3. Death certificate of Deceased Baburao Dukalya Patil.
4. Development Agreement dated 28/11/2014 made an executed between Smt. Bharti Baburao Patil and Ors. as owners and M/s. Trimurti Enterprises, through its partners, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 6022/2014 on the even date.
5. Power of Attorney dated 28/11/2014 executed by Smt. Bharti Baburao Patil and Ors. in favour of partners of M/s. Trimurti Enterprises, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 6023/2014 on the even date.
6. Search Reports dated 30/01/2014, 16/8/2017 & 29/11/2017 issued by Shri G H Jagtap.
7. Copy of the notice dated 21/09/2017.
8. Notice reply dated 29/09/2017 issued by Adv. Subhash G. Patil on behalf of M/s. Priyanka Home Realtors Pvt. Ltd.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that originally Shri. Budhaji Janu Mukadam and one another were the owners of all that piece and parcel of land bearing Survey No.177,Hissa No. 15, admeasuring 0H-11R-0P, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist. Thane, within the limits of Kon Grampanchayat. [hereinafter called and referred as Said property].



It appears that by and under Conveyance Deed dated 1st March 1994, registered in the office of Sub-Registrar of Assurance, Bhiwandi -1 at serial no. 863 on 25<sup>th</sup> March, 1994, Shri. Budhaji Janu Mukadam and one another had conveyed and transferred the said property to Shri. Baburao Dukalya Patil and

It further appears that in pursuant to the aforesaid Conveyance Deed, the names of Shri. Baburao Dukalya Patil and ors. have been mutated in the records of rights vide mutation entry no. 2733.

It further appears that Shri. Baburao Dukalya Patil, one of the co-owner died intestate on 03/03/2011 leaving behind him his following legal heirs/representatives.

- i. Smt. Bharti Baburao Patil
- ii. Shri. Bhushan Baburao Patil
- iii. Shri Dinesh Baburao Patil
- iv. Shri Nitin Baburao Patil

It further appears that vide Development Agreement dated 28/11/2014, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 6022/2014 Smt. Bharti Baburao Patil and Ors. as owners have granted development rights in respect of the said property unto M/s. Trimurti Enterprises, through its partners on the terms, conditions and considerations mentioned therein.

It further appears that pursuant to the aforesaid development agreement, Smt. Bharti Baburao Patil and Ors. have executed Power of Attorney dated 28/11/2014 in favour of partners of M/s. Trimurti Enterprises, registered in the office of Sub-Registrar of Assurance, Bhiwandi- 3 at serial No. 6023/2014 on the even date to do all acts, deeds and things mentioned therein.

From the perusal of the search report dated 30/01/2014, I found the entry of registration of notice of lis-pendence by Runwal Developers Pvt. Ltd. in respect of the Proceeding of Arbitration filed U/sec 9 of the Arbitration and Conciliation Act, 1996 in the court of principal District Judge, Thane bearing Civil M.A. No. 132/2012 against Priyanka Home Realtors Pvt. Ltd. contending that Priyanka home Realtors Pvt. Ltd has entered in MOU dated 28/09/2010 thereby agreed to grant development rights in favour of Runwal Developers Pvt. Ltd. in respect of land admeasuring 1300 acres approximately located within the vicinity of







**K. T. JAIN**

B. Com., LL.B.

Advocate High Court

ब व ड-३
द.क्र. ६४६३/२०२३
पाने ५८/१०

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Email - advktjain@gmail.com

Ref. No. :

Date :

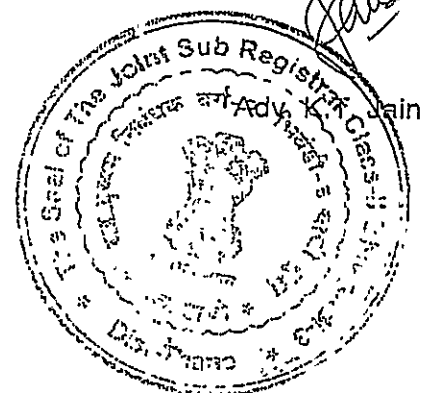
Bhiwandi Taluka. It was further contention of Runwal Developers Pvt. Ltd., that Priyanka Home Realtors Pvt. Ltd., have also accepted the liability to make available the contiguous parcel/s of minimum 100 acres land each out of 1300 acres under the MOU.

In order to clarify as to whether any transaction has been entered by the owners with Priyanka Home Realtors Pvt Ltd., I have issued notice dated 21/09/2017 to Runwal Developers Pvt. Ltd and Priyanka Home Realtors Pvt. Ltd whereby I have called Priyanka Home Realtors Pvt. Ltd., to give the details and deliver any deed/document/agreement if any, whereby any transaction has been entered by the owners with them in respect of the said property within 15 days from the date of receipt of the notice, filling which my clients shall have reason to believe that they are falsely claiming the acquisition of any interest in the said property.

Priyanka Home Realtors Pvt. Ltd., through their advocate Shri. Subhash G. Patil has replied the said notice whereby they have giving no objection to enter into development agreement with the owners and further clear that MOU is not a document or indenture to convey or acquire the property

On the perusal of the Search Report I have not come across any registered encumbrances except the entry of lis-pendence on the captioned property.

In the aforesaid observations, I am of the opinion that title of the owner in respect of the captioned property is clear, marketable and free reasonable doubts and encumbrances.



*Jain*

ब व ड-३

द.क्र. ६९३/२०२१

ये/१०



**AJIT MOHAN SHINDE**

B.L.S. LL.B.

Add: A-407, Sai Prasad Bhavan Bldg.,  
Malang Gad Road, Opp. Chetna School,  
Kalyan (E), Thane- 421 306.

Mobile: 8097107249  
7021041988

E-mail: [advocateajitshinde@gmail.com](mailto:advocateajitshinde@gmail.com)

Date: 13.05.2021

## SEARCH REPORT

**Sub:** Search of the Property bearing Survey No, 181, Hissa No. 25, Area 0H – 05R- 04P, situated at Mouje- Kon, Taluka- Bhiwandi, District-Thane.

**Owner-** Ganesh Kalu Bhoir

Sir,

As per your instruction, I have taken the online search of above mentioned property in the official website of the IGR Bhiwandi, District Thane for the year from 2018 to 2021.

N. B. subjects to some may be missing or inundated, unready and unavailable for the year 2018 to 2021- Bhiwandi S. R.O

The Result of the Search is as under:

2018	Nil
2019	Nil
2020	Nil
2021	Index II Not Ready

**Schedule:** Property bearing Property bearing Survey No, 181, Hissa No. 25, Area 00H – 05R - 04P, situated at Mouje- Kon, Taluka- Bhiwandi, District-Thane

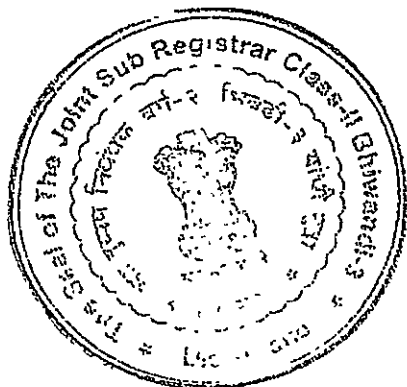
Search Receipt No. 1112030673  
Search Receipt Date: 13.05.2021

Up to Date: 13.05.2021

**AJIT M. SHINDE**

B.L.S.LL.B.

Advocate  
407, 4th Floor, A-Wing,  
Sai Prasad Bhavan Building,  
Chanki Naka, Malang Gad Road,  
Kalyan (E) 421306. (M) : 9821116149



11/05/2021



ब व ड-३
द.क्र. ए.ए. / २० २३
पाने ६० / ६०

**AJIT MOHAN SHINDE**

B.L.S. LL.B.

Add: A-407, Sai Prasad Bhavan Bldg.,  
Malang Gad Road, Opp. Chetna School,  
Kalyan (E), Thane- 421 306.

Mobile: 8097107249

7021041988

E-mail: [advocateajitshinde@gmail.com](mailto:advocateajitshinde@gmail.com)

Date: 13.05.2021

## SEARCH REPORT

**Sub:** Search of the Property bearing Survey No. 177, Hissa No. 15, Area OH - 11R - 0P, situated at Mouje- Kon, Taluka- Bhiwandi, District- Thane.

**Owners-** Baburao Dukliya Patil & Others

Sir,

As per your instruction, I have taken the online search of above mentioned property in the official website of the IGR Bhiwandi, District Thane for the year from 2018 to 2021.

N. B. subjects to some may be missing or inundated, unready and unavailable for the year 2018 to 2021- Bhiwandi S. R.O

The Result of the Search is as under:

2018	Nil
2019	Nil
2020	Nil
2021	Index II Not Ready

**Schedule:** Property bearing Survey No. 177, Hissa No. 15, Area OH - 11R - 0P, situated at Mouje- Kon, Taluka- Bhiwandi, District- Thane.

Search Receipt No. 11.12030652  
Search Receipt Date: 13.05.2021

Up to Date: 13.05.2021

**AJIT M. SHINDE**

B.L.S.LL.B.

Advocate  
407, 4th Floor, A-Wing,  
Sai Prasad Bhavan Building,  
Chetki, New Malang Gad Road,  
Kalyan (E), Thane- 421 306  
Mobile: 8097107249



ब व ड-३  
द.क्र. ६१६३ / २०२१  
घने ६११०



**AJIT MOHAN SHINDE**

B.L.S. LL.B.  
Add: A-407, Sai Prasad Bhovan Bldg.,  
Malang Gad Road, Opp. Chetna School,  
Kalyan (E), Thane- 421 306.

Mobile: 8097107249  
7021041988  
E-mail: [advocateajitshinde@gmail.com](mailto:advocateajitshinde@gmail.com)

Date: 13.05.2021

SEARCH REPORT

Sub: Search of the Property bearing Survey No, 181, Hissa No. 23, Area 0H - 07R- 4P + Pot Kharaba 0H - 01R - 0P, situated at Mouje-Kon, Taluka- Bhiwandi, District-Thane.

Owners- Ram Somwar Mukadam & Others

Sir,

As per your instruction, I have taken the online search of above mentioned property in the official website of the IGR Bhiwandi, District Thane for the year from 2018 to 2021.

N. B. subjects to some may be missing or inundated, unready and unavailable for the year 2018 to 2021- Bhiwandi S. R.O

The Result of the Search is as under:

2018	Nil
2019	Nil
2020	Nil
2021	Index II Not Ready

(Signature)




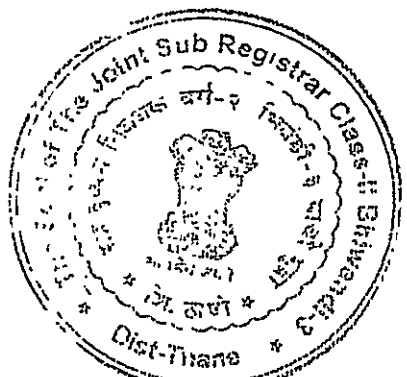
11/5/21

ब व ड-३
द.क्र. ६४७३/२०२३
पृ. ६२/००

**Schedule:** Property bearing Survey No, 181, Hissa No. 23, Area 0H - 07R- 4P + Pot Kharaba 0H - 01R - 0P, situated at Mouje- Kon, Taluka- Bhiwandi, District-Thane.

Search Receipt No. 1112030664  
Search Receipt Date: 13.05.2021

  
Up to Date: 13.05.2021  
**AJIT W. SHINDE**  
B.L.S.L.B.  
Advocate  
407 4th Floor & 408/1  
Mouje-Dehane, Taluka-  
Bhiwandi, Dist-Thane  
Ajit W. Shinde, Dist-Thane  
Ajit W. Shinde (E) 421308 (M) 982116149



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ब व ड-३  
द.क्र.६४७/२०२१  
पाने ६३/१०

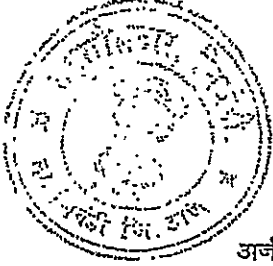


महाराष्ट्र शासन व् अर्जासोबत दाखल केलेली कागदपत्रे, विनंती आणि इतर कागदपत्रे  
पत्रव्यवहाराचा पथ : जुना कागदपत्र, साळा रोड भिवंडी, ता. भिवंडी, जि. ठाणे. ४२१३०२  
दुरध्वनी क्र. ०२२१७२ - २५००२१ - २-वेला : ३३०२२०२१@gm30.com

क्र.महसुल/क.१/टे.१०/जबा/४२ब-आकारणी/एसआर- ६३/२०२१ / १०४३ दि. १८/०३/२०२१

प्रति,  
तालाठी साझा कोन  
ता. भिवंडी, जि. ठाणे

विषय: महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दि.५/०१/२०१७ मधील  
अध्यादेश क्र.२/२०१७, कलम ४२ब च्या अनुषंगाने रुपांतरीत कर  
व अकृषिक आकारणीची रक्कम भरणा करून जमीनीच्या वापरात  
रुपांतरीत करणेबाबत.  
मौजे :कोन ता. भिवंडी, जिल्हा ठाणे  
स.नं. /हि.नं. १७७/१५, १८१/२३, १८१/२५  
एकूण क्षेत्र २५२०-०० चौ.मी.  
जमीनीचा प्रकार :- वर्ग-१

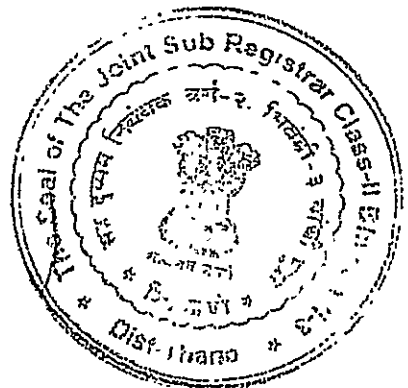


संदर्भ:- १.महाराष्ट्र शासन राजपत्र भाग चार क्र.३ दि.५/०१/२०१७ मधील  
अध्यादेश क्र.०२/२०१७  
२.मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र.महसुल/क.१/टे-१,२/  
कावि-०७/२०१७ दिनांक २४/०७/२०१७

अर्जदार जमीनमालक/ विकासक श्री. भूषण बाबुराव पाटील व इतर यांचे कु.मु.धा. मे. त्रिमुर्ती  
इंटरप्रायजेस भागीदारी संस्थे तर्फे भागीदार श्री. सुनिल मंगल खारुक व इतर -३ रा. झोजवाला शॉपिंग सेंटर, शॉप  
नं.एफ-१४ए, साळा नं.एफ-२३, फल्याण (प.), जि. ठाणे यांनी, महाराष्ट्र शासन राजपत्र भाग चार क्र.३ दिनांक  
५/०१/२०१७ मधील अध्यादेश क्र.०२/२०१७, कलम ४२ब च्या अनुषंगाने दिनांक १८/१२/२०२० रोजी इकडील  
कार्यालयाकडे विनंती अर्ज व त्वासोबत खालील प्रमाणे कागदपत्रे दाखल करून मौजे कोन, ता.भिवंडी येथील  
खालील वर्णनाच्या जमीनीची विनशेतीमध्ये बदल करणेबाबत रुपांतरीत कर व अकृषिक आकारणीची रक्कम  
निश्चित करून शासन जमा करून घेणेबाबत विनंती केलेली आहे.

अर्जासोबत दाखल केलेली कागदपत्रे:-

१. नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, उप प्रादेशिक कार्यालय ठाणे यांचेकडील  
नं.एसआरओटी/बीएसएनए/२५०१/कागेन.६४/८४२/२०२० दिनांक २/११/२०२० रोजी दिलेल्या बांधकाम  
परवानगीची प्रत.
२. मौजे :कोन ता. भिवंडी येथील स.न. १७७/१५, १८१/२३, १८१/२५ चे अदयावत ७/१२ उतारे.
३. मौजे कोन येथील स.नं.१७७/१५ क्षेत्र ०.११.०० हे.आर हया जागेकरीत श्री. भूषण बाबुराव पाटील व इतर  
यांना मे. त्रिमुर्ती इंटरप्रायजेस भागीदारी संस्था तर्फे भागीदार श्री. सुनिल मंगल खारुक व इतर ३ यांना  
दि.२८/११/२०१४ रोजी नोंदणीकृत लिहून दिलेल्या कुळमुखत्यारपत्राची प्रत.
४. मौजे कोन येथील स.नं.१८१/२३ क्षेत्र ०.०८.४० हे.आर हया जागेकरीत श्री. राम सोमवार मुकादम व इतर  
यांना मे. त्रिमुर्ती इंटरप्रायजेस भागीदारी संस्था तर्फे भागीदार श्री. सुनिल मंगल खारुक व इतर ३ यांना  
दि.३०/६/२०१५ रोजी नोंदणीकृत लिहून दिलेल्या कुळमुखत्यारपत्राची प्रत.



ब व ड-३

द.क्र. ६४/२०२३

पाने ६४/००

५. मौजे कोन येथील स.नं.१८१/२५ क्षेत्र ०.०५.८० हे.आर हया जागेकरित श्री. गणेश काळू भोईर यांनी मं. त्रिमुर्ती इंटरप्रायजेस भागीदारी संस्था तर्फे भार्गादार श्री. सुनिल मंगल खारुक व इतर ३ यांना दि.७/१/२०१५ रोजी नोंदणीकृत लिहून दिलेल्या कुळनुखत्यारपत्राची प्रत.
६. नोटोराईज सत्यप्रतिज्ञापत्र दिनांक १८/१२/२०२० अन्वये सदर जागेस खाजगी वने अथवा वन जमिनीच्या तरतूदी, भूसंपादन कायदा, आदिवासी कायद्याच्या तरतूदी, सीआरझेडच्या अगर पाणथळ जमिनीच्या तरतूदी, नागरी जमीन कमाल धारणा कायद्याच्या तरतूदी, मंडपुल /दिवाणी न्यायालयात किंवा इतर न्यायालयात दावा सुरु अगर प्रलंबित नाही तसेच जागेवर बांधकाम नसलेबाबत अर्जदार यांनी लिहून दिलेल्या सत्यप्रतिज्ञापत्राची प्रत.

अर्जदार यांचा विनंती अर्जानुसार मौजे कोन ता.मिबंडी, जि.ठाणे येथील खालील वर्णनाच्या परिशिष्टांमध्ये नमुद जमीन मिळकतीची विनशेतीमध्ये बदल करणेसाठी रूपांतरीत कर व अकृषिक आकारणीची रक्कम निश्चित करणेत येत आहे.

प्रतिशिष्ट

जमीनीचा तपशिल

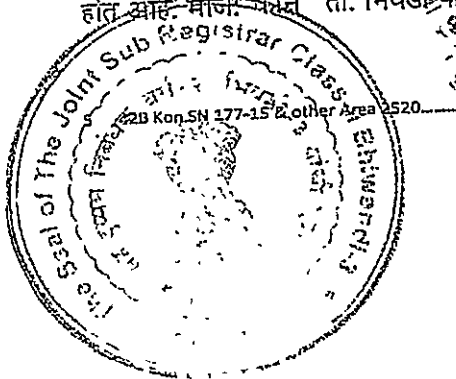
मौजे कोन ता.मिबंडी, जि.ठाणे

अ. क्र.	स.नं./ हि.नं	एकूण क्षेत्र (चौ.मी.)	पैकी (चौ.मी.)	जागेचा प्रकार	भागवटदाराचे नाव	शेरा
१	१७७/१५	११००-००	११००-००	वर्ग.१	भुषण बाबुराव पाटील व इ.४	निरंक
२	१८१/२३	८४०-००	८४०-००	वर्ग.१	राम सोमवार मुकादम व इ.२	निरंक
३	१८१/२५	५८०-००	५८०-००	वर्ग.१	गणेश काळू भोईर	निरंक
		एकूण	२५२०-०० चौ.मी.			

महाराष्ट्र शासन राजपत्र, थाना चार, क्रमांक ३ दिनांक ५/०१/२०१७ मधील अध्यादेश क्र.२/२०१७ मध्ये नमुद केलेल्या तरतूदीनुसार व गा. जिल्हाधिकारी ठाणे यांचे दिनांक २४/०७/२०१७ पत्रान्वये दिलेल्या सूचनांनुसार रूपांतरीत कराची व अकृषिक कर आकारणीची रक्कम निश्चित करून शासन जमा करून घेणे आवश्यक आहे.

अध्यादेश क्र.२/२०१७ मध्ये नमुद केलेल्या तरतूदीनुसार रूपांतरीत जमीन महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील तरतूदीनुसार अंतिम विकास योजना राजपत्रातील प्रसिध्दीनुसार (विकास आराखडा / प्रादेशिक आराखडा) कोणत्या झोनमध्ये समाविष्ट आहे याची खात्री करून पुढील रूपांतरीत कराची आकारणीची कार्यवाही करणे आवश्यक असल्याने, उक्त जमीनी कोणत्या झोनमध्ये समाविष्ट होत आहे याबाबतची खात्री करून घेणे आवश्यक आहे.

नियोजन प्राधिकारी, नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, उप प्रादेशिक कार्यालय ठाणे यांचेकडील नं.एसआरओटी/बीएसएनए/२५.०१/कोन.६४/८४२/२०२० दिनांक २/११/२०२० रोजी दिलेल्या बांधकाम परवानगीची प्रत पहाता उक्त जमीनी हया रहिवास-वाणिज्य परिमंडळ या वापर विभागात समाविष्ट होत आहे. मौजे कोन ता.मिबंडी या जागेचा प्रमाणदर ०.४०० (अक्षरी चाळीस पैसे मात्र) इतका असून,





ब व ड-३
र.क्र. ६९७३/२०२१
पाने ६५/१०

संबंधित नियोजन प्राधिकरणा फडोल झोन दाखल्यानुसार/ भंजूर डि.पी.रिमाक नकाशानुसार/मंजूर बांधकाम परवानगीनुसार तसेच उक्त अध्यादेशात नमुद केल्यानुसार महाराष्ट्र जमिन १९६६ चे कलम ४७अ नधील तरतुदीनुसार उक्त जमीनीची रुपांतरीत कर व अकृषिक आकारणीची रक्कम खालील प्रमाणे निश्चित होत आहे.

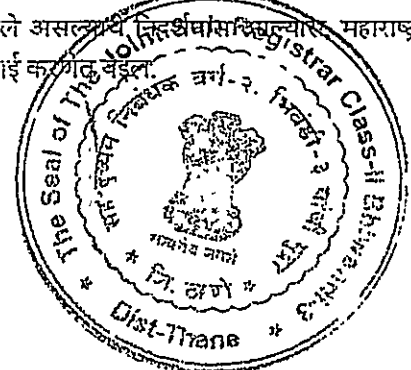
उक्त अध्यादेशात नमुद केल्यानुसार महाराष्ट्र जमीन १९६६ चे कलम ४७अ मधील तरतुदीनुसार उक्त जमीनीची रुपांतरीत कर व अकृषिक आकारणीची रक्कम अर्जदार जमिनमालक / विकासक यांनी खाली नमुद केलेप्रमाणे चलनाने शासन जमा केलेली आहे.

रुपांतरीत कर			अकृषिक आकारणी		
रक्कम रुपये	चलन क्रमांक	दिनांक	रक्कम रुपये	चलन क्रमांक	दिनांक
10080/-	GRN MHO 13389476 202021M	18/3/2021	18141/-	GRN MHO 13389802 202021M	18/3/2021

परीशिष्टात नमुद केलेल्या जमीनीची वरील प्रमाणे रुपांतरीत कर व अकृषिक आकारणीची रक्कम अर्जदार जमिनमालक / विकासक यांचेकडून वसूल केली असल्याने, गाव अभिलेख व इतर सहकागदपत्रे तपासून, महाराष्ट्र शासन राजपत्र, भाग चार क्र.३ दि.५/०१/२०१७ मधील अध्यादेश क्र.२/२०१७ मध्ये नमुद केलेल्या कलम ४२व च्या तरतुदीनुसार तसेच मा. जिल्हाधिकारी ठाणे यांचेकडील दि.२४/०७/२०१७ रोजीचे पत्रात दिलेल्या निर्देशाप्रमाणे "अकृषिक प्रयोजनाकरीता" अशा नोंदी खालील अटी व शर्तीस अधिन राहून अधिकार अभिलेखामध्ये घेणेबाबत कार्यवाही करणेत येऊन ७/१२ उतारे व फेरफार उता-यासह अहवाल सादर करावा.

अटी :-

- सदर जमीनीस खाजगी वने अथवा वन जमीनीच्या तरतुदी, भूसंपादन कायदा, आदिवासी कायद्याच्या तरतुदी, सीआरझेडच्या अगर पाणथळ जमिनीच्या तरतुदी, नागरी जमीन कमाल धारणा कायद्याच्या तरतुदी, महसूल /दिवाणी न्यायालयात किंवा इतर न्यायालयात दावा सुरु अगर प्रलंबित नाही याबाबत अर्जदार यांनी सत्यप्रतिज्ञापत्राद्वारे लिहून दिलेले आहे. तथापी भविष्यात सदर जमीनीस वरील पैकी कोणत्याही तरतुदी लागू असल्याचे निदर्शनास आल्यास, सदरचे जमीनीचे वापरात बदल करणेबाबतचे देण्यात येणारे पत्र व त्यानुसार झालेला फेरफारासंबंधीचा अंमल रद्द झाल्याचे समजण्यात येईल.
- अर्जदार यांनी संबंधित नियोजन प्राधिकरण यांचेकडील बांधकाम परवानगी घेणे अनिवार्य असून सदर बांधकाम परवानगी नुसारच जागेचा वापर करणे अर्जदार /विकासक यांचेवर बंधनकारक राहील.
- उक्त जमीनी हया वर्ग -१ च्या आहे. सदर जमीनीस कोणत्याही प्रकारच्या नवीन शर्ती लागू नाही याबाबत खतरजमा करून घेणे बंधनकारक राहील.
- सदर जमीनीबाबत नजराणा किंवा अधिमूल्य आणि इतर शासकीय देणी शासनास अदा करावयाचे निधन झाल्यास सदरची देणी शासनजमा करणे जमिनमालक/विकासक यांचेवर बंधनकारक राहील.
- जागेवर परवानगी पूर्वीच अनधिकृत किंवा शेतो वापर सुरु केले असल्याचे निदर्शनास आल्यास महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४५ प्रमाणे कारवाई करणेत येईल.



ब व ड-३

द.क्र. ६१६८/२०२३

पाने ६६/००

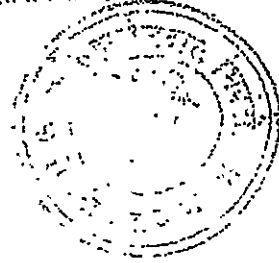
- ६) उक्त जमीनीवरील बांधकाम प्रयोजनात भविष्यात बदल झाल्यास, अशा बदलास वापराच्या प्रयोजनार्थ अधिनियमात तरतूद केलेप्रामुखे आकारणीची रक्कम अदा करणे अर्जदार यांचेवर बंधनक रक्क राहिल.
- ७) शासनाकडून अथवा वरीष्ठ कार्यालयाकडून वेळे वेळी प्राप्त होणा-या मागदर्शक सुचना, आदेश, बदल व त्यानुसारची कार्यवाही बंधनकारक राहिल.
- ८) सदर जागेचा वापरात बदल करणेपूर्वी जमीनीची जमीनभाताक/विकासक यांनी सदर जमिनीची शासकीय फी भरून मोजणी विभागाकडून मोजणी करून घेणे आवश्यक आहे.
- ९) सदर जमीनीचा वापरात बदल करणेपूर्वी संबंधित प्राधिकरणाकडील व इतर आवश्यक त्या परवानग्या घेणे जमीनमालक/विकासक यांचेवर बंधनकारक राहिल.
- १०) सदरचे पत्र केवळ संदर्भिय क्र.१ चे अध्यादेशानुसार आकारणी करून निर्गमित करणेत येत आहे.  
{ मंजूर टिप्पणीनुसार }

सही/-XXX  
(अधिक पाटील)  
तहसीलदार, भिवंडी.

प्रत:- १)अप्पर तहसिलदार (अकृषिक) भिवंडी

२/- परिशिष्टांतील नमुद जमीन मिळकतीवर परवानगी पूर्वीच अनधिकृत बांधकाम झाल्याचे आढळून आल्यास म.ज.म. संहिता, १९६६ नुसार कार्यवाही करणेत यावी.

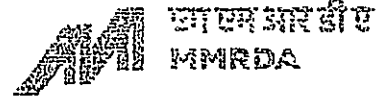
२) श्री. भुषण बाबुराव पाटील व इतर याचे कु.मु.धा. मे. त्रिमुर्ती इंटरप्रायजेस भागीदारी संस्थे तर्फे भागीदार श्री.सुनिल मंगल खारुक व इतर -३ रा. झोजवाला शॉपिंग सेंटर, शॉप नं.एफ-१४ए, माळा नं.एफ-२३, कल्याण (प.), जि. ठाणे यांना माहितीसाठी.



सही/-18/3/17  
(अधिक पाटील)  
तहसीलदार, भिवंडी.



ब व ड-३
द.क्र. ६१६७ / २६२३
पाने ६० / १०



No. SROT/BSNA/2501/BP/CC/Kon-64/३५२ /2020

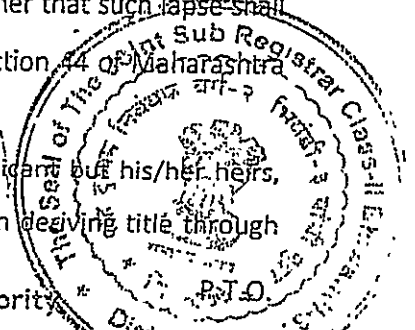
Date: 02 NOV 2020

COMMENCEMENT CERTIFICATE UP TO PLINTH

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant Shri. Sunil M. Kharuk, Shri. Pandit Lokhande, Shri. Satyawan Jadhav & Shri. Sharad Lokhande, Partners-M/s Trimurti Enterprises, Jojwala Shopping Centre, Mezzanine Floor, Shop. No. F-14A/23, Above Royal Typing, Kalyan (W). for the proposed Residential & Commercial Building up to plinth level only on land bearing S. No. 177, H. No. 15, S. No. 181, H. No. 23 & 25 of Village Kon, Tal -Bhiwandi, Dist-Thane on gross plot admeasuring 2520.00 Sq.m. and net plot area admeasuring to 2484.00 Sq.m. with permissible built up area of 2359.80 Sq.m. (FSI – 0.95) and proposed built up area of 2354.81 Sq.m (FSI – 0.95) as depicted on Drawing Sheets (Total 4 Nos.) on the following conditions:

Viz:-

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
  - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
  - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966
5. The Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through



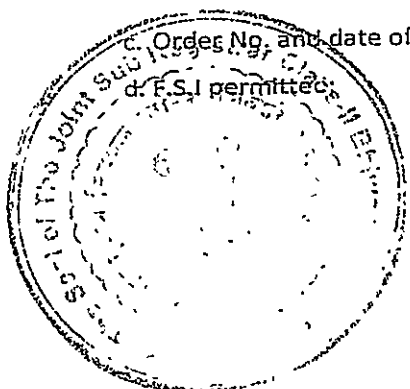
Mumbai Metropolitan Region Development Authority

ब व ड-३
द.क्र.ए.ए. १३/२०२३
पाने ६६/००

or under him.

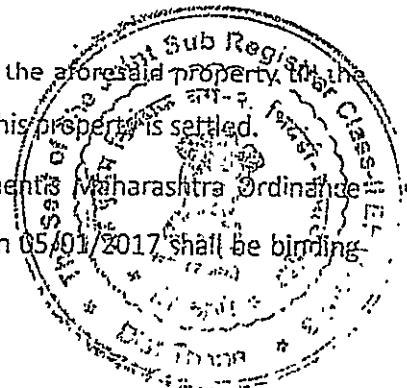
6. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
7. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
8. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
10. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
11. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per BSNA DCR;
12. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 5.1 of BSNA DCR;
13. The applicant shall provide, at his own cost, the infrastructure facilities within the plot as stipulated by the Planning Authority (Internal access, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangements of collection and disposal of solid waste, Rain Water Harvesting, reuse and recycling of waste water) before applying for Occupancy Certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction;
14. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
  - a. Name and address of the owner/developer, architect and contractor;
  - b. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;

c. Order No. and date of grant of development permission issued by MMRDA;  
 d. F.S.I permitted;



ब व ड-३
द.क्र. ६९६३/२०१९
पाने ६६/६०

- e. Address where the copies of detailed approved plans shall be available for inspection:
15. A notice in the form of advertisement giving all the details mentioned in 14 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
  16. The Security Deposit shall be forfeited in case of non-compliance/breach of any conditions of Regulations/Commencement Certificate or any other directions issued by MMRDA. The Security Deposit would be refunded without any interest after issuance of OC and only after satisfactory compliance to the various conditions stipulated in the development permission are made by the applicant.
  17. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;
  18. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as EIA clearance, CFO, etc.;
  19. The applicant shall deposit Labor Welfare Cess to 'Maharashtra Building and Other Labor Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIIN0282611 of Central Bank of India, BKC Branch and submit a copy of receipt to this office before applying for Occupancy Certificate:
  20. 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 has been granted by MMRDA.
  21. This approval has been issued by considering the present available access to the plot as depicted on plans submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect
  22. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
  23. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site.
  24. The applicant will not take up any development activity on the aforesaid property till the court matter pending, if any, in any court of law, relating to this property is settled.
  25. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. 11 of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be binding.



ब व ड-३
द.क्र.६४७३ / २०२३
पाने ००/००

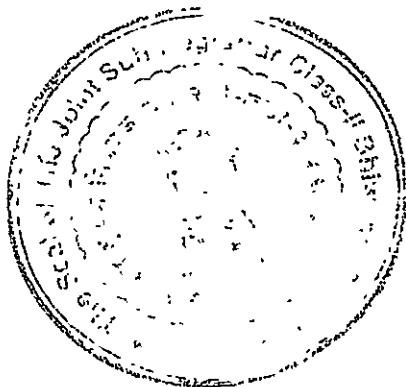
on the applicant.

26. Applicant shall obtain Sanad after payment of all dues to the Revenue Department before Occupancy Certificate.
27. The applicant shall obtain No-objection Certificate from Competent Fire Authority as approved by the Fire Adviser to the Government of Maharashtra prior to commencement of work on site;
28. Registered undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant.

  
(Armit Sawant)  
Planner, MMRDA

Copy to,

1. ✓ Shri. Sunil M. Kharuk, Shri. Pandit Lokhande,  
Shri. Satyawan Jadhav & Shri. Sharad Lokhande,  
Partners-M/s Trimurti Enterprises,  
Jojwala Shopping Centre, Mezzanine Floor,  
Shop. No. F-14A/23, Above Royal Typing,  
Kalyan (W).
2. Shri. Vijay Pandey (Architect),  
Raj-Kamal Tower, Above Kotak Mahindra Bank,  
Santoshi Mata Road,  
Kalyan (W)-421301.
3. Copy forwarded to:  
The Collector.  
Collector Office, Thane.  
as required u/s 45 of MR & TP Act, 1966.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

ब व ड-३
र.क्र. ६९६ / ३० ३१
पाने ०९ / ००

This registration is granted under section 5 of the Act to the following project under project registration number :  
PS1700029507

Project: SAI DARSHAN , Plot Eaanng / CTS / Survey / Final Plot No.: S NO 177 H NO 15, S NO 181 H NO.23, S. NO. 187, H NO. 25 at kon (CT), Bhiwardi, Thane, 421311;

1. Trimurā Enterprises having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421301.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and Disclosures on Website) Rules, 2017;

- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 04/06/2021 and ending with 30/04/2025 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

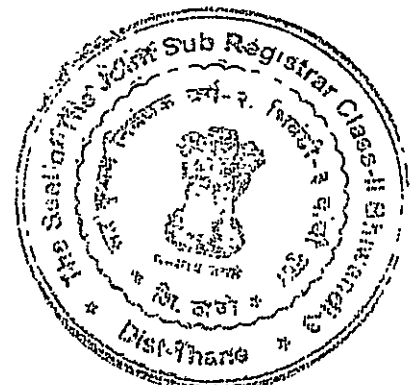
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasanti Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 04-06-2021 16:33:23

Dated: 04/06/2021

Place: Mumbai

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



ब व ड-३  
द.क्र ४१८०/२०२१  
पाने ०२/०३/२०१५ ३ २४:०५ PM

दस्त गोपवारा भाग-२

ब व ड-३  
दस्त क्रमांक: ३७५०२०१५

दस्त क्रमांक: ब व ड ३/३७५०/२०१५  
दस्ताचा प्रकार :- विकसनकारणाचा

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	अन्य छायाचित्र ठामा
1	नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस प्रा.ली.द्वारे मंत्र्या संस्थे तर्फे भागीदार पंडीत दत्तु लोखंडे पत्ता: प्लॉट नं: शॉप एफ १४ आणि एफ २३, माळा नं: - इमारतीचे नाव: झोझवाला शांतिंग सेंटर रॉयल टायपिंगच्यावर, ब्लॉक नं: आग्रा रोड कल्याण पश्चिम, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J	लिहून देणार वय: - ४५ स्वाधरी:-		
2	नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस प्रा.ली.द्वारे मंत्र्या संस्थे तर्फे भागीदार सुमित मंगल खारुब पत्ता: प्लॉट नं: शॉप एफ १४ आणि एफ २३, माळा नं: - इमारतीचे नाव: झोझवाला शांतिंग सेंटर रॉयल टायपिंगच्यावर, ब्लॉक नं: आग्रा रोड कल्याण पश्चिम, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J	लिहून देणार वय: - ४३ स्वाधरी:-		
3	नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस प्रा.ली.द्वारे मंत्र्या संस्थे तर्फे भागीदार सत्यवान मिताराम जाधव पत्ता: प्लॉट नं: शॉप एफ १४ आणि एफ २३, माळा नं: - इमारतीचे नाव: झोझवाला शांतिंग सेंटर रॉयल टायपिंगच्यावर, ब्लॉक नं: आग्रा रोड कल्याण पश्चिम, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J	लिहून देणार वय: - ३८ स्वाधरी:-		
4	नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस प्रा.ली.द्वारे मंत्र्या संस्थे तर्फे भागीदार शरद नामदेव लोखंडे पत्ता: प्लॉट नं: शॉप एफ १४ आणि एफ २३, माळा नं: - इमारतीचे नाव: झोझवाला शांतिंग सेंटर रॉयल टायपिंगच्यावर, ब्लॉक नं: आग्रा रोड कल्याण पश्चिम, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J	लिहून देणार वय: - ३३ स्वाधरी:-		
5	नाव: दुर्गा याचे करिता अपाक पिता म्हणून व स्वतः करिता राम मोमवार मुकादम पत्ता: प्लॉट नं: १, माळा नं: - इमारतीचे नाव: कोनगाव ता भिवंडी जि ठाणे, ब्लॉक नं: कल्याण भिवंडी रोड, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून देणार वय: - ५२ स्वाधरी:-		
6	नाव: सुशिला राम मुकादम पत्ता: प्लॉट नं: १, माळा नं: - इमारतीचे नाव: - ब्लॉक नं: कोनगाव ता भिवंडी जि ठाणे, रोड नं: कल्याण भिवंडी रोड, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर: ASD ११५५५	लिहून देणार वय: - ४० स्वाधरी:-		
7	नाव: सुशिला राम मुकादम पत्ता: प्लॉट नं: १, माळा नं: - इमारतीचे नाव: - ब्लॉक नं: कोनगाव ता भिवंडी जि ठाणे, रोड नं: कल्याण भिवंडी रोड, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर: ASD ११५५५	लिहून देणार वय: - २३ स्वाधरी:-		
8	नाव: दामोदर लाल गड	लिहून देणार		

Seal of the Joint Sub Registrar Bhivandi  
Joint Sub Registrar Bhivandi, Dist. B. Maharashtra  
Office No. ASD 11555

Seal of The Joint Sub Registrar Class-II Bhivandi



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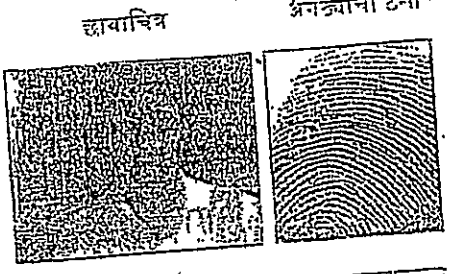
दस्तावेज प्रकार

3-वर्षीय वय - 2

नंबर 3  
दि. क्र. 6763/2014  
पाने 02/00

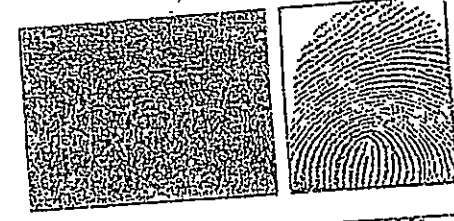
जन्म क्र. ...  
... भागीदार संख्या संख्ये तर्फे ...  
... 14 आणि एक 23, माळा नं. ...  
... कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल ...  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
... IFT9245J

तत्वज्ञाना प्रकार  
पांवर अंफ अटांनी  
होल्डर  
वय -45  
स्वाधरी:-  
*Pokhnik*



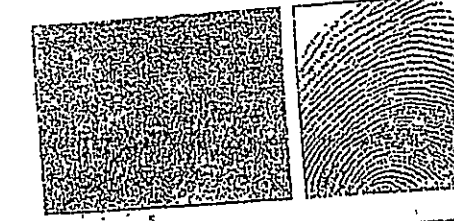
नाम: वेणमं त्रिपुनी गण्टग्रायजेन भागीदार संख्या संख्ये तर्फे  
भागीदार मुनिन भगल चारुव  
पत्ता: प्लॉट नं. 14 आणि एक 23, माळा नं. ...  
... इमारतीचे नाव: कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
... IFT9245J

पांवर अंफ अटांनी  
होल्डर  
वय -43  
स्वाधरी:-  
*Sharma*



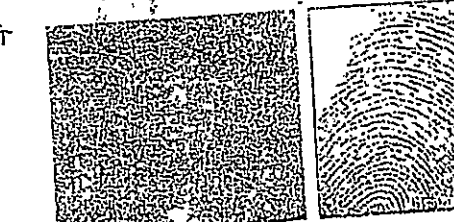
3 नाम: वेणमं त्रिपुनी गण्टग्रायजेन भागीदार संख्या संख्ये तर्फे  
भागीदार नरहवान गिताराम जाधव  
पत्ता: प्लॉट नं: एक 14 आणि एक 23, माळा नं: ...  
... इमारतीचे नाव: कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
... AAIIFT9245J

पांवर अंफ अटांनी  
होल्डर  
वय -38  
स्वाधरी:-  
*Sharma*



4 नाम: वेणमं त्रिपुनी गण्टग्रायजेन भागीदार संख्या संख्ये तर्फे  
भागीदार अरुद नामदेव जोशी  
पत्ता: प्लॉट नं एक 14 आणि एक 23, माळा नं. ...  
... इमारतीचे नाव: कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
... AAIIFT9245J

पांवर अंफ अटांनी  
होल्डर  
वय -33  
स्वाधरी:-  
*Sharma*



5 नाम: भागीदार वावुराव पाटील  
पत्ता: प्लॉट नं: 1, माळा नं: ... इमारतीचे नाव: जय हिंद  
... कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
... BLUPP7824D

कुलमुखत्यार देणार  
वय :-57  
स्वाधरी:-  
*भारती वावुराव पाटील*



6 नाम: शुभम वावुराव पाटील  
पत्ता: प्लॉट नं: 1, माळा नं. ... इमारतीचे नाव: जय हिंद  
... कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
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कुलमुखत्यार देणार  
वय :-36  
स्वाधरी:-  
*B.B. Patil*



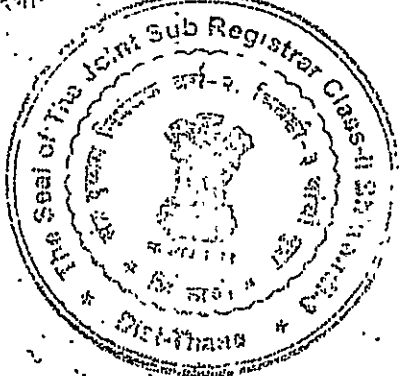
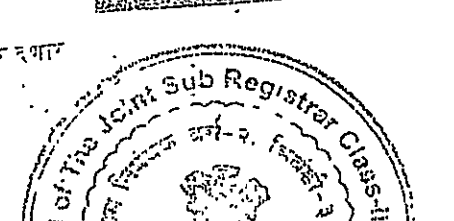
7 नाम: जय हिंद  
पत्ता: प्लॉट नं: 1, माळा नं. ... इमारतीचे नाव: जय हिंद  
... कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
... AROPP8294Q

कुलमुखत्यार देणार  
वय :-33  
स्वाधरी:-  
*B.B. Patil*



8 नाम: वावुराव पाटील  
पत्ता: प्लॉट नं: 1, माळा नं. ... इमारतीचे नाव: जय हिंद  
... कोळवाला शॉपिंग सेंटर, ब्लॉक नं: रांयल  
... आग्रा रोड कल्याण, रोड नं: आग्रा रोड,  
...  
... Dist. Thane

कुलमुखत्यार देणार  
वय :-33  
स्वाधरी:-  
*B.B. Patil*



पृष्ठ-3  
द.क्र. 158/2015  
पाने 08/00

12 PM

158/2015

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: देवेंद्र गणेश भोंईर यांचे करिना अज्ञान पत्निय वनां म्हणून व स्वतः करिना गणेश गायू भोंईर पत्ता: 1. - कोन ना भिवडी जि ठाणे - कल्याण रोड Kon, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: AUKPB6016F

लिहून घेणार वय 35 स्वाक्षरी

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2 नाव: नुवर्णा गणेश भोंईर पत्ता: प्लॉट नं: 1, माळा नं: - इमारतीचे नाव: कोन ना भिवडी जि ठाणे, ब्लॉक नं: - रोड नं: कल्याण रोड महाराष्ट्र, ठाणे. पॅन नंबर: BIKPB3583Q

लिहून घेणार वय 31 स्वाक्षरी

*नुवर्णा गणेश भोंईर*



3 नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार पंडीत वसु लोखंडे पत्ता: प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोझवाला शॉपिंग सेंटर रॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J

लिहून घेणार वय 45 स्वाक्षरी

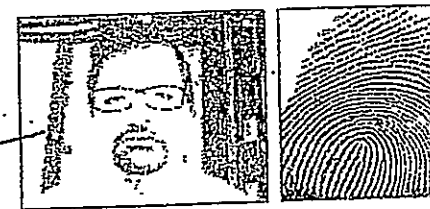
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4 नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार सुनिल मंगल खारूक पत्ता: प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोझवाला शॉपिंग सेंटर रॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J

लिहून घेणार वय 43 स्वाक्षरी

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5 नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार सत्यवान सिताराम जाधव पत्ता: प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोझवाला शॉपिंग सेंटर रॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J

लिहून घेणार वय 38 स्वाक्षरी

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6 नाव: मेमर्स त्रिमूर्ती एन्टरप्रायजेस भागीदारी संस्था मध्ये तर्फे भागीदार शरद नामदेव लोखंडे पत्ता: प्लॉट नं: शॉप एफ 14ए, माळा नं: एफ 23, इमारतीचे नाव: मध्येचा पत्ता झोझवाला शॉपिंग सेंटर रॉयल, ब्लॉक नं: टायपिंगच्यावर कल्याण, रोड नं: आग्रा रोड, महाराष्ट्र, ठाणे. पॅन नंबर: AAIFT9245J

लिहून घेणार वय 33 स्वाक्षरी

*SHARAD*



वरील दस्तावेज करून देणार तयाकथीत विकसन करारानुसार ही दस्तऐवज करून देण्याचे कर्तव्य करतात.  
शिक्षा क्र.3 ची वेळ: 07/01/2015 03:17:28 PM

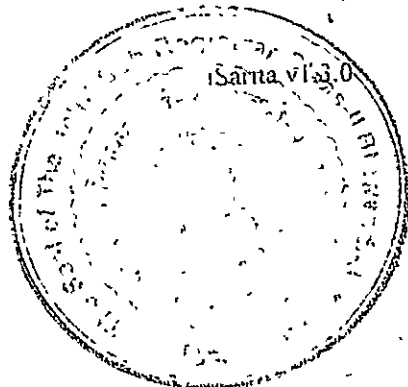
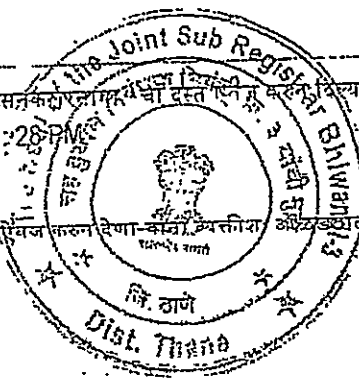
ओळख:-

कान्हीन टपम असे निवेदीत करतात की ते दस्तऐवज करून देणा-या व्यक्तीचा ओळख घेत, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

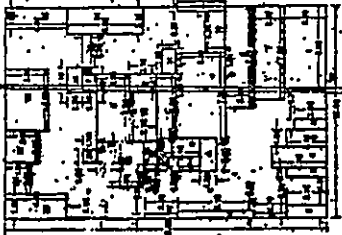
छायाचित्र

अंगठ्याचा ठसा



**4/4 STAMP OF APPROVAL**

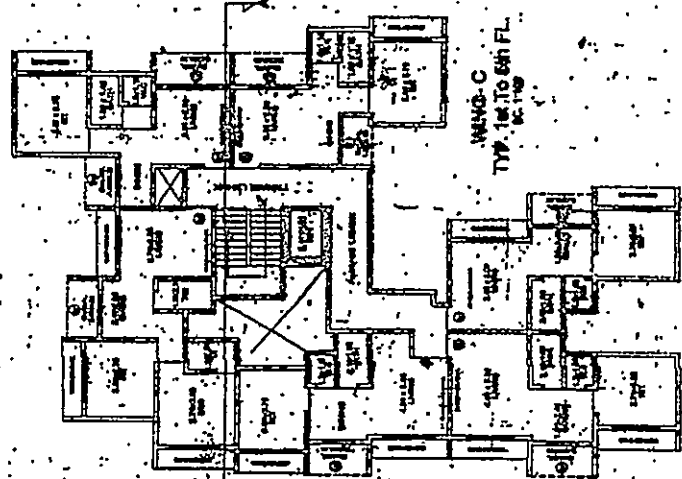
FOR THE ARCHITECT'S USE ONLY  
 CONTRACT NO. 17718 (18/10/22)  
 PROJECT NAME: 335, WONGKONG WILSA - 335/003  
 DATE: 11/05/2022



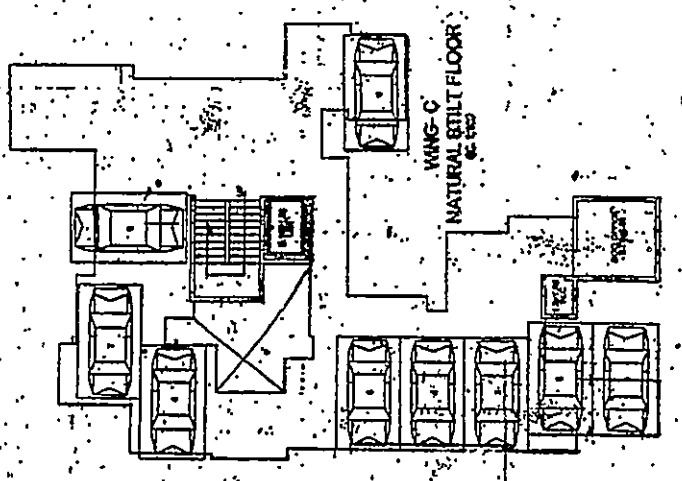
WING C  
 TYP. 1st FL.

**DETAILS OF AREA STATEMENTS (WING A) TYP. 1st To 5th FL.**  
**AREA OF MATR. - 14.08 X 11.00 = 154.88**

STANDARD DESCRIPTIONS	6.04 X 3.09 = 18.56	2.18 X 2.15 = 4.69	2.15 X 2.15 = 4.62	1.05 X 2.15 = 2.26	0.98 X 2.15 = 2.10	7.43 X 2.15 = 16.07	6.38 X 2.70 = 17.23	10.68 X 2.15 = 22.96	11.75 X 2.15 = 25.26	12.75 X 2.15 = 27.41	13.75 X 2.15 = 29.57	14.75 X 2.15 = 31.73	15.75 X 2.15 = 33.88	16.75 X 2.15 = 36.03	17.75 X 2.15 = 38.18	18.75 X 2.15 = 40.34	19.75 X 2.15 = 42.49	20.75 X 2.15 = 44.64	21.75 X 2.15 = 46.80	22.75 X 2.15 = 48.95	23.75 X 2.15 = 51.10	24.75 X 2.15 = 53.25	25.75 X 2.15 = 55.41	26.75 X 2.15 = 57.56	27.75 X 2.15 = 59.71	28.75 X 2.15 = 61.86	29.75 X 2.15 = 64.01	30.75 X 2.15 = 66.16	31.75 X 2.15 = 68.31
TOTAL	210.35																												
STAIRCASE	A 2.15 X 1.20 = 2.58																												
	B 1.60 X 2.25 = 3.60																												
	C 0.82 X 1.80 = 1.48																												
	D 1.21 X 2.20 = 2.66																												
	E 1.31 X 2.15 = 2.82																												
TOTAL	13.14																												
TOTAL DESCRIPTIONS	343.49																												
AREA = 618.37 - 264.88 = 353.49																													



WING-C  
 TYP. 1st TO 6th FL.



WING-C  
 NATURAL BUILT FLOOR

**NOTES**

- ALL DIMENSIONS SHOWN ARE IN METRE.
- BOUNDARY OF PLOT SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN DOTTED RED.
- DRAINAGE LINE SHOWN IN DOTTED RED.
- ALL DIMENSIONS ARE IN METRE.
- CONSTRUCTION TO BE ACCORDING TO STANDARD DRAWING.
- CONSTRUCTION TO BE ACCORDING TO STANDARD DRAWING.
- CONSTRUCTION TO BE ACCORDING TO STANDARD DRAWING.
- CONSTRUCTION TO BE ACCORDING TO STANDARD DRAWING.
- CONSTRUCTION TO BE ACCORDING TO STANDARD DRAWING.
- CONSTRUCTION TO BE ACCORDING TO STANDARD DRAWING.

**DETAILS OF SHEET**

NO. OF SHEETS: 10  
 NO. OF PAGES: 10  
 DATE: 11/05/2022

**CLIENT INFORMATION**

NO. OF UNIT: 335  
 NAME OF CHARTERED HOLDER: 335 WONGKONG WILSA - 335/003

**DESIGNER INFORMATION**

ALL DIMENSIONS SHOWN ARE IN METRE.  
 ALL DIMENSIONS SHOWN ARE IN METRE.  
 ALL DIMENSIONS SHOWN ARE IN METRE.  
 ALL DIMENSIONS SHOWN ARE IN METRE.

**PROJECT INFORMATION**

PROJECT NAME: 335 WONGKONG WILSA - 335/003  
 PROJECT NO: 17718 (18/10/22)

**PROPOSED BUILT-UP AREA STATEMENT (WING C)**

FLOOR	TOTAL AREA (SQ.M)	BALCONY (SQ.M)	PASSAGE (SQ.M)	TOTAL BUILT-UP AREA (SQ.M)
1	353.49	86.19	64.00	503.68
2	353.49	86.19	64.00	503.68
3	353.49	86.19	64.00	503.68
4	353.49	86.19	64.00	503.68
5	353.49	86.19	64.00	503.68
TOTAL	1767.24	430.95	320.00	2518.19

**PROPOSED BUILT-UP AREA STATEMENT (WING C)**

TOTAL BUILT-UP AREA: 2518.19 SQ.M

TOTAL BALCONY AREA: 430.95 SQ.M

TOTAL PASSAGE AREA: 320.00 SQ.M

**PROPOSED BUILT-UP AREA STATEMENT (WING C)**

TOTAL BUILT-UP AREA: 2518.19 SQ.M

TOTAL BALCONY AREA: 430.95 SQ.M

TOTAL PASSAGE AREA: 320.00 SQ.M

**PROPOSED BUILT-UP AREA STATEMENT (WING C)**

TOTAL BUILT-UP AREA: 2518.19 SQ.M

TOTAL BALCONY AREA: 430.95 SQ.M

TOTAL PASSAGE AREA: 320.00 SQ.M

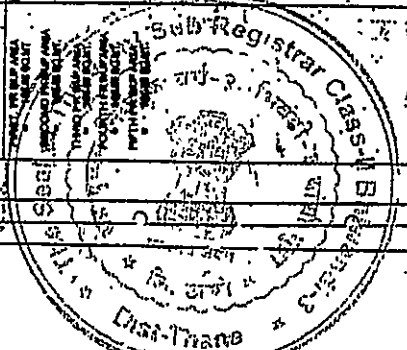
**BALCONY STAIRCASE AND PASSAGE AREA STATEMENT (WING C)**

PROPOSED BALCONY / PASSAGE AREA

NO. OF BALCONY / PASSAGE	AREA (SQ.M)	TOTAL AREA (SQ.M)
1	86.19	86.19
2	86.19	172.38
3	86.19	258.57
4	86.19	344.76
5	86.19	430.95
TOTAL	430.95	430.95

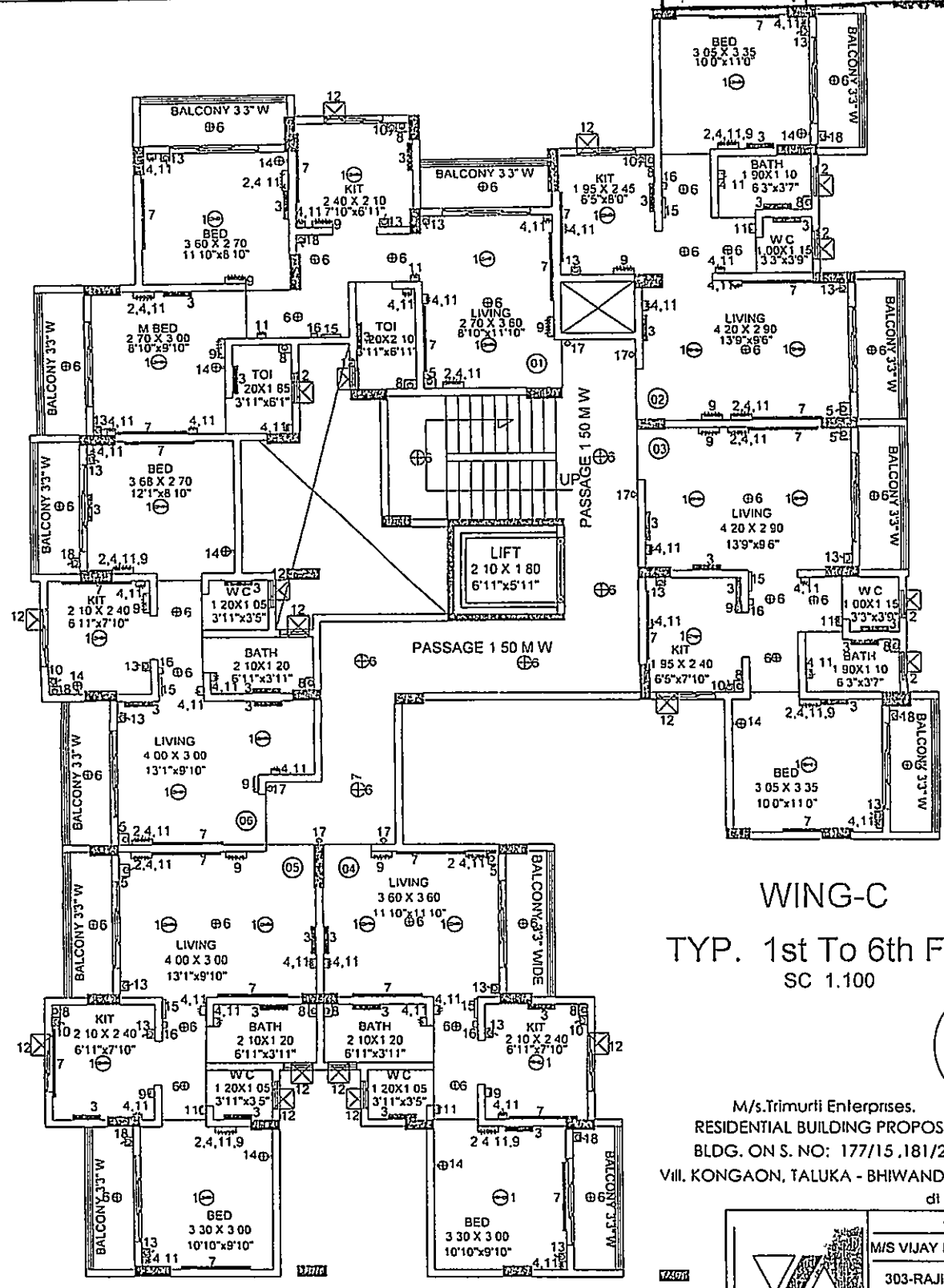
TOTAL BALCONY AREA: 430.95 SQ.M

TOTAL PASSAGE AREA: 320.00 SQ.M



Sub:  
in

ब व ड-३  
 द.क्र ६७३/२७२३  
 पाने ०६/००



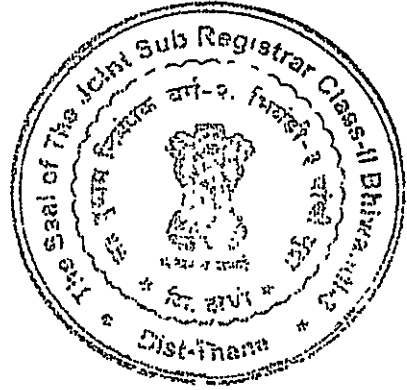
ELECTRICAL LAYOUT TYPICAL FLOOR

WING-C  
 TYP. 1st To 6th FL.  
 SC 1.100

M/s. Trimurti Enterprises.  
 RESIDENTIAL BUILDING PROPOSAL  
 BLDG. ON S. NO: 177/15, 181/23, 25.  
 VIII, KONGAON, TALUKA - BHIWANDI, DIST. THANE

di 19/05/2021  
 ARCHITECT.

<p>VIJAY PANDEY AND ASSOCIATES</p>	M/S VIJAY PANDEY & ASSOCIATES
	303-RAJKAMAL TOWER ABOVE KOTAK MAHINDRA BANK SANTOSHI MATA RD. KALYAN TEL 0251-2204441/9370480016

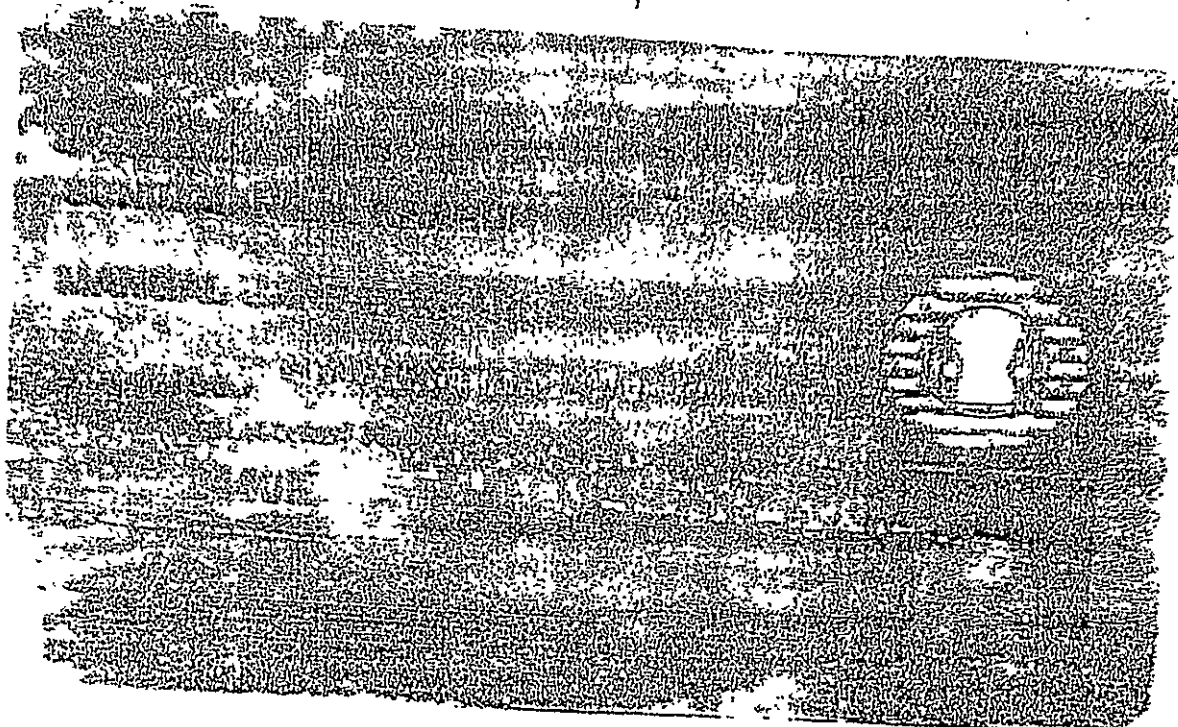


1. 3. 2

1. 3. 2

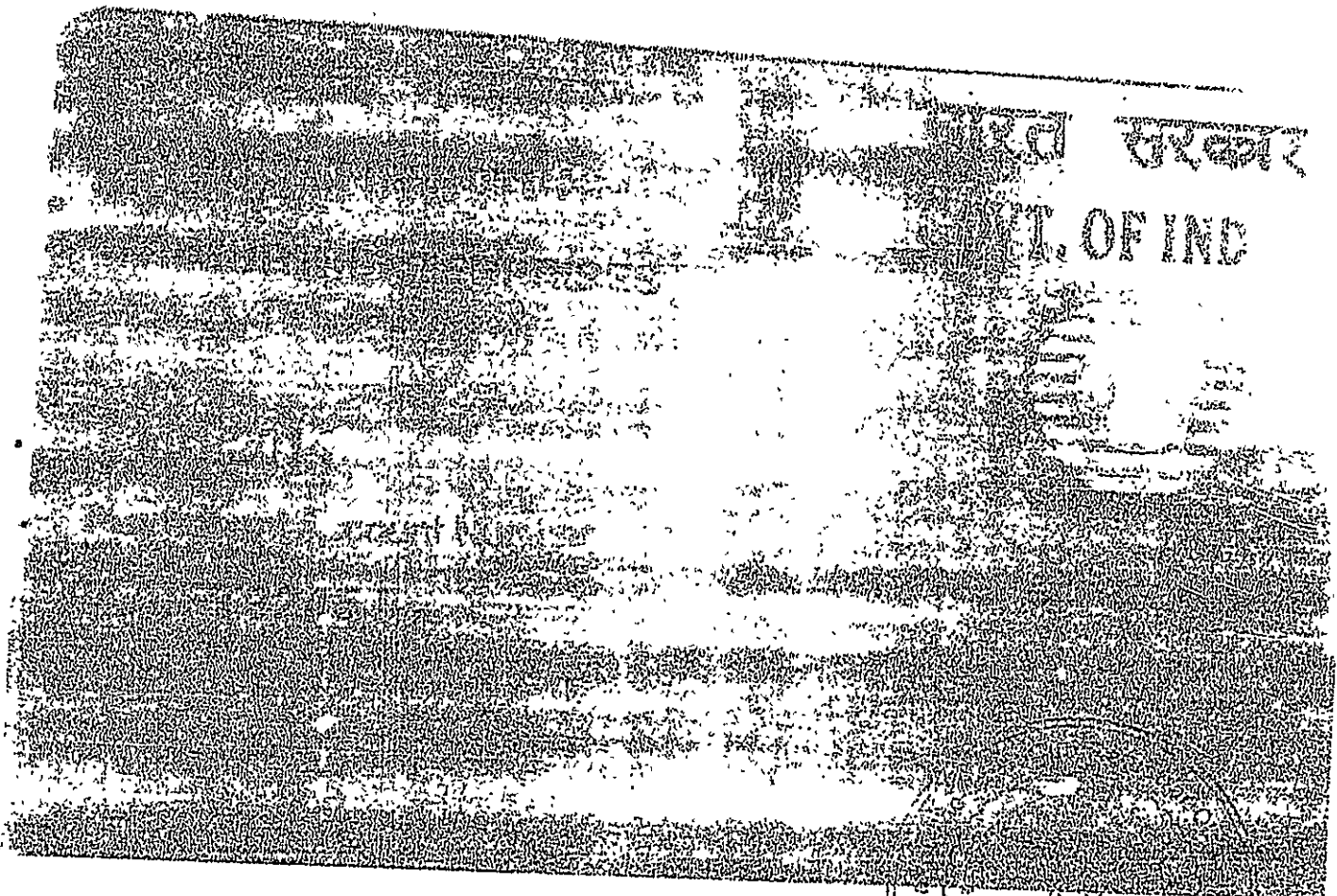
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पत्रिका  
१७/१२/२०२१  
पाने ७७/७८

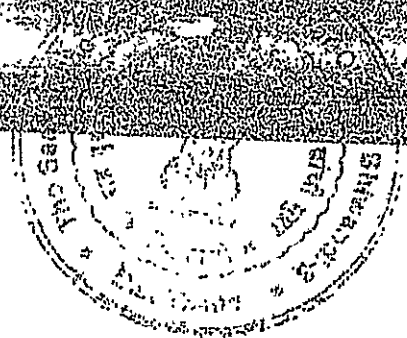


7/31/2021

20210224\_155026.jpg




भारत सरकार  
GOVT. OF IND




बवड-३  
 द.क्र. ६९८/२०२१  
 पाने ०८/००

भारत सरकार  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पंडित दत्त लोखंडे  
 Pandit Dattu Lokhande  
 जन्म वर्ष / Year of Birth: 1972  
 लिंग / Male



6583 2008 8471

आधार -- सामान्य नागरिकांचा अधिकार

भारतीय विशिष्ट आंकडे प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता क्रम नं 19 उमर्डे गाव, भाधारवाडी  
 जेज गेड, दल मोदिन जयक, कल्याण वेस्ट,  
 कल्याण, कल्याण डी सी, ठाणे, महाराष्ट्र  
 421301

Address, Room no 19 umbarde  
 gaon Adhnaur, jai Road, Near  
 dalta mandir, Kalyan west,  
 Kalyan Kalyan D C, Thane,  
 Kalyan Maharashtra, 421301


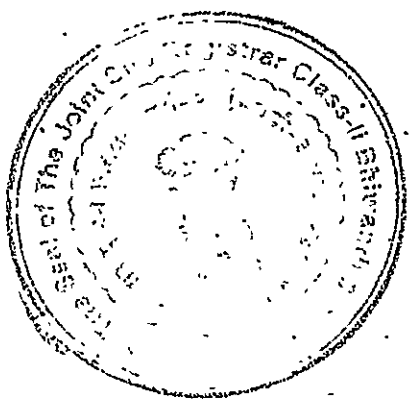
1947  
 1600 160 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
 Gurgaon-560 001

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PAN  
 PANDIT DATTU LOKHANDE  
 DATTU LOKHANDE  
 07/08/1972  
 AAD0FL7558L

19/08/21



ब व ड-३  
 द.क्र ६/९७ / २०२२  
 पाने ७९ / ८०

भारत सरकार  
 सत्यवान सिराम जाधव  
 Satyawani Sitaram Jadhav  
 जन्म वर्ष / Year of Birth 1975  
 पुराना / Male

6890 8327 6456

आधार -- सामान्य नागरिकांचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

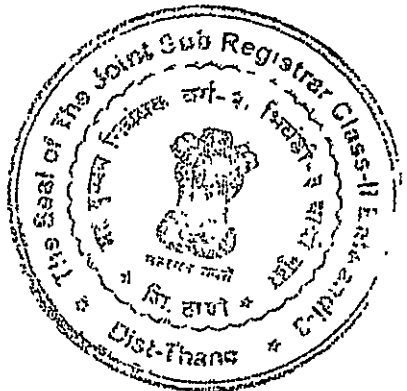
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 गाउम, दल मॉडरि कवळ मळ्याण येथे,  
 कायान कल्याण डी सी थाना महाराष्ट्र  
 421301

Address House no 41 umbarde  
 gaon Sai Darshan House. Near  
 dalla mandir, Kulyan west,  
 Kalyan Kalyan D C Thana  
 Kulyan Maharashtra, 421301

1947  
 1800 180 1947  
 helpline@uidai.gov.in  
 www.uidai.gov.in  
 PO Box No 1947,  
 Bengaluru 562 001

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 GOVERNMENT OF INDIA  
 JADHAV SATYAWANI SITARAM  
 SITARAM RAJARAM JADHAV  
 01/06/1975  
 Permanent Account Number  
 AHZR016490

*[Handwritten signature]*

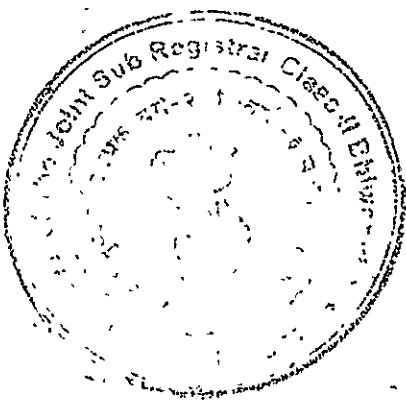


ब व ड-३  
 द.क्र. ६६३ / २०२४  
 पाने ८०/९०

भारत सरकार  
 Ministry of Information & Public Relations  
 2539 9054 1609  
 सामान्य भाषासाचा अधिकार

भारत सरकार  
 Ministry of Information & Public Relations  
 2539 9054 1609  
 सामान्य भाषासाचा अधिकार

LOKHANDERSHAD, AMDEV  
 AMDEV GOVIND LOKHANDE  
 421301



भारत सरकार  
Unique Identification Authority of India  
Government of India

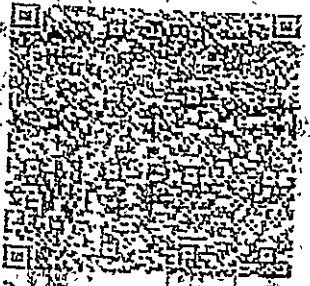
नॉदणी क्रमांक/Enrolment No.: 1293/60008/54835

Date: 20/10/2016

Sunil Mangal Kharuk (सुनिल मंगल खारुक)  
Umbrde Gaon Mangalmay Niwas, Aadhawadi Jail  
Road, Near Umbrde Talav, Kalyan West, Kalyan,  
Thane,  
Maharashtra - 421301

नुमना आधार क्रमांक/Your Aadhaar No.:

3353 9807 7574



माझे आधार, माझी ओळख

1947 help@uidai.gov.in www.uidai.gov.in

- आधार ओळखीचे प्रमाण आहे; नागरीत्वचे प्रमाण नाही.
- ओळखीचे प्रमाण ऑनलाइन कॉन्फिडेंशियल धारणाद्वारे प्राप्त करावे.
- इ-इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले प्रमाण आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown  
Digitally signed by the Unique Identification Authority of India on 20/10/2016 19:27:13 UTC+05:30

ब.व.ड.-३  
द.क्र.६९६/२०११  
पाने ८९/८०

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार  
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



सुनिल मंगल खारुक  
Sunil Mangal Kharuk  
जन्म तारीख/DOB: 01/06/1969  
पुरुष / MALE



3353 9807 7574

माझे आधार, माझी ओळख

पत्ता:  
उंचर्डे गाव मंगलमय निवास,  
आधरवाडी जेल रोड, उंचर्डे  
तलाव जवळ, कल्याण वेस्ट,  
कल्याण, ठाणे,  
महाराष्ट्र - 421301

Address:  
Umbrde Gaon Mangalmay  
Niwas, Aadhawadi Jail Road,  
Near Umbrde Talav, Kalyan  
West, Kalyan, Thane,  
Maharashtra - 421301

3353 9807 7574

MEERA AADHAAR, MERI PEHACHAN



Sub

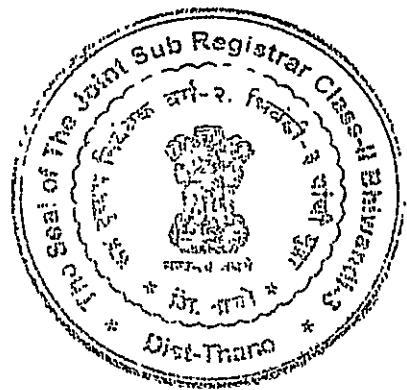
ब ब ड-३
द.क्र. १४६३/१२०२३
पाने ८३/७०

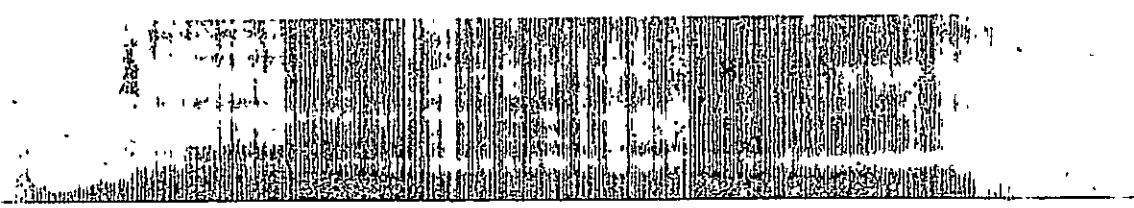
आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
 Permanent Account Number Card  
 KCWPS3870R  
 SUNANDA MADHAV SURYAVANSHI  
 GOENATH MALI  
 07/04/1975

सुनंदा (२३५२३३)

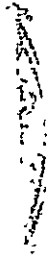
आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
 MADHAV E SURYAVANSHI  
 BHIMRAO SADBHU SURYAVANSHI  
 13/05/1968  
 Permanent Account Number  
 DYGPS5331M  
 Signature

*Madhav*





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ब व ड-३  
 न.क्र. ४९४३ / १४६२३  
 दि. २३/०८



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम / Enrollment No 1067/13383/05838

To,  
 शशिकान्त राघो भोईर  
 Shashikant Ragho Bhoir  
 Own house  
 umbarde goan kalyan west  
 Kalyan  
 Kalyan D c Kalyan Thane  
 Maharashtra 421301  
 9833305455

Ref 546 / 24H / 134023 / 134760 / P



SE909858011TT



आपका आधार क्रमांक / Your Aadhaar No. :

**5096 3741 3063**

आधार - आम आदमी का अधिकार



भारत सरकार  
 Government of India



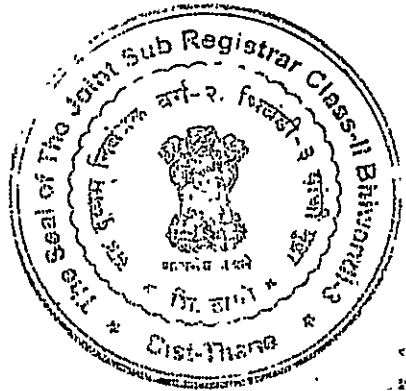
शशिकान्त राघो भोईर  
 Shashikant Ragho Bhoir  
 जन्म तिथि / DOB 27/08/1984  
 पुरुष / Male

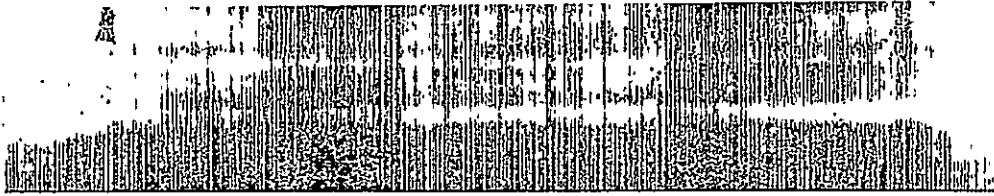


5096 3741 3063

आधार - आम आदमी का अधिकार

*SR Bhoir*







भारत सरकार  
Government of India

कल्पेश गणेश पाटील  
Kalpesh Ganesh Patil  
जन्म तारीख/DOB: 28/11/1991  
पुरुष/ MALE

8536 8949 6634  
VID: 9146 4819 7387 9078

माझे आधार, माझी ओळख

*Kalpesh*

ब व ड-३  
द.क्र ६८६३/२७२२  
पाने ८४/७०

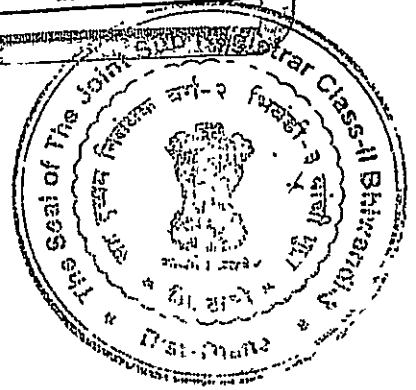
भारत सरकार  
Unique Identification Authority of India

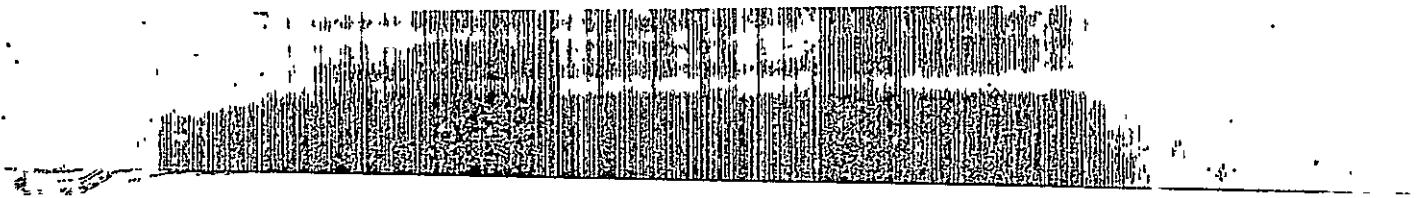
पत्ता:  
कल्पेश पाटील, मातृ छाया निवास, गोवे गाव, गावे गाव,  
गावे, थाने, ठाणे,  
महाराष्ट्र - 421311

Address:  
C/O KALPESH PATIL, MATRU CHAYA  
NIWAS, GOVE GAON, Gove Gaon, GOVE,  
Gove, Thane,  
Maharashtra - 421311

8536 8949 6634  
VID: 9146 4819 7387 9078

QR Code with Photograph





4  
11

11

4  
11

11

11



**D**ocument **H**andling **C**harges  
Department of Registration & Stamps

ब व ड-३

द.क्र. ६६६३/२०२१  
पाने ५५/००

### Receipt of Document Handling Charges

PRN 0209202103638

Receipt Date 02/09/2021

Received from MS TRIMURTI ENTERPRISES, Mobile number 9822212345, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 6863 dated 02/09/2021 at the Sub Registrar office Joint S.R. Bhivandi 3 of the District Thane Grm.

DEFACED

₹ 1800

DEFACED

### Payment Details

Bank Name IBKL

Payment Date 02/09/2021

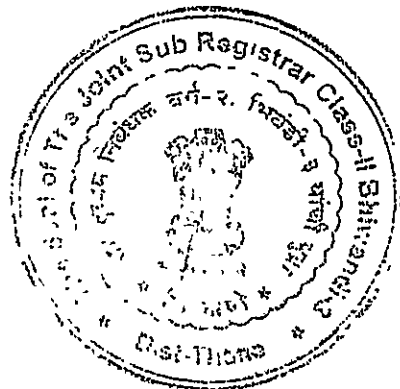
Bank CIN 10004152021090202975

REF No. 2710587678

Deface No 0209202103638D

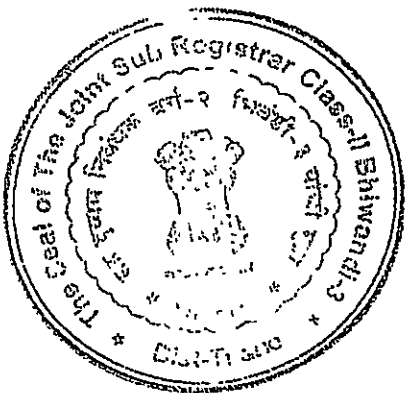
Deface Date 02/09/2021

This is computer generated receipt, hence no signature is required.



ब व ड-३
द.क्र. ६६७ / २०२१
पाने ४६ / ००

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CHALLAN  
MTR Form Number-6



GRN	MH004676423202122E	BARCODE	[Barcode]		Date	07/08/2021-15:55:52	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BVD3_BHIWANDI 3 JOINT SUB REGISTRAR					
Location				THANE					
Year				2021-2022 One Time					
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			114600.00		Road/Street				
0030063301 Registration Fee			19100.00		Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					SecondPartyName=MS				
					ENTERPRISES~CA=1908798~Marketval=914000				
					Amount In				
					One Lakh Thirty Three Thousand Seven Hundred Rupee				
Total			1,33,700.00		Words				
					s Only				
Payment Details				IDBI BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref No		69103332021080713572	
Cheque/DD No				Bank Date		RBI Date		07/08/2021-15:56:52	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No , Date		100 , 09/08/2021			

Department ID [ ] Mobile No 7045311773

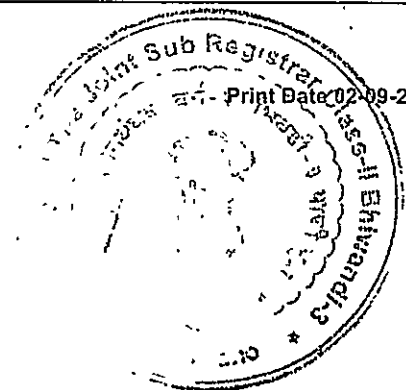
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

याच चालान कालावधीत दरम्यान निलंबित कार्यालयात नोंदणी करायच्या दस्तारासाठी लागू आहे. नोंदणी न करतायल्या दस्तारासाठी सदर चालान लागू नाही.

Signature Not Verified

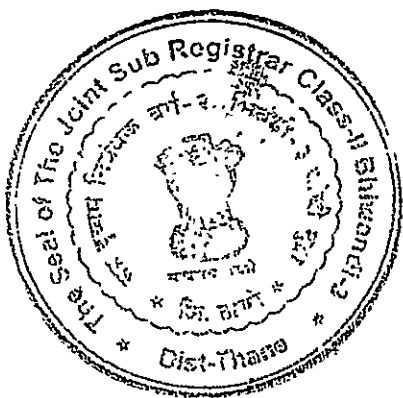
Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.09.02  
14:11:56 IST  
Reason: Secure Document  
Location: India

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount	
1	(IS)-532-6863	0002749851202122	02/09/2021-14:02:20	IGR544	19100 00
2	(IS)-532-6863	0002749851202122	02/09/2021-14:02:20	IGR544	114600 00
<b>Total Defacement Amount</b>					<b>1,33,700.00</b>



ब व ड-३	
द.क्र. ६६७	१३०२१
पाने ८८	७० ८३

कोरे  
पृष्ठ  
Blank  
Page



532/6863

गुरुवार, 02 सप्टेंबर 2021 2:02 म.नं.

दस्त गोपवाग भाग-1

ववड3

दस्त क्रमांक: 6863/2021

दस्त क्रमांक ववड3 /6863/2021

वाजार मूल्य रु. 9,13,440/-

मोवदला: रु. 19,09,000/-

भरलेले मुद्राक शुल्क: रु.1,14,600/-

दु. नि. सह. दु. नि. ववड3 याचे कार्यालयाने

पावनी:7357

पावनी दिनांक: 02/09/2021

अ. क्र. 6863 वर दि.02-09-2021

मादरकरणाराचे नाव: माधव भिमराव सुर्यवंशी

गेजी 1.52 म.न. वा. हजार केला.

नोंदणी फी

रु. 19090.00

दस्त हानाळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण: 20890.00

दस्त हजर करणाऱ्याची मही:

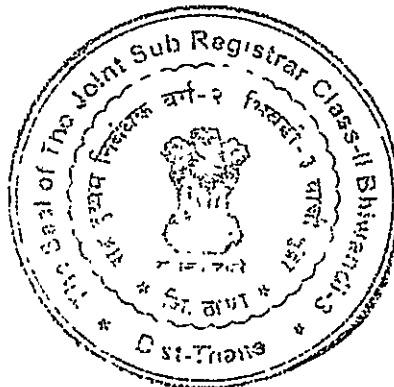
सह दुय्यपदाधिकारी वरिष्ठ - २  
भिवंडी क्र. ३

दस्ताचा प्रकार: करगनामा

मुद्राक शुल्क. (दोन) कोणत्याही नगरपालिका किंवा नगर पचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दगप्रमाण् प्रभाव क्षेत्रात.

शिक्षा क्र. 1 02 / 09 / 2021 01 : 52 : 47 PM ची वेळ: (मादगीकरण)

शिक्षा क्र. 2 02 / 09 / 2021 01 : 54 : 48 PM ची वेळ: (फी)

सह दुय्यपदाधिकारी वरिष्ठ - ३  
भिवंडी क्र. ३

10

11



दस्त गोपवाग भाग-2

ववड3

००१०

दस्त क्रमांक:6863/2021

02/09/2021 2 10.44 PM

दस्त क्रमांक :ववड3/6863/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव माधव भिमराव सुर्यवंशी पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेड नं.: माऊली निवाम, पिपळाम रोड, माऊली नगर, कोनगाव, भिवंडी, महाराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर DYQPS5331M	लिहून घेणार वय :-54 स्वाक्षरी - <i>Madhav</i>		
2	नाव मुनदा माधव सुर्यवंशी पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेड नं. माऊली निवाम, पिपळाम रोड, माऊली नगर, कोनगाव, भिवंडी, महाराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:KCVPS3810R	लिहून घेणार वय :-45 स्वाक्षरी:- <i>मुनदा सुर्यवंशी</i>		
3	नाव मे त्रिमुर्ती इटरप्रायझेस तर्फे भागीदार मुनिल मंगल खानक पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेड नं.: 177/15, 181/23, 25, पिपळाम रोड, रेलायम पेट्रोलपंपच्या मागे, म्हात्रे नगर, कोनगाव, ता. भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन नंबर AAIFT9245J	लिहून घेणार वय :- स्वाक्षरी <i>Munil</i>		
4	नाव.मे. त्रिमुर्ती इटरप्रायझेस तर्फे भागीदार मलयवान निताराम जाधव पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, गेड नं.: 177/15, 181/23, 25, पिपळाम रोड, रेलायम पेट्रोलपंपच्या मागे, म्हात्रे नगर, कोनगाव, ता. भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन नंबर .AAIFT9245J	लिहून घेणार वय :- स्वाक्षरी:- <i>Malaywan</i>		

वरील दस्तगोपवज करून देणारा तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:02 / 09 / 2021 01 57 : 51 PM

ओळख -

खालील इमम असे निवेदीन करताना की ते दस्तगोपवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव शशिकांत राघो भोईर - - वय 37 पत्ता उबई गाव कल्याण पिन कोड 421301	स्वाक्षरी - <i>Shashikanth</i>	
2	नाव.कल्लेश गणेश पाटील वय 30 पत्ता गोवे ना भिवंडी पिन कोड 421311	स्वाक्षरी <i>Kallesh</i>	

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण १ ते ०० पाने असून १ बुकाचे ६८६३ नंबर नोंदला

दस्त एवजमावत जाडलेले कागदपत्र  
कुळमुखन्यापत्र व्यक्ती इत्यादी वनावट  
आढळून आल्यास याची संपुर्ण जवाबदारी  
नियमादकार्या राहिल.

शिक्षा क्र.4 ची वेळ:02 / 09 / 2021 02 : 02 : 45 PM

शिक्षा क्र.5 ची वेळ:02 / 09 / 2021 02 : 03 : 06 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग-२

भिवंडी क्र. ३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MADHAV BHIMRAO SURYAWANSHI	eChallan	69103332921880713572	MH004676423202122E	114600.00	SD	0002749851202122	02/09/2021
2	MADHAV BHIMRAO SURYAWANSHI	eChallan		MH004676423202122E	19100	RF	0002749851202122	02/09/2021
3		DHC		जि. व 0209202103638	1800	RF	0209202103638D	02/09/2021

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



Madhav Suryavanshi  
(Correction Deed)



351/10528

पावती

Original/Duplicate

Tuesday, October 05, 2021

नोंदणी क्र. :39म

2:38 PM

Regn.:39M

पावती क्र.: 11412 दिनांक: 05/10/2021

गावाचे नाव: कोन

दस्तऐवजाचा अनुक्रमांक: बवड2-10528-2021

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: माधव भिमराव सुर्यवंशी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 460 00

BVD2

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

मह. दुग्धम निबंधक दम-३

भिवंडी-३

1) देयकाचा प्रकार: DHC रकम: रु.360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0410202109643 दिनांक: 05/10/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007082174202122E दिनांक: 05/10/2021

बँकेचे नाव व पत्ता:

मूळ दस्त पक्षकाराला  
परत केले.





05/10/2021

सूची क्र.2

दुय्यम निबंधक : मह दु नि भिवंडी 2

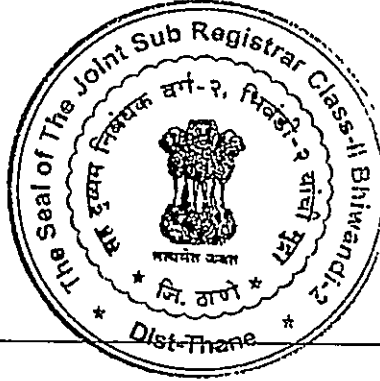
दम्न क्रमांक : 10528/2021

नोदणी :

Regn:63m

गावाचे नाव : कोन

(1) विलेखाचा प्रकार	65-चुक दुस्ती पत्र
(2) मोवदला	0
(3) वाजारभाव(भाडेपट्टयाच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: मांजे कोनगाव,ता. भिवंडी येथील म.न 177/15,म न 181/23,म.नं.181/25 या जमीनीवरील साई दर्शन अपार्टमेंट विल्डींग / विंग -मी मधील पहिल्या मजल्यावरील सदनिका क्र. 104 क्षेत्रफळ 28.84 चौरस मीटर कारपेट अशा मिळकत सदर मिळकतीचे दिनांक 02/09/2021 रोजी रोजी झालेल्या रजिस्टर करारनामा दस्त क्रमांक 6863/2021 मध्ये व सूची क्रमांक 2 मध्ये नजर चुकीने सदनिकेचे क्षेत्रफळ 28.84 चौरस मीटर कारपेट असे झाले असून वगोवर सदनिकेचे क्षेत्रफळ 31.72 चौरस मीटर कारपेट असे यापुढे वाचण्यात व समजण्यात यावे( ( Survey Number : म.नं 177/15,म न. 181/23,म.नं.181/25 ; ) )
(5) क्षेत्रफळ	1) 31.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. त्रिमुर्ती इंटरप्रायझेस तर्फे भागीदार सुनिल मंगल खाल्क वय:-, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:-, ब्लॉक नं: 177/15, 181/23, 25 पिंपलाम रोड, ग्लायम पेट्रोलपंपच्या मार्गे म्हात्रे नगर कोनगाव ता. भिवंडी जि. ठाणे , रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं.-AAIFT9245J 2): नाव:-मे. त्रिमुर्ती इंटरप्रायझेस तर्फे भागीदार सत्यवान मिताराम जाधव वय:-, पत्ता:-प्लॉट नं: - , माळा नं - , इमारतीचे नाव:-, ब्लॉक नं: 177/15, 181/23, 25, पिंपलाम रोड, ग्लायम पेट्रोलपंपच्या मार्गे, म्हात्रे नगर, कोनगाव, ता. भिवंडी, जि. ठाणे , रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड.-421311 पॅन नं -AAIFT9245J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-माधव भिमराव सुर्यवंशी वय -54; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव - , ब्लॉक नं: माऊली निवाम, पिंपळास रोड, माऊली नगर, कोनगाव, भिवंडी मरवली, ठाणे , रोड नं - , महाराष्ट्र, ठाणे पिन कोड:-421311 पॅन नं:-DYQPS5331M 2): नाव:-सुनदा माधव सुर्यवंशी वय:-45; पत्ता:-प्लॉट नं - , माळा नं: - , इमारतीचे नाव - , ब्लॉक नं: म न.3 चाळ नं 4 सुभाष नगर आधारवाडी रोड, कल्याण प , रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड.-421311 पॅन नं:- KCVPS3810R
(9) दस्तऐवज करून दिल्याचा दिनांक	05/10/2021
(10) दस्त नोंदणी केल्याचा दिनांक	05/10/2021
(11) अनुक्रमांक, खड व पृष्ठ	10528/2021
(12) वाजारभावाप्रमाणे मुद्राक शुल्क	500
(13) वाजारभावाप्रमाणे नोदणी शुल्क	100
(14) शेरग	



पह. दुय्यम निबंधक वर्ग-२  
भिवंडी-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Madhav Bhimrao Suryawanshi	eChallan	69103332021100416894	MH007082174202122E	500.00	SD	0003368963202122	05/10/2021
2	Madhav Bhimrao Suryawanshi	eChallan		MH007082174202122E	100	RF	0003368963202122	05/10/2021
3		DHC		0410202109643	360	RF	0410202109643D	05/10/2021

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



Department of Stamp & Registration, Maharashtra		ल न व-२
Receipt of Document Handling Charges		द.क्र.१०५२०/२०२१
PRN 0410202109643	Date 04/10/2021	पान १/१८
Received from Trimurati Enterprises, Mobile number 9850282895, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Bhivandi 3 of the District Thane Grm.		
Payment Details		
Bank Name IBKL	Date 04/10/2021	
Bank CIN 10004152021100408583	REF No. 2716858818	
This is computer generated receipt, hence no signature is required.		

*Madhav*

सुनंद सुयवंशी



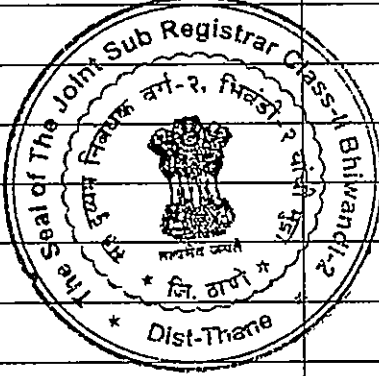




CHALLAN  
MTR Form Number-6



GRN	MH007082174202122E	BARCODE	[Barcode]		Date	04/10/2021-17:13:46	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty				TAX ID / TAN (If Any)	[Handwritten]			
Type of Payment	Registration Fee			PAN No.(If Applicable)	[Handwritten]			
Office Name	BVD3_BHIWANDI 3 JOINT SUB REGISTRAR			Full Name	Madhav Bhimrao Suryawanshi [Handwritten]			
Location	THANE			Flat/Block No.	Mouje Kon			
Year	2021-2022 One Time			Premises/Building	Sai Darshan Apartment			
Account Head Details		Amount In Rs.		Road/Street	Bhwandi			
0030046401	Stamp Duty	500.00		Area/Locality	Bhwandi			
0030063301	Registration Fee	100.00		Town/City/District	[Handwritten]			
				PIN	4	2	1	3 1 1
				Remarks (If Any)	SecondPartyName=Trimurli Enterprises-			
				Amount In	Six Hundred Rupees Only			
Total	600.00			Words	[Handwritten]			
Payment Details' IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021100416894	2705857880	
Cheque/DD No				Bank Date	RBI Date	04/10/2021-17:15:23	Not Verfied with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID

Mobile No. : 9850282895

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

रादा चतान केवल दुरयम निवधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

रुमंडा रुयकणी

Madhav



**DEED OF CORRECTION**

This Deed of Correction made at Kalyan

this 5 day of Oct, 2021

BETWEEN

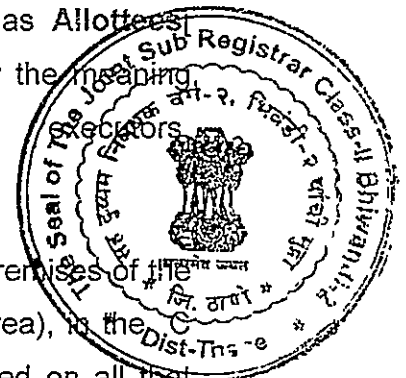
9042C

2/9C

**M/S.TRIMURTI ENTERPRISES (Pan no. AAIFT9245J)**, a partnership firm, constituted under the Indian Partnership Act, having its office at 177/15,181/23,25, Pimplas road, behind Reliance Petrol Pump, Mhatre Nagar, Kongaon, Tal Bhiwandi, Dist. Thane 421311, through its partners, **Sunil Mangalkharuk and SatyawanSitaramJadhav**hereinafter called and referred as **"Promoters"** [which expression unless it be repugnant to the context or otherwise shall mean and include partners for the time being and the partners that may be inducted hereinafter, their heirs, executors, administrators, assigns and survivors] the Party of First Part.

AND

**1. MR. MADHAV BHIMRAO SURYAWANSHI(PAN NO. DYQPS5331M)**,Age about 54 years, occupation- Service/ Business **2. MRS. SUNANDA MADHAV SURYAVANSHI (PAN NO. KCVPS3810R)**,Age about 45 years, occupation Housewife/Service/Business both residing at **Mauli Niwas, Pimpalas road, Mauli Nagar, Kongaon, Bhiwandi, Saravli, Thane Maharashtra - 421311**hereinafter for the sake of brevity called and referred as **Allottees** which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their respective heirs, executors administrators and assigns ] of the party of the **OTHER PART**.



WHEREAS the party of the First Part has agreed to sell all that premises of the apartment no. 104 on the first floor, adm.31.72sq.mtrs (carpet area), in the wing in the project known as **SAI DARSHAN** to be constructed on all that piece and parcel of land bearing Survey No.177, Hissa No. 15, Survey No.181, Hissa No. 23, and Survey No.181, Hissa No. 25, lying, being and situate at Revenue Village Kon, Tal. Bhiwandi, Dist Thane, within the limits of KonGrampanchayat[hereinafter for the sake of brevity called and referred to as 'the said Apartment].

AND WHEREAS vide Agreement for Sale dated 02/09/2021, registered with the Sub-Registrar of Assurance, Bhiwandi-3 on even date at serial No 6863/2021, the party of the First Part has agreed to sell the said apartment no.

*[Handwritten signatures and dates]*  
2/9/21 2/2/21

904367308  
8/19C

104, on the first floor, adm.31.72sq.mtrs (carpet area), in the C wing, in the project known as SAI DARSHAN but from the perusal of the said Agreement for Sale it was noticed that due to inadvertence and oversight, in the Agreement for Sale dated 02/09/2021 registered with the Sub-Registrar of Assurance, Bhiwandi-3 on even date at serial No. 6863/2021, the area of apartment no. 104 is wrongly mentioned as 28.48 sq.mtrs (carpet area) at page no. 12 and 14 of the said Agreement and in the schedule A of the said Agreement and in the index 2 of the said Agreement instead of Correct area adm.31.72sq.mtrs (carpet area) as per the building permission and plan approved and sanctioned by the Mumbai Regional Development Authority vide commencement certificate bearing no. SROT/BSNA/2501/BP/CC/Kon-64/842/2020 dated 02/11/2020 and floor plan

AND WHEREAS the party of Second Part has requested the Party of the First Part to execute this Deed with a view to rectify the said area of apartment no. 104 in the said Agreement.

**NOW THESE PRESENTS WITNESS AND THE PARTIES HERETO HEREBY  
AGREE AS FOLLOWS :-**

1. That in the Agreement for Sale dated 02/09/2021, the area of the apartment no. 104 on registered page no. 12 and 14 of the said Agreement and in the schedule A of the said Agreement and in the index 2 of the said Agreement instead be corrected as area adm.31.72sq.mtrs (carpet).
2. That due to change in the area of the said apartment the consideration is not changed and as already the stamp duty is affixed to these presents by taking the correct area into consideration.

3. That as varied and modified as aforesaid, the Agreement for Sale dated 02/09/2021 shall remain fully binding on the parties and of full force and effect.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and the year first herein above written.



SIGNED, SEALED AND DELIVERED

By the within named Promoters,

M/S.TRIMURTI ENTERPRISES

A partnership firm, through its partners

*Madhav D*  
त्रिमूर्ती एंटरप्राइजेस  
*[Signature]*

1. SUNIL MANGAL KHARUK

[Signature]



2. SATYAWAN SITARAM JADHAV

[Signature]

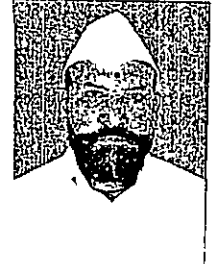


SIGNED, SEALED AND DELIVERED

By the within named Allottees

1. MR. MADHAV BHIMRAO SURYAVANSHI

[Signature]



2. MRS. SUNANDA MADHAV SURYAVANSHI

सुमंदा सुमवशी

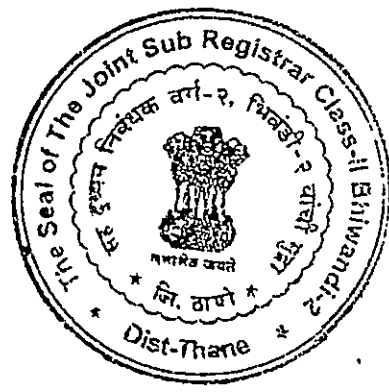


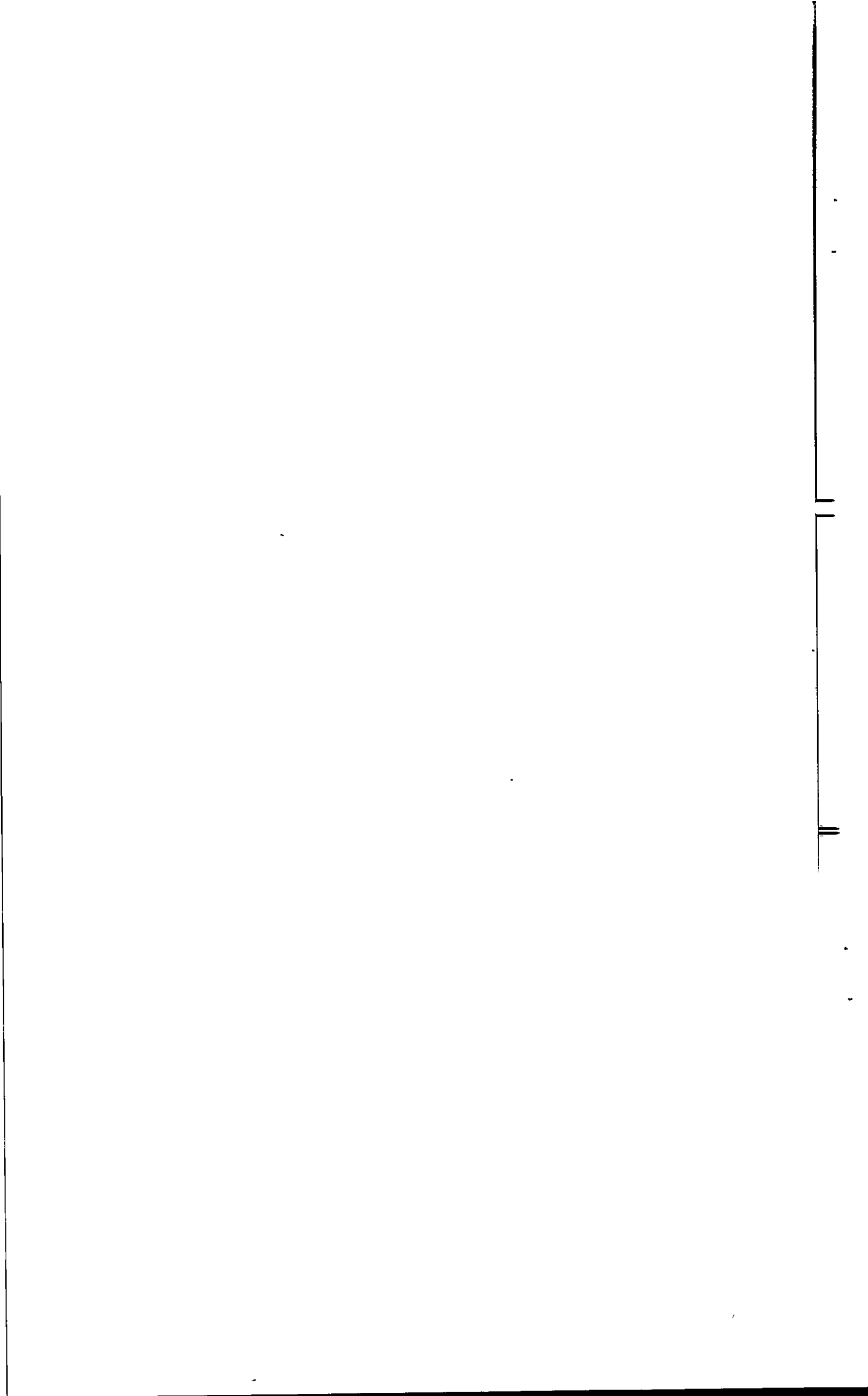
In the presence of Witnesses:-

1. [Signature]  
Kanyan Bhatnagar

2. Salpesh. G. Patil  
[Signature]

4042C  
419C







सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 3

दस्त क्रमांक : 6863/2021

नोदणी

Regn 63m

02/09/2021

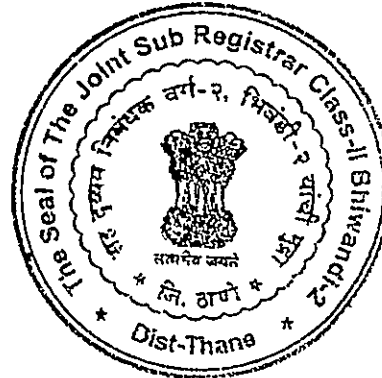
गावाचे नाव कोन

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1909000	
(3) बाजारभाव(भाडेपट्ट्याच्या वाचनितपट्ट्याच्या आकारणी देता की पट्टेदार ते नमुद कराचे)	913440	
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्यान)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे कोनगाव, ता. भिवंडी येथील स.नं. 177/15, स.न. 181/23, स.न. 181/25 या जमीनीवरील साई दर्शन अपार्टमेंट विल्डींग / विंग -सी मधील पहिल्या मजल्यावरील सदनिका क्र. 104 क्षेत्रफळ 28.84 चौरम मीटर कारपेट अशा मिळकत( ( Survey Number : 177/15, 181/23, 181/25 ; ) )	
(5) क्षेत्रफळ	1) 28 84 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	1): नाव-मे. त्रिमुर्ती इटरप्रायझेस तर्फे भागीदार सुनिल मंगल खारुक वय:-; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. 177/15, 181/23, 25, पिपलास रोड, रेलायंस पेट्रोलपंपच्या मागे, म्हात्रे नगर, कोनगांव, ता. भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड.-421311 पॅन नं.-AAIFT9245J 2): नाव -मे. त्रिमुर्ती इटरप्रायझेस तर्फे भागीदार सत्यवान सिताराम जाधव वय:-; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. 177/15, 181/23, 25, पिपलास रोड, रेलायंस पेट्रोलपंपच्या मागे, म्हात्रे नगर, कोनगाव, ता. भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे पिन कोड:-421311 पॅन नं.-AAIFT9245J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यान प्रतिवादिचे नाव व पत्ता	1) नाव -माधव भिमराव सुर्यवंशी वय -54, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. माऊली निवाम, पिपळाम रोड, माऊली नगर, कोनगांव, भिवंडी, सरवनी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड.-421311 पॅन नं -DYQPS5331M 2) नाव -सुनदा माधव सुर्यवंशी वय-45, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. माऊली निवाम, पिपळाम रोड, माऊली नगर, कोनगांव, भिवंडी, सरवनी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-KCVPS3810R	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/09/2021	
(10) दस्त नोदणी दिल्याचा दिनांक	02/09/2021	
(11) अनुक्रम. खड व पृष्ठ	6863/2021	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	114600	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	19090	
(14) शेर		

मुल्याकनामाटी विचारात घेतलेला नपथीन.-

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

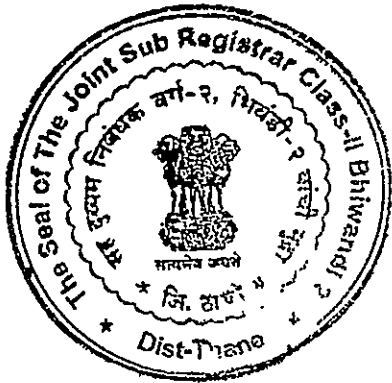


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MADHAV BHIMRAO SURYAWANSHI	eChallan	69103332321080713572	MH004676423202122E	114600.00	SD	0002749851202122	02/09/2021
2	MADHAV BHIMRAO SURYAWANSHI	eChallan		MH004676423202122E	19100	RF	0002749851202122	02/09/2021
3		DHC		0209202103638	1800	RF	0209202103638D	02/09/2021

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

बवड-२  
 द. ०५/०५/२०२१  
 पाने ११९८



दम्न पोपचाग भाग-2

02/09/2021 2 10 44 PM

दम्न क्रमांक वचड3/6863/2021  
दम्नाचा प्रकार -कगनामा

वचड3 ००१०५  
दम्न क्रमांक 6863/2021  
वचड-२  
द.क्र १०५२/२०२१  
पाने ८/१८  
छायाचित्र अगत्याचा दमा

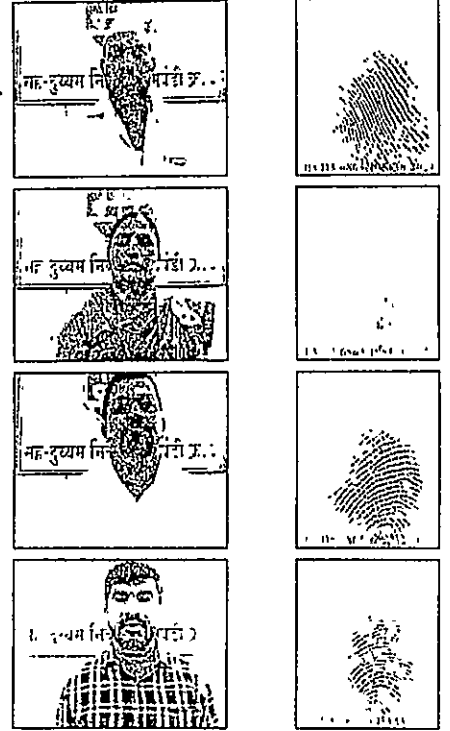
- अनु क्र पक्षकाराचे नाव व पत्ता
- 1 नाव माधव भिमराव सुर्यवंशी  
पत्ता प्लॉट नं - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न  
माऊली निवाम, पिपळाम रोड, माऊली नगर, कोनगाव, भिवडी,  
महाराष्ट्र, ठाणे , महाराष्ट्र, ठाणे.  
पंन नंबर DYQPS5331M
  - 2 नाव मृदा माधव सुर्यवंशी  
पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न  
माऊली निवाम, पिपळाम रोड, माऊली नगर, कोनगाव, भिवडी,  
महाराष्ट्र, ठाणे , महाराष्ट्र, ठाणे  
पंन नंबर KCVPS3810R
  - 3 नाव मे विमूर्ती इटरप्रायझेम नॉर्फे भागीदार मुनिल मंगल खान्क  
पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न  
177/15, 181/23, 25, पिपळाम रोड, रेनायम पेट्रोलपंपच्या मागे,  
महात्रे नगर, कोनगाव, ना भिवडी जि ठाणे , महाराष्ट्र, ठाणे  
पंन नंबर AAIFT9245J
  - 4 नाव मे विमूर्ती इटरप्रायझेम नॉर्फे भागीदार मन्ववान विनागम जाधव  
पत्ता प्लॉट न - , माळा न - , इमारतीचे नाव - , ब्लॉक न - , रोड न  
177/15 181/23, 25 पिपळाम रोड, रेनायम पेट्रोलपंपच्या मागे,  
महात्रे नगर, कोनगाव, ना भिवडी, जि ठाणे , महाराष्ट्र, ठाणे  
पंन नंबर AAIFT9245J

पक्षकाराचा प्रकार  
लिहून देणार  
वय -54  
स्वाक्षरी -  
*Madhav*

लिहून देणार  
वय -45  
स्वाक्षरी -  
*सुजया सुर्यवंशी*

लिहून देणार  
वय -  
स्वाक्षरी -  
*AA*

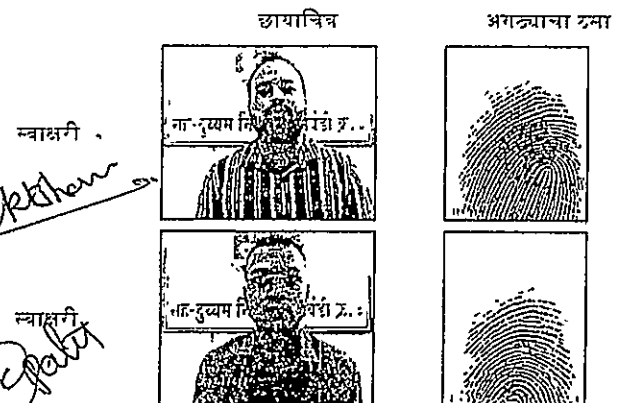
लिहून देणार  
वय -  
स्वाक्षरी -  
*[Signature]*



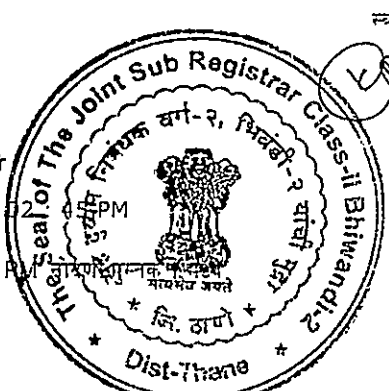
धनीय दम्नगवज करन देणार नथाकधीत कगनामा चा दम्न एवज करन दिल्याचे कवुन करतात.  
शिक्का न 3 ची वेळ 02 / 09 / 2021 01 57 51 PM

ओळख -  
गानीय दम्न अम निवेदीन करताना की ते दम्नगवज करन देणा-याना व्यक्तीश ओळखताना, व न्याची ओळख पटवितात

- अनु क्र पक्षकाराचे नाव व पत्ता
- 1 नाव अशिकात गवोर् मोर्टर - -  
वय 37  
पत्ता डुवर्टे गाव कग्याण  
पिन कोड 421301



- 2 नाव कलेश गणेश पाटील  
वय 30  
पत्ता गोवे ना भिवडी  
पिन कोड 421311



प्रमाणित करण्यात येते की या दस्तावशे  
एवुण १ ते ०० पानं असुन  
१ बुकाने ११६३ नंबरी नोंदला

दम्न एवजायानन जाडलेले कागदपत्र  
कुळमुखत्यापत्र व्यक्ती इत्यादी वनावट  
आडळून आल्यास याची संपुर्ण जवाबदारी  
निगाडवनाची राहिल  
शिक्का न 4 ची वेळ 02 / 09 / 2021 02 : 32 45 PM

शिक्का न 5 ची वेळ 02 / 09 / 2021 02 03 06 PM

सह दुय्यम निबंधक वर्ग- २  
भिवडी क्र. २

सह दुय्यम निबंधक भिवडी क्र. ३

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MADHAV BHIMRAO SURYAWANSHI	eChallan	69103332921980713572	MH004676423202122E	114600.00	SD	0002749851202122	02/09/2021
2	MADHAV BHIMRAO SURYAWANSHI	eChallan		MH004676423202122E	19100	RF	0002749851202122	02/09/2021
3		DHC		0209202103638	1800	RF	0209202103638D	02/09/2021

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

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ब्लक ड-२  
ड.क्र १०५२८/२०२१  
पाने २१९८

ब्लक ड-३  
ड.क्र ६९६३/२०२१  
पाने १२/१०

and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

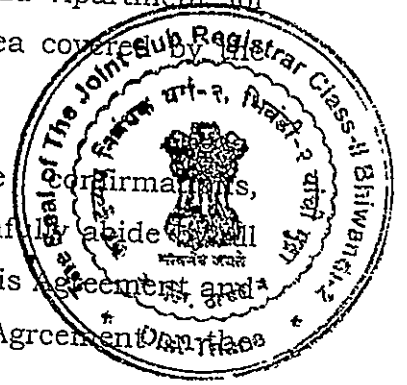
AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. 104 on 1<sup>st</sup> floor in the Wing C in the building known as "SAI DARSHAN" being constructed on said property.

AND WHEREAS the Promoters has accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number 104 on the 1<sup>st</sup> floor, (herein after referred to as the said "Apartment") in the Wing C in the Building known as "SAI DARSHAN" (herein after referred to as the said "Building") being constructed on the said project, by the Promoters.

AND WHEREAS the carpet area of the said Apartment is 28.84 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of Rs.1,09,000/- (Rupees One Lakh Nine Thousand only) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.



*[Handwritten signature]*

*[Handwritten signature]*

१ शुभदा शुभेवधि

Vertical text on the right edge of the page, possibly a page number or margin indicator.

ब व ड-२
द.क्र. १०५२/२०२१
पाने १०/१८

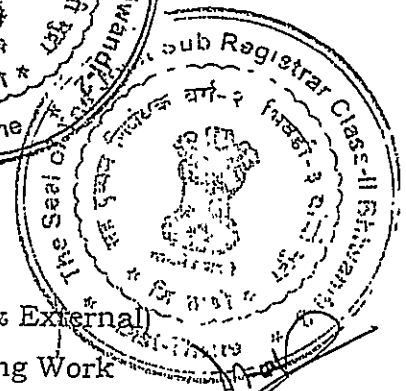
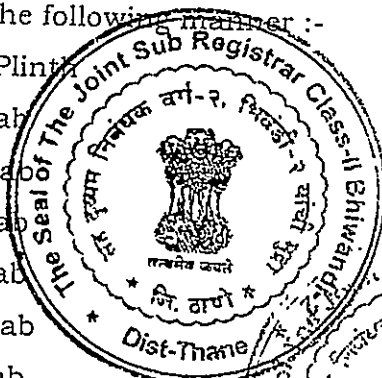
ब व ड-३
द.क्र. ६६३/२०२१
पाने १४/१०

3 While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.

4. 1.a (i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. 104 of carpet area admeasuring 28.44 sq. meters on First Floor in the Wing/Building C in building known as "SAI DARSHAN"(as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of Rs. 19,09,000/- ( Rupees Nineteen Lakh Nine Thousand Only) including Rs. .... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The Allottee has paid on or before execution of this agreement a sum of Rs.1,09,000/- (Rupees One Lakhs Nine Thousand only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of Rs.18,00,000/- ( Rupees Eighteen Lakh Only ) in the following manner :-

- i. 35% on Completion Of Plinth
- ii. 5% Completion of 1<sup>st</sup> Slab
- iii. 5% Completion of 2<sup>nd</sup> Slab
- iv. 5% Completion of 3<sup>rd</sup> Slab
- v. 5% Completion of 4<sup>th</sup> Slab
- vi. 5% Completion of 5<sup>th</sup> Slab
- vii. 5% Completion of 6<sup>th</sup> Slab
- viii. 5% Completion of 7<sup>th</sup> Slab
- ix. 5% On Completion of Brick Work
- x. 5% On Completion Of Plaster (Internal & External)
- xi. 4% On Completion of Electrical, Plumbing Work



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शुभदा शुभवेदि

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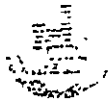
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

(See Rule 5(a))

ब ब ड-३
द.क्र. ६४६३ / २०२१
पाने ०९ / ६०

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

92360  
Ekt DARSHAN Plot Ectung / OTS / Survey / Final Plot No. S NO 177 H NO 15 S NO 181 H NO.23  
Plot No. 107, Bhiwandi Thane, 421314

ब ब ड-३
द.क्र. १०५२८ / २०२१
पाने ११ / १८

Project is situated at the following address: Plot No. 107, Bhiwandi Thane, District Thane

- 1. The registration is granted subject to the following conditions:
  - a. The promoter shall enter into an agreement for sale with all allottees,
  - b. 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 and Charges and Disclosures on Website) Rules, 2017
  - c. The promoter shall deposit twenty percent of the amount realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the cost to be used only for that purpose as per sub-section (2) of section 4 read with Rule 5;
  - d. The amount to be realised hereinafter by promoter for the real estate project from the allottees, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the cost to be used only for that purpose since the estimated receivable of the promoter is less than the estimated cost of completion of the project.
  - e. The promoter shall file a project completion certificate on or before 30/04/2021 and ending with 30/04/2025 unless otherwise provided in the Maharashtra Real Estate Regulation, 2017, in accordance with section 5 of the Act read with the Maharashtra Real Estate Regulation, 2017, and the rules and regulations made there under;
  - f. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - g. The promoter shall take all the pending approvals from the competent authorities

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



Signature valid  
Digitally Signed by  
Dr. Vasanti Premchand  
Secretary (MahaRERA)  
Date: 04-06-2021 16:33:23

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



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92/96

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT  
ADHAVIBISURYAVANSHI  
HIMRAO SADHU SURYAVANSHI

भारत सरकार  
GOVT. OF INDIA

JADHAV SATYAWAN SITARAM  
SITARAM RAJARAM JADHAV

01/06/1975

Permanent Account Number  
AHZPJ18490

*[Signature]*

05/1968  
Permanent Account Number  
QPS5331M

*[Signature]*

1/1/1975

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUNIL MANGAL KHARUK

MANGAL GANPAT KHARUK

01/06/1969

Permanent Account Number  
AIFPK2440K

*[Signature]*

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
KCVPS3810R

नाम / Name  
VANDA MADHAV SURYAVANSHI

पिता का नाम / Father's Name  
PINATH MALI

जन्म तिथि / Date of Birth  
04/1975

*[Signature]*



भारत सरकार  
GOVT. OF INDIA

कपिल शशिकान्त भोईर  
Kapil Shashikant Bhoir  
जन्म तिथि/DOB 17/08/1984  
पुरुष MALE

3536 8949 66

VID 2146 3919 2307 17

माझी

Download Date: 14-02-2020



कपिल शशिकान्त भोईर  
Kapil Shashikant Bhoir  
जन्म तिथि/DOB 17/08/1984  
पुरुष MALE

Issue Date: 16/11/2013

8780 9340 9104

VID : 9186 4113 2320 6220

माझी आधार, माझी ओळख

*[Signature]*

ब व ड-२
द. नं १०५२५२०२१
पाने ५३/१८

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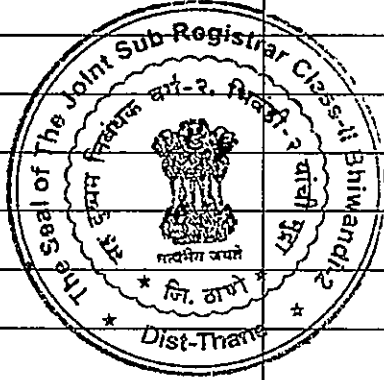
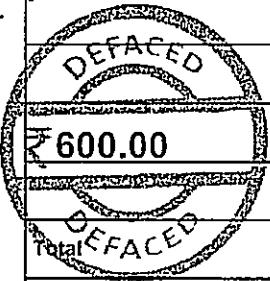


बवड-२  
क्र.१०५२८/२०२१  
पाने १०१९८



CHALLAN  
MTR Form Number-6

GRN	MH007082174202122E	BARCODE	[Barcode]			Date	04/10/2021-17:13:46	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
					PAN No.(If Applicable)						
Office Name	BVD3_BHIWANDI 3 JOINT SUB REGISTRAR				Full Name	Madhav Bhimrao Suryawanshi					
Location	THANE										
Year	2021-2022 One Time				Flat/Block No.	Mouje Kon					
Account Head Details			Amount In Rs.	Premises/Building							
0030046401	Stamp Duty		500 00	Road/Street		Sai Darshan Apartment					
0030063301	Registration Fee		100 00	Area/Locality		Bhiwandi					
				Town/City/District							
				PIN		4	2	1	3	1	1
					Remarks (If Any)	SecondPartyName=Trimurti Enterprises-					
					Amount In	Six Hundred Rupees Only					
					Words						
Total			600.00								
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK						
Cheque/DD No					Bank CIN	Ref No.	69103332021100416894		2705857880		
					Bank Date	RBI Date	04/10/2021-17:15:23		Not Verified with RBI		
Name of Bank					Bank-Branch	IDBI BANK					
Name of Branch					Scroll No , Date	100 , 05/10/2021					



Department ID : [ID] Mobile No. : 9850282895  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 यादर घातल कंठल नवयम नलवधक काशीतयात नोदणी करावयाच्या दस्ताराठी लागू आहे. नोदणी न करावयाच्या दस्ताराठी यादर घातल लागू नाही.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-351-10528	0003368963202122	05/10/2021-14:38.24	IGR132	100.00
2	(IS)-351-10528	0003368963202122	05/10/2021-14:38.24	IGR132	500.00
Total Defacement Amount					600.00



351/10528

मंगळवार, 05 ऑक्टोबर 2021 2:38 म.न.

दस्त गोपवारा भाग-1

ववड2

दस्त क्रमांक: 10528/2021

१६९८

दस्त क्रमांक: ववड2 /10528/2021

वाजार मूल्य रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्राक शुल्क: रु.500/-

दु. नि. मह. दु. नि. ववड2 याचे कार्यालयान

पावती:11412

पावती दिनांक: 05/10/2021

अ. क्र. 10528 वर दि.05-10-2021

मादरकरणाराचे नाव: माधव भिमराव मुर्यवंशी

गेजी 2.37 म.न. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकुण: 460.00

दस्त हजर करणाऱ्याची मही

Madhav

सह. दुय्यम निबंधक वर्ग-२

पिवंडी-२

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

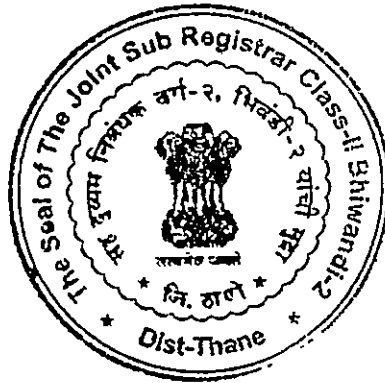
सह. दुय्यम निबंधक वर्ग-२

पिवंडी-२

मुद्राक शुल्क (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विक्राम प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 05 / 10 / 2021 02 37 : 40 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 05 / 10 / 2021 02 38 : 24 PM ची वेळ (फी)









05/10/2021 2 41:38 PM

दम्न गोपवारा भाग-2

ववड2

दम्न क्रमांक:10528/2021

90/90

दम्न क्रमांक ववड2/10528/2021

दम्नाचा प्रकार :-65-चुब दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाथ माधव भिमराव सुर्यवंशी पत्ता:प्लॉट नं -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं: माऊली निवासा, पिपळाम रोड, माऊली नगर, कोनगाव, भिवंडी नरवली, ठाणे, रोड नं -, महाराष्ट्र, ठाणे. पॅन नंबर: DYQPS5331M	लिहून घेणार वय :-54 स्वाक्षरी:-		
2	नाथ सुनदा माधव सुर्यवंशी पत्ता प्लॉट नं -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं रुम नं.3 चाळ नं 4 मुभाप नगर आधारवाडी रोड, कल्याण प, रोड नं -, महाराष्ट्र, ठाणे पॅन नंबर: KCVPS3810R	लिहून घेणार वय :-45 स्वाक्षरी:-		
3	नाथ मे त्रिमुर्ती इटप्रायझेस तर्फे भागीदार मुनिल मंगल खारुक पत्ता प्लॉट नं -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं: 177/15, 181/23, 25 पिपळाम रोड, रेलायम पेट्रोलपंपच्या मागे म्हात्रे नगर कोनगाव ना. भिवंडी जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर AAIFT9245J	लिहून घेणार वय :- स्वाक्षरी:-		
4	नाथ मे त्रिमुर्ती इटप्रायझेस तर्फे भागीदार मत्यवान सितागम जाधव पत्ता प्लॉट नं -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं. 177/15, 181/23, 25, पिपळाम रोड, रेलायम पेट्रोलपंपच्या मागे, म्हात्रे नगर, कोनगाव, ना. भिवंडी, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर AAIFT9245J	लिहून घेणार वय :- स्वाक्षरी:-		

वरील दम्नगोपवारा करून देणार नथाकथीत 65-चुब दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ 05 / 10 / 2021 02 : 40 37 PM

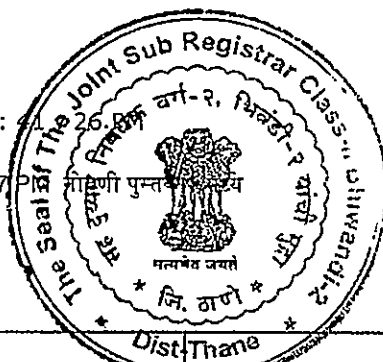
ओळख:-

खालील इमम अने निवेदीन करूनान की ते दम्नगोपवारा करून देणा-यानां व्यक्तीश. ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाथ कपिल एम भोर्डर - वय 35 पत्ता भिनार भिवंडी पिन कोड 421302		
2	नाथ कल्पेश गणेश पाटील -- वय 30 पत्ता गोवे भिवंडी पिन कोड 421302		

शिक्का क्र.4 ची वेळ: 05 / 10 / 2021 02 : 41

शिक्का क्र.5 ची वेळ: 05 / 10 / 2021 02 41 37 PM



मह. दुय्यम निबंधक वर्ग-२

Payment

sr.	Purchaser	Type	Verification no/Vendor	ARN/Licence	Amount	Used At	Deface Number	Deface Date
1	Madhav Bhimrao Suryawanshi	eChallan	69103332021100416894	MH007082174202122E	500.00	SD	0003368963202122	05/10/2021
2	Madhav Bhimrao Suryawanshi	eChallan		MH007082174202122E	100	RF	0003368963202122	05/10/2021
3		DHC		0410202109643	360	RF	0410202109643D	05/10/2021

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

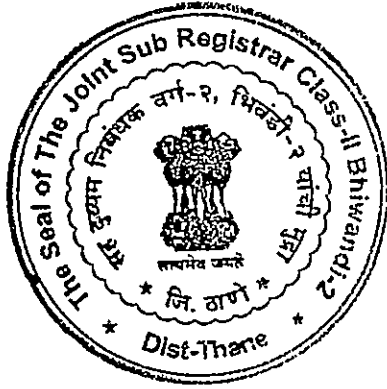
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration

For feedback, please write to us at feedback.isanta@gmail.com

ब व ड-२
द.क्र १०५५८/२०२१
पाने १८/१८

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळ मुख्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण १ ते १८ पाने असून  
१ बुकाचे १०५५८ नंबरी नोंदला



सह दुय्यम निबंधक भिवंडी क्र. २  
१५.०५ माहे आक्टोबर सन २०२१



