

351/11224

पावती

सि-श्री

Original/Duplicate

Wednesday, August 14, 2024

नोंदणी क्र. 39म

10 00 AM

Regn. 39M

पावती क्र. 12702 दिनांक 14/08/2024

गावाचे नाव: कोन

दम्नऐवजाचा अनुक्रमांक: बवड2-11224-2024

दम्नऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: राजेद्र नागराज पाटील

नोंदणी फी

₹. 28000.00

दस्त हाताळणी फी

₹ 1760.00

पृष्ठांची संख्या: 88

एकूण.

₹ 29760.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:20 AM ह्या वेळेस मिळेल.

सि-श्री

BVD2

वाजार मूल्य ₹. 1034545.26 /-

मोवदला ₹ 2799074/-

मरलेले मुद्रांक शुल्क : ₹. 168000/-

(इंद्रवदन अ. सोनवणे)

सह दुय्यम निबंधक (वर्ग-२)

भिवंडी क्र. २, जि. ठाणे

1) देयकाचा प्रकार: eChallan रकम. ₹. 28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006723128202425P दिनांक 14/08/2024

वॅकेचे नाव व पत्ता

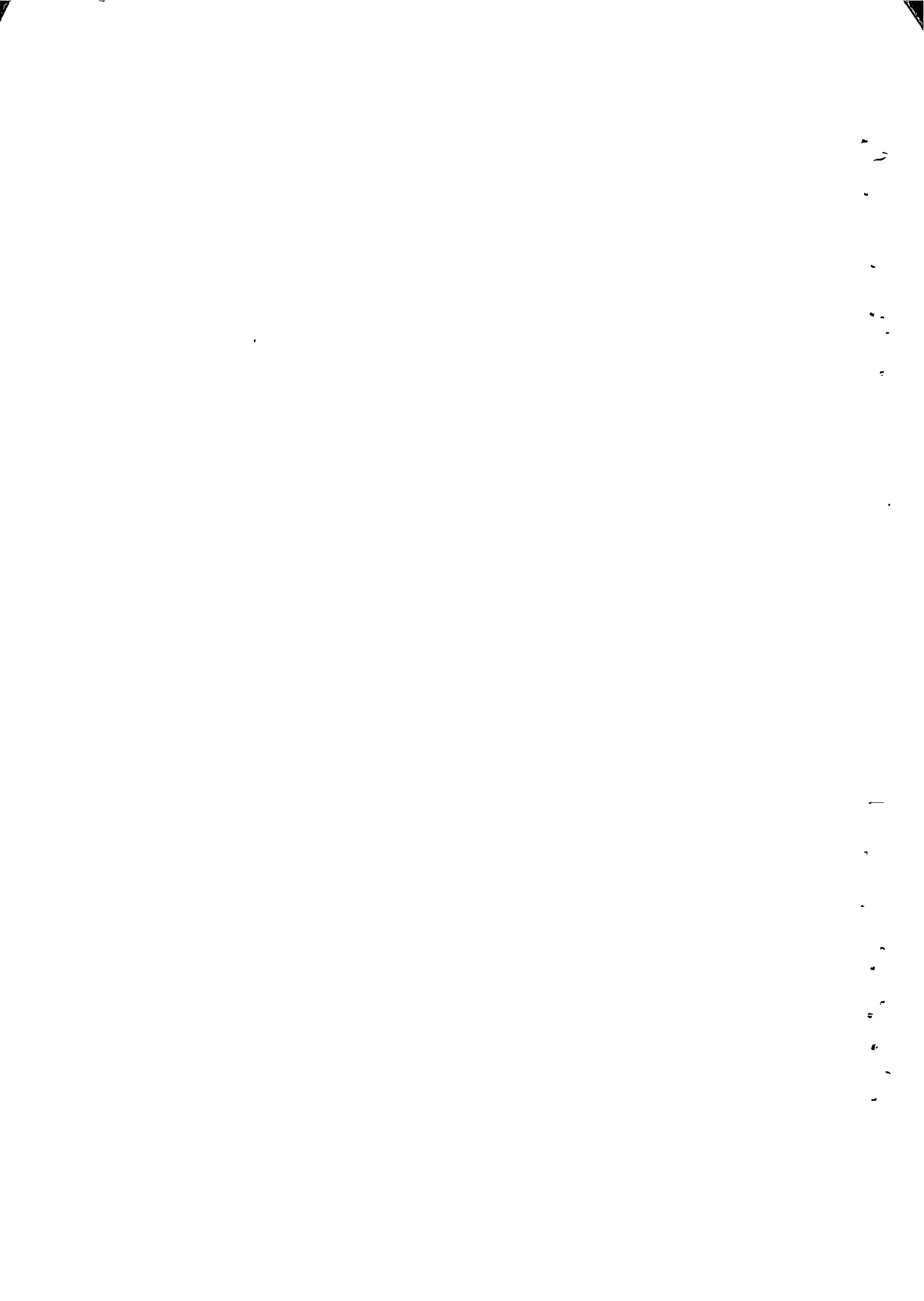
2) देयकाचा प्रकार: DHC रकम ₹ 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824130917091 दिनांक. 14/08/2024

वॅकेचे नाव व पत्ता

सि-श्री

मूळ दस्त पक्षकाराला





14/08/2024

सूची क्र.2

दुय्यम निवघक : सह दु नि भिवडी 2

दस्त क्रमांक : 11224/2024

नोंदणी :

Regn 63m

भावाचे नाव : कोन

(1)विनेयाचा प्रकार	करारनामा
(2)गोवदला	2799074
(3) वाजारभाव(माटेपट्टयाच्या थावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1034545 26
(4) गू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका क्र 506,5वा मजला,बिंग वी,कल्याण रेसिडेन्सी विल्डींग,मौजे कोन,भिवंडी,ठाणे क्षेत्रफळ 29 93 चौ.मी रेरा कार्पेट + 1.77 चौ मी एनक्लोज्ड बाल्कनी ( ( Survey Number : सन्द् नं. 185/15, 281/1,281/2,281/3,281/4 ; ) )
(5) क्षेत्रफळ	1) 29.93 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात वसेल तेव्हा	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे एस एम लाइफ स्पेस प्रा लि तर्फे डायरेक्टर महेश खचर गाला तर्फे क्युलीब्रवावाकरिता कु मु सिद्धार्थ केतन डळर वय:-30, पत्ता:-प्लॉट नं: 1302, गाळा नं:-, इमारतीचे नाव: प्राइम रोड, ब्लॉक न पाचपखाटी, रोड न: ठाणे प, महाराष्ट्र, ठाणे पिन कोड:-400602 फॅन न:-ABCCS3864L
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र नागराज पाटील वय:-46; पत्ता:-प्लॉट नं: रूम नं.21, गाळा नं -, इमारतीचे नाव: कृष्णा नगर, ब्लॉक न: टेमघर पाडा, भादवड, रोड नं: कल्याण रोड,भिवंडी, महाराष्ट्र, ठाणे. पिन कोड:-421302 फॅन न -BBTPP6347N 2): नाव:-सता राजेंद्र पाटील वय:-42; पत्ता:-प्लॉट नं. रूम नं 21, , गाळा नं:-, इमारतीचे नाव कृष्णा नगर, ब्लॉक न. टेमघर पाडा, भादवड, रोड नं: कल्याण रोड, भिवंडी, महाराष्ट्र, ठाणे पिन कोड:-421302 फॅन न -BCBPP7706E 3): नाव:-गोपाल राजेंद्र पाटील वय:-25; पत्ता:-प्लॉट नं: रूम नं.21, गाळा नं. -, इमारतीचे नाव: कृष्णा नगर, ब्लॉक नं: टेमघर पाडा, भादवड, रोड नं: कल्याण रोड,भिवंडी, महाराष्ट्र, ठाणे. पिन कोड:-421302 फॅन न:-EFQPP1675P
(9) दस्तावेज करून दिल्याचा दिनांक	14/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/08/2024
(11)अनुक्रमांक,खड व पृष्ठ	11224/2024
(12)वाजारभावाप्रमाणे मुद्राक शुल्क	168000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14)शेरा	

मुळ दस्तासोबतची प्रत.

(इंद्रवदन अ. सोनवणे)

सह दुय्यम निवघक : (तर्ग-२) /  
भिवंडी क्र. २, जि. ठाणे

मुल्याकनामासाठी विचारात घेतलेला तपशील.-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद -

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

## Payment Details

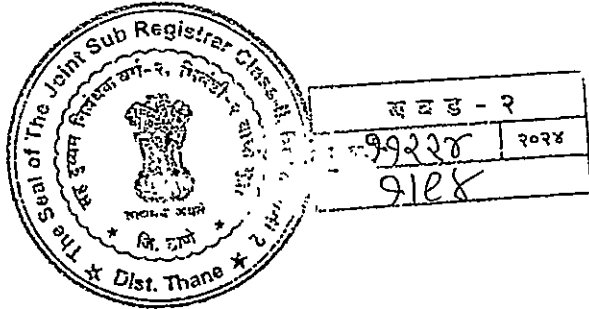
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJENDRA N PATIL AND 2 OTHERS	eChallan	10000502024081308237	MH006723128202425P	168000 00	SD	0003714153202425	14/08/2024
2	RAJENDRA N PATIL AND 2 OTHERS	eChallan		MH006723128202425P	28000	RF	0003714153202425	14/08/2024
3		DHC		0824130917091	2000	RF	0824130917091D	14/08/2024

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20240814191			14 August 2024, 09:11:06 AM	
मूल्यांकन वर्ष	2024				
मिस्त्र	रामे				
मूल्य विभाग	वस्तु मूल्य विभाग				
उप मूल्य विभाग	1/2-सर्वकार बांधणी विभागातील विकसित जमिनी				
क्षेत्राचे नाव	Bhivandi-Nyampur Municipal Corporation		सर्व्हे नंबर / मू. क्रमांक	185	
कार्यिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
एतदी रक्कम	निवासी रक्कम	कार्यालय	दुकाने	औद्योगिक	मोबिलिटीचे एकक
3540	28400	32700	35500	32700	ची मंदा
बांधणीय क्षेत्राची प्राप्ती					
बांधणीय क्षेत्र (Built Up)-	32 923ची मीटर	मिस्त्राची बांधणी	निवासी रक्कम	मिस्त्राची प्रकर-	बांधणी
बांधणीय क्षेत्राची बांधणी	1-आर सी सी	मिस्त्राची बांधणी	0 TO 2यरी	बांधणीय क्षेत्र-	Rs 26620/-
उदाहरण बांधणी	आहे	मजला -	5th to 10th Floor	कार्यिक क्षेत्र-	29 93ची मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला दर दर/मीटर	= 105 / 100 Apply to Rate= Rs 29820/-				
पत्ता-बांधणीय क्षेत्राची प्राप्ती ची मीटर मूल्यदर	= ((कार्यिक मूल्यदर - मूल्यदर जमिनीचा दर ) * पत्ता-बांधणीय क्षेत्राची प्राप्ती ) + मूल्यदर जमिनीचा दर )				
	= ( ( 29820-3540 ) * ( 100 / 100 ) ) + 3540 )				
	= Rs 29820/-				
A) मूल्य मिस्त्राची बांधणी	= परीत प्रमाणे मूल्य दर * मिस्त्राची बांधणी				
	= 29820 * 32 923				
	= Rs 981763 86/-				
B) बदिले बांधणीय क्षेत्राचे क्षेत्र	1 77ची मीटर				
बदिले बांधणीय क्षेत्राचे मूल्य	= 1 77 * 29820				
	= Rs 52781 4/-				
Applicable Rules	= 3, 9, 18, 19, 4(i)				
एकत्रित मूल्य	= मूल्य मिस्त्राची बांधणी + बांधणीय क्षेत्राचे मूल्य + बदिले बांधणीय क्षेत्राचे मूल्य + बांधणीय क्षेत्राचे मूल्य (मिस्त्राची बांधणी) + बदिले बांधणीय क्षेत्राचे मूल्य + बदिले बांधणीय क्षेत्राचे मूल्य + मूल्यदर जमिनीचा दर = A + B + C + D + E + F + G + H + I + J = 981763 86 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 52781 4 + 0 = Rs.1034545/- = ₹ दहा लाख चौदा हजार पाच सशेचाटीस /-				

Home Print

*(Handwritten Signature)*  
 (इंद्रवदन अ. सोनवणे)  
 सह दुय्यम अधिकारी (उर्जा-२),  
 भिवंडी क्र २, जि, ठाणे







CHALLAN  
MTR Form Number-6



GRN	MH006723128202425P	BARCODE	[Barcode]				Date	13/08/2024-17 36 28	Form ID	25 1
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty Registration Fee					
Office Name					BVD2_BHIWANDI 2 JOINT SUB REGISTRAR					
Location					THANE					
Year					2024-2025 One Time					
Account Head Details					Amount In Rs.					
0030046401 Stamp Duty					168000 00					
0030063301 Registration Fee					28000 00					
Total					1,96,000 00					
Payment Details					STATE BANK OF INDIA					
Cheque/DD No					[Blank]					
Name of Bank					STATE BANK OF INDIA					
Name of Branch					[Blank]					
Remarks (If Any)					SecondPartyName=MS SM LIFE SPACES PVT LTD-					
Amount In Words					One Lakh Ninety Six Thousand Rupees Only					
FOR USE IN RECEIVING BANK					[Blank]					
Bank CIN					10000502024081308237					
Ref No					1628819056556					
Bank Date					13/08/2024-17 37 01					
RBI Date					Not Verified with RBI					
Bank-Branch					STATE BANK OF INDIA					
Scroll No , Date					Not Verified with Scroll					

Department ID

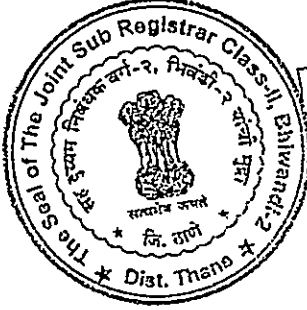
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document  
सदर चालन केवल दृश्यम निवधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चालन लागू नाही.

Mobi No 9000000000



ख व ड - २  
द. क्र. ११२२४ २०२४  
पाने २/१४

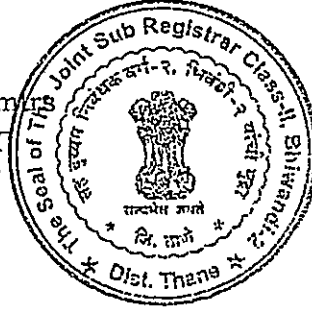
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0824130917091	Date 13/08/2024
Received from SM LIFE SPACES PVT LTD , Mobile number 9324433777, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Bhivandi 2 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 13/08/2024
Bank CIN 10004152024081316234	REF No. 422683052302
This is computer generated receipt, hence no signature is required.	



क्र. ११२२०  
दि. १३/०८/२०२४  
पाने २/१४



Village : Kon  
Flat Area : 29.93 sq. mts  
Market Value:- : Rs. 1034545/-  
Actual Value:- : Rs. 2799074/-  
Stamp Duty paid : Rs. 169000/-  
Registration Fees : Rs. 28000/-



अ ल ह - २	
द. नं. 99228	२०२४
पाने 01 EK	

### AGREEMENT FOR SALE

This Agreement made and entered into at Kon,

Taluka Bhiwandi, Dist. Thane on this

14<sup>th</sup> day August of 2024

### BETWEEN

M/s. SM Life Spaces Private Limited, a company registered under the provisions of Companies Act, 1932, having its registered office at 1302, Prim Rose, Panch Pakhadi, Thane (w) through its Director MAHESH AVCHAR GALA hereinafter called and referred to as the Promoter (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators and assigns) being the Party of the First Part;

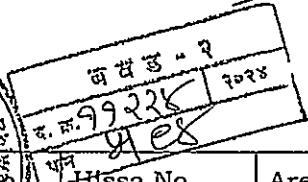
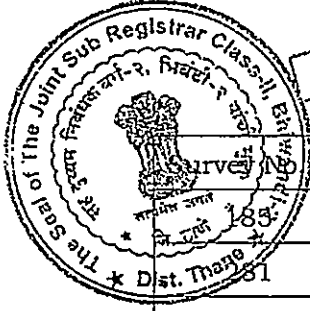
### AND

1)Mr.RAJENDRA NAGARAJ PATIL, aged about 46 years, PAN: BETPP6347N, 2) Mrs. LATA RAJENDRA PATIL, aged about 42 years, PAN: BCBPP7706E, AND 3)Mr. GOPAL RAJENDRA PATIL, aged about 25 years, PAN: EFQPP1675P residing at Room NO.21, Krishna Nagar, Temghar Pada, Kalyan Road, Bhadwad, Bhiwandi-421302; hereinafter called and referred to as the Purchasers (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 Shri Ramji Premji Patel and Shri Velji Vishram Patel are own and are absolutely seized, possessed and well or otherwise sufficiently entitled to all those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Rajendra Patil

लता राजेंद्र पाटील



	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
	15	0-01-00	100
	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80 0-00-20	800
		Total →	2576

being a single continuous and contiguous piece of land;

AND WHEREAS by and under an agreement dated 06.08.2019, the owners Shri Ramji Premji Patel and Shri Velji Vishram Patel granted the said property to the Promoter herein and the said agreement is registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6350/2019 at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 6351/2019;

AND WHEREAS the Promoters by and under the powers and authorities vested in them followed the requisite procedure for submission of plans and the Mumbai Metropolitan Region Development Authority has granted the Commencement Certificate under No. SROT/BSNA/2501/BP/Kon-89/CC/1399/2021 dated 31.12.2021 and during the course of such sanction and approval, an area admeasuring 480.50 sq. meters stood deducted by way of D.P. Road and the net plot stood at 2095.50 sq. meters hereinafter called and referred to as the "said property" for the sake of brevity and more particularly described in the schedule hereunder written;

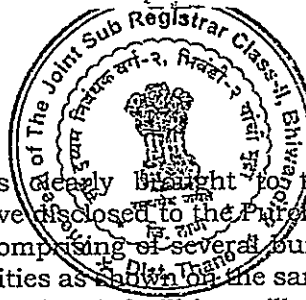
AND WHEREAS the said property is converted to Non-Agricultural Assessment under the letter issued by Tahsildar Bhiwandi bearing No. Mahasul/K-1/T-10 /JB/SR-18/2022/6768 dated 12/07/2022 or Non-Agricultural Conversion under No. 6768 dated 12/07/2022.

AND WHEREAS the Promoter in pursuance to the sanction plans is entitled to commence, carry out the construction work of the above referred said property.

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchasers that during the course of construction they will obtain building commencement certificate of additional buildings from time to time and same shall form a part of the entire scheme of construction known as **Kalyan Residency** and all the Purchasers acquiring the flats / units in the buildings forming a part of the entire scheme of construction shall be entitled to use and utilise the recreational and infrastructural facilities and amenities.

*Handwritten signature: Rajendra Patel*

लता राजेंद्र पाटील



न व ड - २	
द. क्र. ११२२४	२०२४
पाने	६६६

AND WHEREAS the Promoter has clearly brought to the notice, knowledge of the Purchasers and have disclosed to the Purchasers that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown in the sanction plan and such infrastructural and recreational facilities will be for the common use, utilisation and enjoyment of all the Purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and that the membership thereof will be availed by the Purchasers from and through the Promoter herein and the Purchasers along with the other Purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee and the absolute ownership and possession of the such club house structure shall always vest with the Promoter herein till the execution of the final deed of conveyance of the said entire property along with the buildings and structure constructed therein in favour of the Cooperative Housing Society and/or their federation or apex body.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchasers herein the above facts of changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchasers has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same by executing agreeing to executing this agreement.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the concerned town planning authority from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings to be constructed on the said property and the Promoters intended to avail additional floors on the said sanctioned buildings.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchasers herein for which the Purchasers has granted his/her express and irrevocable consent and confirmation for the same.

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AND WHEREAS relying upon the above recitals and disclosures and the Section of further and future development being understood by the Purchasers to which the Purchasers has granted his/ her consent, the Purchasers is offered a flat bearing No. 506 on 5<sup>th</sup> floor, admeasuring 29.93 sq. Meters Rera carpet along with the right to use the enclose balcony / dry balcony area of 1.77 sq. meters in wing B in the building known as "Kalyan Residency" and also right to use flower bed attached to the flat being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchasers after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoter has followed the requisite procedure under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority and the said authority has granted the registration bearing No. P51700034384.

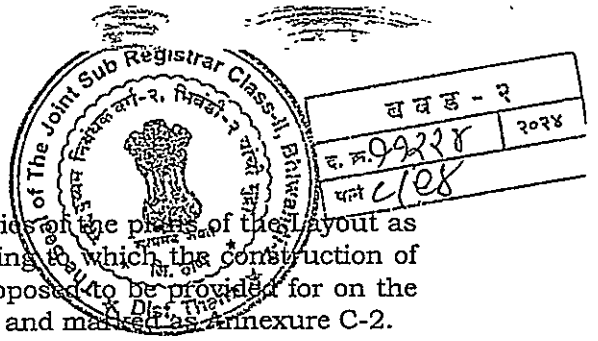
AND WHEREAS on demand from the Purchasers, the Promoter has given inspection to the Purchasers of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the premises are constructed or are to be constructed have been 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.

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

AND WHEREAS the authenticated copies of the plans and specifications of the premises agreed to be purchased by the Purchasers, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchasers herein.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

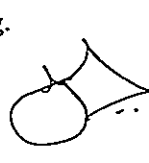
AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

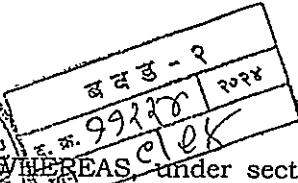
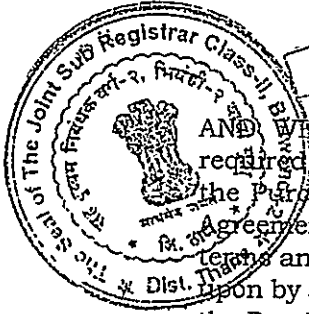
AND WHEREAS the Purchasers has applied to the Promoter for allotment of flat bearing No.506 on 5<sup>th</sup> floor, admeasuring 29.93 sq. meters Rera carpet along with the right to use the enclose balcony / dry balcony area of 1.77 sq. meters in wing B in the building known as "Kalyan Residency" and also right to use flower bed attached to the flat being constructed on the said property described in the First Schedule hereunder written

AND WHEREAS the carpet area of the said premises is 29.93 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchasers or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchasers but includes the area covered by the internal partition walls of the premises.

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

AND WHEREAS, prior to the execution of these presents the Purchasers has paid to the Promoter a sum of Rs. 2,69,074/- (**Rupees Two Lakhs Sixty Nine Thousand Seventy Four Rupees Only**), being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchasers as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchasers has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said premises with the Purchasers, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchasers hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchasers in respect of variations or modifications which may adversely affect the premises of the Purchasers except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchasers hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchasers, the premises being flat bearing No. 506 on 5<sup>th</sup> floor, admeasuring 29.93 sq. meters Rera Carpet along with the right to use the enclose balcony / dry balcony area of 1.77 sq. meters in wing B in the building known as "Kalyan Residency" (herein after referred to as the said "premises") and also right to use flower bed attached to the flat being constructed on the said property described in the First Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs. 27,99,074/ (Rupees Twenty Seven Lakhs Ninety Nine Thousand Seventy Four Rupees Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

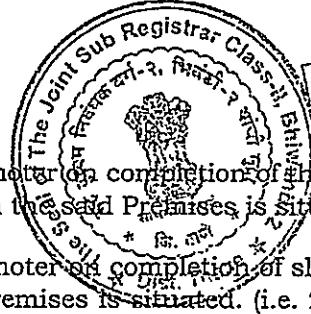
1(b) The Purchasers hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchasers covered parking spaces bearing No. NIL situated at stilt being constructed in the layout for the consideration of Rs. NIL.

1(c) The total aggregate consideration amount for the said Rs. 27,99,074/ (Rupees Twenty Seven Lakhs Ninety Nine Thousand Seventy Four Rupees Only)

1(d) The Purchasers has agreed and assured to pay the total consideration of Rs. 27,99,074/ (Rupees Twenty Seven Lakhs Ninety Nine Thousand Seventy Four Rupees Only) to the Promoter in the following manner -

i) Rs.10% paid as advance payment or application fee at the time of execution of this agreement.

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- ii) Rs.30% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
- iii) Rs.35% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated. (i.e. 2.50% for each slab x 14 slabs)
- iv) Rs.10% to be paid to the Promoter on completion of the walls, internal plaster, doors and windows frames of the said premises.
- v) Rs.05% to be paid to the Promoter on completion of the external plaster, elevation of the building or wing in which the said premises is situated.
- vi) Rs.07% to be paid to the Promoter on completion of the flooring, water pumps, electrical fittings,
- vii) Rs.03% be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchasers on or after receipt of occupancy certificate or completion certificate.

The Cheque / DD / Pay order to be drawn in favour to

**ACCOUNT NAME: SM LIFESPACES PVT. LTD. KALYAN RESIDENCY MAS COLL ESCROW ACCOUNT**

**A/C No: 57500001305604**

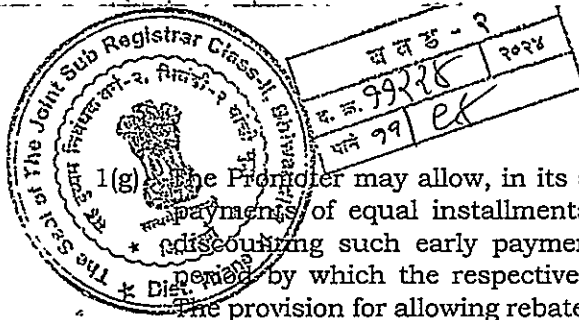
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**Bank: TALAOPALI, THANE WEST**

- 1(e) The Total Price excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods and Services 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 Promoter) up to the date of handing over the possession of the said premises.
- 1(f) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchasers for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter 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 Purchasers, which shall only be applicable on subsequent payments.

*Arjun Appal*

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1(g) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchasers by discounting such early payments @ NIL% per annum for the period by which the respective installment has been pre-pone. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchasers by the Promoter.

1(h) The Promoter shall confirm the final carpet area that has been allotted to the Purchasers 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 cap of 3 percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If

there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchasers within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchasers. If there is any increase in the carpet area allotted to Purchasers, the Promoter shall demand additional amount from the

Purchasers 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 this Agreement.

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

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

2.2. Time is essence for the Promoter as well as the Purchasers. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchasers and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

*Rajiv (Promoter)*

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3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project lands 4717/48 square meters only and Promoter has planned to utilize Floor Space Index of 2.5 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 Promoter has disclosed the Floor Space Index of 2.5 as proposed to be utilized by him on the project land in the said Project and Purchasers has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchasers, by Registered Post AD at the address provided by the Purchasers and mail at the e-mail address provided by the Purchasers, 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 Purchasers fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchasers (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the premises which may till then have been paid by the Purchasers to the Promoter.

Ravi Chandra

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Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchasers and shall refund the balance amount within a period of thirty days of the termination.

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the Premises as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the said premises to the Purchasers on or before **31<sup>st</sup> day of December 2025** with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the said premises to the Purchasers herein on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchasers the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

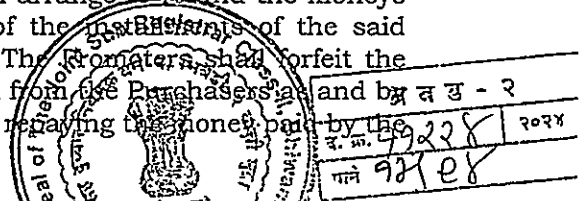
- i) Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

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

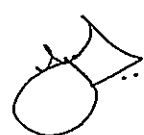
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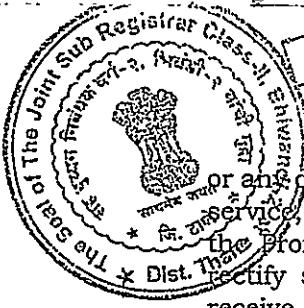
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IF the Purchasers intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoters and on cancellation of the agreement he / she shall give six months period to the Promoters within which period the Promoters shall arrange to refund the moneys collected by them on account of the purchase of the said premises without any interest. The Promoters shall forfeit the 20% of the total amount received from the Purchasers and by way of liquidated damages, while repaying the money paid by the Purchasers.



- 7.1 **Procedure for taking possession** The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchasers as per the agreement shall offer in writing the possession of the said premises to the Purchasers in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchasers. The Promoter agrees and undertakes to indemnify the Purchasers in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchasers agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers s, as the case may be. The Promoter on its behalf shall offer the possession to the Purchasers in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2 The Purchasers shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchasers intimating that the said Premises are ready for use and occupancy:
- 7.3 **Failure of Purchasers to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchasers shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchasers. In case the Purchasers fails to take possession within the time provided in clause 7.1 such Purchasers 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 said premises to the Purchasers, the Purchasers brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated

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or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchasers shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchasers and the Purchasers alone shall alone liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchasers shall not carry out any alterations of the whatsoever nature in the said premises of phase wing 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 fittings, therein, in particular it is hereby agreed that the Purchasers shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

7.5 The Purchasers/s expressly consent/s and confirms the irrevocable and unfettered right of the Promoter to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchasers, under sections 7

and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.

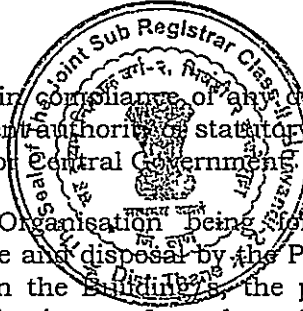
7.6 The Purchasers/s agrees and gives his/ her/ their irrevocable consent/s to the Promoter for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Promoter's office or on the website of the Real Estate Authority. Further, the Promoter shall not be required to obtain consent in the following events:

- Any minor additions or alterations.
- Any addition or alterations to any common areas, amenities, etc.

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c. Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State of Maharashtra or Central Government.



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7.7 In the event of the Organisation being formed and registered before the sale and disposal by the Promoter of all the flat/ premises in the Building/s, the power and authority of the Organisation so formed or that of the Purchasers/s and the Purchasers/s of other premises in the Building/s shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Promoter shall have the absolute authority and control as regards the unsold flat/ premises and disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold flat/premises, if any. In case the Organisation is formed before the disposal by the Promoter of all the flats/ premises then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold flat/premises and as and when such flat/ premises are sold, the Organisation shall admit such Purchasers/s as the member/s without charging any premium/transfer fees or extra payment of any nature whatsoever.

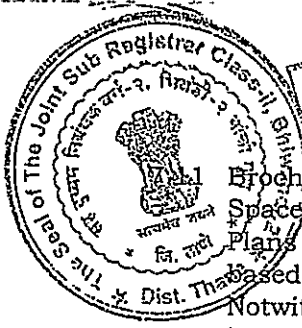
7.8 Till the entire development of the said Property is completed, the Purchasers/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchasers/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

7.9 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchasers/s to the Promoter in proportion to the carpet area of the flat/ premises or otherwise as may be determined by the Promoter and non- payment of the same, shall constitute a breach of this Agreement.

7.10 Save and except or otherwise not to reduce any area of the said Flat/Premises, the Promoter shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential or commercial potential (if any) of the said Property. The Promoter shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Promoter may deem fit and proper in their absolute discretion.

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Brochures, Pamphlets, Literature, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/ or in the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies.

Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchasers/s confirms and consents that the Purchasers/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.

7.12 Under the present Agreement and at this stage, Promoter intends to use actual FSI and TDR along with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only on an actual FSI of the said Property. The Promoter, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ additional buildings on the said Property. For all times in future, Promoter shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization that is to be formed by the Purchasers/s of various premises in the building and as permissible under the applicable laws. For the purpose of consuming such balance and/ or additional FSI/TDR, the Promoter shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/ or the new or additional structure/ building, as the Promoter may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.

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

*Refined* Agreement

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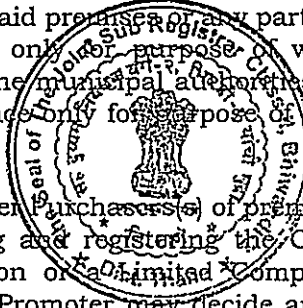
8. The Purchasers shall use the said premises or any part thereof or permit the same to be used only for the purpose of which it is sanctioned and approved by the Municipal authorities. He shall use the garage or parking space only for the purpose of keeping or parking vehicle.

9. The Purchasers along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchasers, so as to enable the Promoter to register the common organisation of Purchasers. No objection shall be taken by the Purchasers if any, changes or modifications are made in the draft byelaws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the Purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee

till the formation and registration of the society or association or limited company.

9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the Purchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest

of the Owners in the project land on which the building with multiple wings or buildings are constructed.



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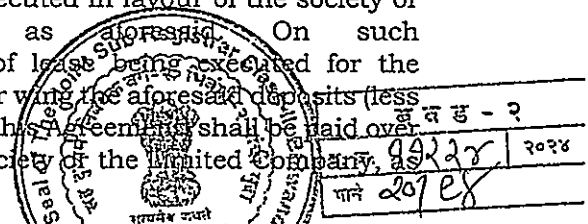
It is clearly brought to the notice and knowledge of the Purchasers herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchasers herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending Purchasers, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such Purchasers to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchasers, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchasers that the Purchasers is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

- 9.2. Within 15 days after notice in writing is given by the Promoter to the Purchasers that the premises is ready for use and occupancy, the Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchasers shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchasers further agrees that till the Purchaser's share is so determined the Purchasers shall pay to the Promoter provisional monthly contribution of Rs. 3,546/- (Rupees three thousand five hundred and forty six only ) per month towards the outgoings.

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The amounts so paid by the Purchasers to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.



10. The Purchasers shall pay to the Promoter's ~~share~~ on demand towards legal charges, entrance fees and Discharge capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.

The Purchasers shall pay to the Promoter on demand requisite amount and charges on account of stamp duty and registration charges, goods and services tax and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.

The Purchasers shall pay to the Promoter on demand the provisional outgoings for municipal taxes, water bill, bore- well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.

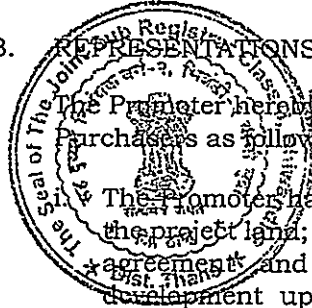
11. The Purchasers shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its

rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchasers shall pay to the Promoter, the Purchasers share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchasers shall pay to the Promoter, the Purchasers share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

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13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER



The Promoter hereby represents and warrants to the Purchasers as follows:

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

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



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other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;

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

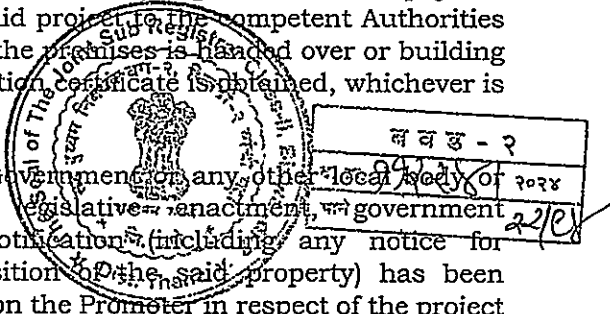
14. The Purchasers/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Promoter as follows :-

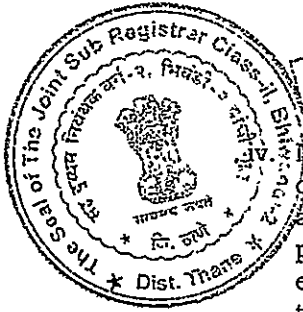
i. To maintain the said premises the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchasers and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and byelaws of the concerned local authority or other public authority. In the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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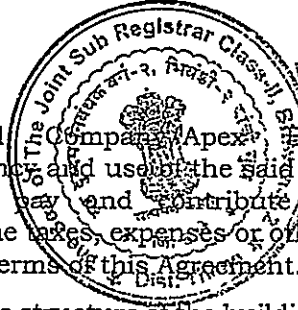
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Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation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

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises 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 premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchasers for any purposes other than for purpose for which it is sold.
- ix. The Purchasers shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchasers to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the Purchasers from the Promoter for such transfer and assignment.
- x. The Purchasers shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the Building Rules, Regulations and Byelaws for the time being of the concerned local authority and of Government and other public bodies. The Purchasers shall also observe and perform all the stipulations and conditions laid down by

*Rajin* (Signature)

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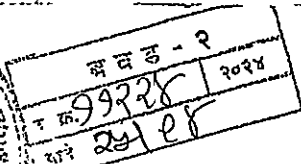
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the Society/Limited Company Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Company, the Purchasers shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchasers shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchasers as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchasers herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
17. The Purchasers has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
18. THE Purchasers shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the Purchasers.
19. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats Purchasers in the said buildings and the Purchasers herein shall not, in any

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manner object the said right of the promoters. It is further agreed that in such event (Purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchasers herein shall not object the said right of the Promoter in any manner.

20. The Purchasers/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchasers/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

21. The Promoters have brought to the clear notice and knowledge of the Purchasers that during the course of construction, the promoter may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchasers shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of

the flat premises as intended to be acquired by the Purchasers under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchasers herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.

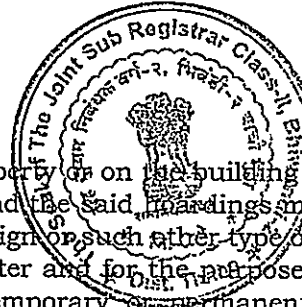
The Promoters have also brought to the clear notice and knowledge of the Purchasers that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the promoter shall safeguard and project the right and interest of the flat Purchasers herein in respect of the flat agreement to be acquired by him and the Purchasers has granted his/her express and irrevocable consent for the same.

22. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or



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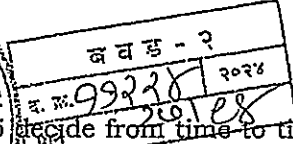
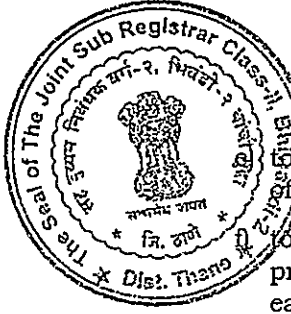
station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchasers agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchasers shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the Purchasers shall not raise any objection thereto.

23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchasers shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
24. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchasers that it shall be at the sole and absolute discretion of the Promoter :
  - a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
  - b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
  - c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
  - d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.

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

to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.

- g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
- h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies. and the Purchasers has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

25. The Promoters have shown the layout of the entire property to the Purchasers and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchasers covenant with the Promoters as under:-

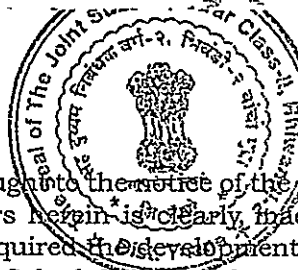
- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed. ii) fencing, partition, retaining walls will not be constructed between the buildings.
- iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) each building shall be maintained in good and proper condition along with the unobstructed right of access. viii) the Promoter shall have the option to form a separate cooperative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.

*Ramani*

*Chopra*

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ix) it is clearly brought to the notice of the Purchasers herein and the Purchasers herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchasers herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,

x) the Promoter has also brought to the knowledge of the Purchasers that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchasers herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other Purchasers of the building in the said scheme of construction and accordingly the Purchasers shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.

26. It is agreed and understood by the Purchasers/s that the project shall be deemed to be completed only upon the development of the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all the phases on the entire said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The Promoter shall not be liable and/or shall not be required to cause execution of conveyance/ transfer/ lease deed in respect of the said Land /Property or any part thereof until utilization of the entire FSI /TDR in respect of the Land / Property and all other rights and benefits available now or in future in respect of the said Land / Property including incentive FSI schemes, amalgamated plots, and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts are received.

27. The Promoter has clearly brought to the notice and knowledge of the Purchasers that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present

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and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchasers has clearly understood the same and the confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

28 *The Promoter has clearly brought to the notice, knowledge of the Purchasers and have disclosed to the Purchasers that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the common use, utilisation and enjoyment of all the Purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and that the membership thereof will be availed by the Purchasers from and through the Promoter herein and the Purchasers along with the other Purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee and the absolute ownership and possession of the such club house structure shall always vest with the Promoter herein till the execution of the final deed of conveyance of the said entire property along with the buildings and structure constructed therein in favour of the Cooperative Housing Society and/or their federation or apex body.*

29. **BINDING EFFECT**

Forwarding this Agreement to the Purchasers by the Promoter does not create a binding obligation on the part of the Promoter or the Purchasers until, firstly, the Purchasers 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 Purchasers and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Purchasers (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchasers and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchasers for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchasers, application of the Purchasers shall be treated as cancelled and all sums deposited by the Purchasers in connection therewith including the booking amount shall be returned to the Purchasers without any interest or compensation whatsoever.

30. **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 premises as the case may be.

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31. **RIGHT TO AMEND**  
This Agreement may only be amended through written consent of the Parties herein.
32. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS / SUBSEQUENT PURCHASERS**  
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 Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.
33. **SEVERABILITY**  
If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
34. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**  
Wherever in this Agreement it is stipulated that the Purchasers has to make any payment, in common with other Purchasers(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.
35. **FURTHER ASSURANCES**  
The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
36. **PLACE OF EXECUTION**  
The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchasers, in after the Agreement is duly executed by the Purchasers and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.
37. The Purchasers and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

Ravi Gopatl

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That all notices to be served on the Purchasers and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

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

39. JOINT PURCHASERS

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchasers whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

40. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, SemiGovernment taxes and levies and all other direct and indirect taxes shall be borne by the Purchasers alone. The Purchasers shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer

of the said premises by him to any intending Purchasers subject to the provisions of the said Act.

41. 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 Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

42. GOVERNING LAW

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

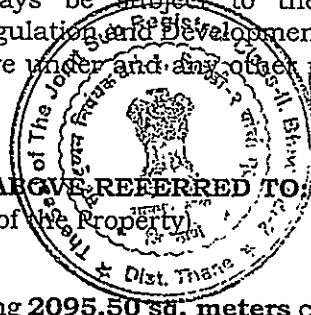
43. The name of the Project and building shall be "Kalyan Residency" and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.

44. It is hereby made clear that 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 Purchasers 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 Elevations, Designs, and Colures 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 Purchasers/s.

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45. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
(Description of the Property)



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All that portion of land admeasuring **2095.50 sq. meters** comprising of all those pieces and parcels of land lying, being and situate at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
281	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80 0-00-20	800
		Total →	2576

and bounded as follows:

- On or towards East : Patel Complex
- On or towards West : Reliance Petrol Pump / Hotel Lai Bhaari
- On or towards North : Kalyan Bhiwandi Highway Road
- On or towards South : Survey No. 185P and 186

**SECOND SCHEDULE ABOVE REFERRED TO**

Description of the nature, extent of common areas and facilities.

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

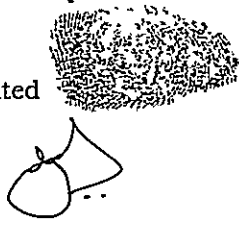
*R. P. Patel*      *Chandani*

*[Signature]*

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SIGNED & DELIVERED  
By the within named  
Promoters

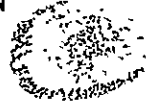
M/s. SM Life Space Private Limited  
Through its director  
MR MAHESH AVCHAR GALA



SIGNED & DELIVERED by the within  
named Purchasers/s

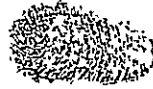
Mr. RAJENDRA NAGARAJ PATIL

*Rajendra*

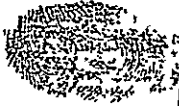


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Mrs. LATA RAJENDRA PATIL



Mr. GOPAL RAJENDRA PATIL



*Gpatil*



WITNESS:

1. Name: Sheetal Patil S. P. PATIL

2. Name: Jijabai Patil जि. बा. पाटील



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**RECEIPT**

Received a sum of Rs. Rs. 2,69,074/- (Rupees Two Lakhs Sixty Nine Thousand Seventy Four Rupees Only) from time to time prior to execution of this agreement in the following manner

Date	Payment Mode	Amount	Bank
15/07/2024	NEFT	50,000/-	SBI
22/07/2024	Cheque No.100056	2,19,074/-	Abhyudaya Co- Operative Bank Ltd.

from the Purchasers herein as and by way of advance / part consideration subject to realisation.

I/We say received

  
\_\_\_\_\_

M/s. SM Life Spaces Private Limited,  
Through Director  
Mahesh Avchar Gala



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### ANNEXURES

- ANNEXURE - A - Copy of Title Report
- ANNEXURE -B - Copy of Property Card or extract Village Forms VI or VII and XII
- ANNEXURE -C-1 Copies of plans & Layout as approved by concerned Local Authority
- ANNEXURE - C-2 Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)
- ANNEXURE -D Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchasers as approved by the concerned local authority
- ANNEXURE - E Specification and amenities for the Premises,
- ANNEXURE -F Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority. -

R. P. Jain अधीक्षक

महानगर २, शिवाजी नगर



शैलेन्द्र द. जल्लवार

बी.कॉम., एल.एल.बी.

अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)

फोन : २३२२५२६, २३२७४४७

email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.

Advocate High Court

105, Vikas Heights, Santoshmata Road, Kalyan (West)

Tel. : 2322526, 2327447

email : lawmon2011@yahoo.com

Format - A  
Circular No. 28/2021

To  
Maharashtra Real Estate Regulatory Authority  
Housefin Bhavan, Plot No. C-21  
E Block, Bandra Kuria Complex,  
Bandra East, Mumbai 400 051



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LEGAL TITLE REPORT

Sub: All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
281	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80	800
		0-00-20	
Total →			2576

belonging to Shri Velji Vishram Patel and Shri Ramji Premji Patel

I have investigated the title of the above said property on the request of M/s. SM Life Space Private Limited to investigate their right to develop the above said property on the basis of documents submitted as under:

1) Description of the property

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
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281	4	0-07-80	800
		0-00-20	
Total →			2576

belonging to Shri Velji Vishram Patel and Shri Ramji Premji Patel

2) Documents of allotment of property

- Extracts of 7/12.
- Relevant Mutation Entries.
- Deed of Conveyance dated 15.04.1994 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No.1387/1994 made and executed between Shri Rajaram Balu Mukadam as the Owner and Shri Harji Vishram Patel and Shri



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- Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 1 admeasuring 356 sq. mtrs.
- (iv) Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2679 / 1992 made and executed between Shri Ganpat Balu Patil for self and natural guardian of Manish and Prashant and Charudatt Ganpat Patil as the Owners and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 2 admeasuring 1090 sq. mtrs.
- (v) Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2680 / 1992 made and executed between Shri Ganpat Balu Patil as the Owner and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No.185 Hissa No.15 admeasuring 100 sq.mtrs, Survey No.281 Hissa No.3 admeasuring 230 sq. mtr and Survey No. 281 Hissa No. 4 admeasuring 800 sq. mtrs.
- (vi) Gift Deed dated 29.01.2019 registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.876/2019 executed by Shri Harji Vishram Patel in favour of Shri Velji Vishram Patel.
- (vii) Development Agreement for Sale dated 06 08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6350/2019 made and executed between Shri Ramji Premji Patel and Shri Velji Vishram Patel as the Owners and M/s. SM Life Space Private Limited as the Developer
- (viii) General Power of Attorney dated 06.08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6351/2019 executed by Shri Ramji Premji Patel and Shri Velji Vishram Patel in favour of M/s. SM Life Space Private Limited.
- (ix) Search Reports dated 17.10.2018 issued by Shri Sachin Patil.
- (x) Search Reports dated 29.06.2021 issued by Shri Sachin Patil.
- (xi) Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authnthy under No. SROT/BSNA/2501/BP/Kon-75/ 1399/2021 dated 31.12.2021.

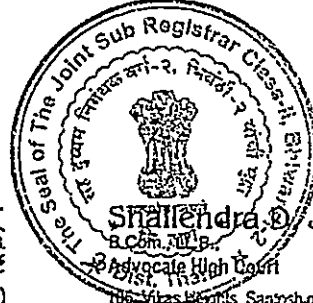
3) 7/12 extracts or property card

(i) Extracts of 7/12 issued by Talathi Saja Kon, Taluka Bhiwandi, District Thane dated 22.02.2022

(ii) Mutation Entry

4) Search Reports

Search reports dated 29.06.2021 for 27 years from 1995 to 2021 carried out in the Office of Sub-Registrar of Assurances at Bhiwandi.



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वीराम. एलएन.बी.  
अंडव्होफेट हायकोर्ट

१०५, विकास हाईवेस, संतोषीमाता रोड, कल्याण (प)  
फोन : २३२२५२६, २३२७६२०  
email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com. LL.B.  
Advocate High Court

105, Vikas Highways, Santoshmata Road, Kalyan (West)  
Tel. : 2322526, 2327447  
email : lawmen2011@yahoo.com

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the owners to the said property is clear, marketable and without any encumbrances and M/s. SM Life Space Private Limited is well and sufficiently to develop the aforesaid property.

(1) Owners of the land

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
281	1	0-03-55	355
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281	3	0-02-30	230
281	4	0-07-80 0-00-20	800
Total →			2576

belonging to Shri Velji Vishram Patel and Shri Ramji Premji Patel

(2) Qualifying comments

On going through the above documents, it appears that Shri Ramji Premji Patel and Shri Velji Vishram Patel are the owners of the above said property.

It further appears that by and under the Development Agreement dated 06.08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6350/2019 the said owners granted the development rights in respect of the abovesaid property to M/s. SM Life Space Private Limited at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the Power of Attorney on 06.08.2019 in favour of M/s. SM Life Space Private Limited and the same are registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 6351/2019.

It further appears that the Promoter have followed the requisite procedure under law and obtained the building commencement certificate from the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-89/CC/ 05/2021 dated 03.01.2022.

The necessary search at the office to Sub-Registrar of Assurances at Bhiwandi has been taken and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.




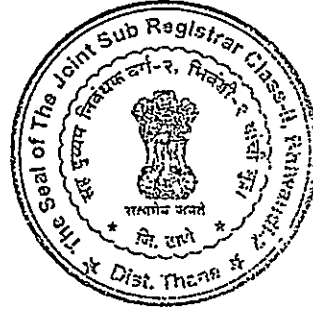
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On going through the above documents I am of the opinion that the title of the owners to the above said property is clear, marketable and free from encumbrances and doubts and in terms of above referred Agreements and in accordance with the plans and permissions and exemption order and further extensions / renewal as recited hereinabove, M/s. SM Life Space Private Limited is well and sufficiently to develop the aforesaid property and to sell the flats / units therein constructed to any intending purchasers.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Bhiwandi and in the event there are any new or additional documents which are not furnished to me or the facts may be different or informed to me subsequently, it could have material impact on my observations and conclusions.

- 3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

  
(S.D. JALLAWAR)  
Advocate

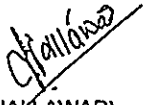


शैलेन्द्र द. जल्लवार  
बी.कॉम., एल.एल.बी.  
अडवोकेट हायकोर्ट  
१०५, विकारा हाईदस, संतोषीभाता रोड, कल्याण (प)  
फोन : २३२२५२६, २३२४४४३  
email : lawmon2011@yahoo.com

Shailendra D. Jallawar  
B Com , LL.B ,  
Advocate High Court  
105, Vikas Heights, Santoshmata Road, Kalyan (West)  
Tel. : 2322526, 2327447  
email : lawmen2011@yahoo.com

#### FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Deed of Conveyance dated 15.04.1994 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No.1387/1994 made and executed between Shri Rajaram Balu Mukadam as the Owner and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 1 admeasunng 356 sq. mtrs.
4. Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2679 / 1992 made and executed between Shri Ganpat Balu Patil for self and natural guardian of Manish and Prashant and Charudatt Ganpat Patil as the Owners and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 2 admeasuring 1090 sq mtrs.
5. Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2680 / 1992 made and executed between Shn Ganpat Balu Patil as the Owner and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No.185 Hissa No.15 admeasuring 100 sq.mtrs, Survey No.281 Hissa No.3 admeasuring 230 sq. mtr and Survey No. 281 Hissa No. 4 admeasuring 800 sq mtrs
6. Gift Deed dated 29.01.2019 registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.876/2019 executed by Shri Harji Vishram Patel in favour of Shri Velji Vishram Patel.
7. Development Agreement for Sale dated 06 08 2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6350/2019 made and executed between Shri Ramji Premji Patel and Shri Velji Vishram Patel as the Owners and M/s. SM Life Space Private Limited as the Developer
8. General Power of Attorney dated 06 08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under senal No. 6351/2019 executed by Shri Ramji Premji Patel and Shri Velji Vishram Patel in favour of M/s. SM Life Space Private Limited.
9. Search Reports dated 17.10.2018 issued by Shri Sachin Patil.
10. Search Reports dated 29.06 2021 issued by Shri Sachin Patil.
11. Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-75/ 1399/2021 dated 31.12.2021.

  
(S.D. JALLAWAR)  
Advocate

गाव नमुना सात

अहवाल दिनांक : 03/10/2018

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१  
यातील नियम ३, ५, ६ आणि ७ )

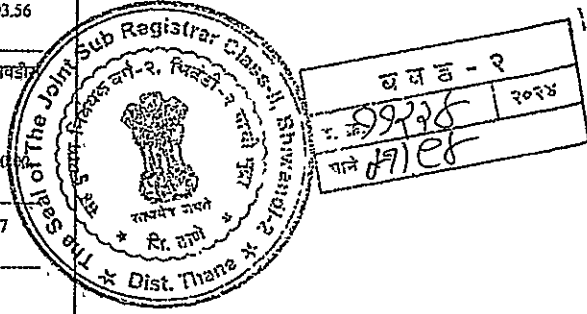
गाव :- कौल  
गट क्रमांक व उपविभाग : 281/1

तालुका :- भिवंडी

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक :- व दिनांक :-

गट क्रमांक व उपविभाग 281/1	भूपातणा पद्धती भोगवटदार वर्ग - I	भोगवटदाराचे नाव	क्षेत्र	आकार आणि पै	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	रामजी प्रेमजी पटेल हरजी विश्राम पटेल सामाईक क्षेत्र	0.03.56	0.03.56	0.27	( 2743 ) ( 2743 )	609	कुळाचे नाव इतर अधिकार
जिरायत							
बागायत							
नरी							
वरकस							
इतर							
एकुण क्षेत्र							
पोटखराब (लागवडी अयोग्य)							
वर्ग (अ)							
वर्ग (ब)							
एकुण पै							
आकारणी							
जुडी-किरा- विशेष							
आकारणी							



गाव नमुना बारा

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम २९ )

गाव :- कौल  
गट क्रमांक व उपविभाग : 281/1

तालुका :- भिवंडी

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक :- व दिनांक :-

वर्ष	खरीप	पिकांखालील क्षेत्राचा तपशील						निर्मळ पिकांखालील क्षेत्र		लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
		मिश्र पिकांखालील क्षेत्र	घटक पिके व प्रत्येकांखालील क्षेत्र		पिकाचे नाव		जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
2015-16	खरीप							भात		0.0356				
2016-17	खरीप							भात		0.0356				
2017-18	खरीप							भात		0.0356				

अहवाल दिनांक : 03/10/2018

गाव नमुना सात

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१  
यातील नियम ३, ५, ६ आणि ७ )

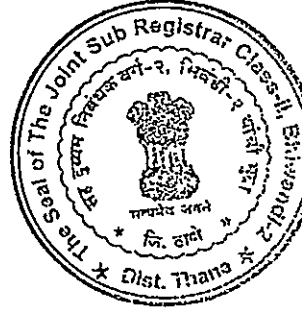
गाव - कोन  
गट क्रमांक व उपविभाग : 281/2

तालुका - भिवंडी

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक : 5210 व दिनांक : 23/04/2018

गट क्रमांक व उपविभाग 281/2	भुधारणा पद्धती भोगवटादार वर्ग - 1	भोगवटदाराचे नाव	
शेतीचे स्थानिक नाव	क्षेत्र आकार आणि पै	पो.ख.	फे.फा
क्षेत्र एकक हे आर चौ मी	रामजी प्रेमजी पटेल हरजी विश्राम पटेल -----सामाईक क्षेत्र-----	0 10 90 0 37	( 2744 ) ( 2744 )
जिरायत 0 10 90			609
वागायत -			कुळाचे नाव
तरी -			इतर अधिकार
वरकस -			तुकडा
इतर -			
एकुण क्षेत्र 0 10 90			
पोटखराय (सागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकुण पो 0 00 00			
आकारणी 0.37			
जडी किवा विशेष आकारणी			
	(551),(1230),(2310),(2579),(2744),(5210)		सीमा आणि भुनापन चिन्ह



गाव नमुना बारा

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )

गाव - कोन  
गट क्रमांक व उपविभाग : 281/2

तालुका - भिवंडी

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक : 5210 व दिनांक : 23/04/2018

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळ पिकाखालील क्षेत्र			सागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्रणाचा सकेल क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			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		
2015-16	खरीप							भात		0 10 90				
2016-17	खरीप							भात		0 10 90				
2017-18	खरीप							भात		0 10 90				

अहवाल दिनांक : 03/10/2018

गाव नमुना सात

अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१  
यातील नियम ३, ५, ६ आणि ४ )

गाव :- कौन तालुका :- भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक :- व दिनांक :-  
गट क्रमांक व उपविभाग : 281/3

गट क्रमांक व उपविभाग 281/3	भुधारणा पद्धती भोगवदादार वर्ग - I	भोगवदादाराचे नाव		क्षेत्र	आकार आणि पै	पो.ख.	के.फा	खाते क्रमांक
क्षेत्र पकक हे.आर.ची.मी	रामजी भेमजी पटेल हरजी विश्राम पटेल -----सानाईक क्षेत्र-----	0.02.30	0.02.30	0.08	( 2745 ) ( 2745 )	609	कुळाचे नाव इतर अधिकार सुकडा	
बागायत - तरी - वरकत - इतर -								
एकूण क्षेत्र	0.02.30							
पोटखराब (सागवडीत अयोग्य) वर्ग (अ) - वर्ग (ब) - एकूण पो ख	0.00.00							
आकारणी	0.08							
जुडी किंवा - विशेष आकारणी								
(1230),(1672),(1783),(1826),(2403)								सीमा आणि भुसापन चिन्ह



ख व ड - १  
द. क्र. ११२२/११ २०१४  
पाने २३/१४

गाव नमुना बारा

अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम २९ )

गाव :- कौन तालुका :- भिवंडी जिल्हा - ठाणे शेवटचा फेरफार क्रमांक :- व दिनांक :-  
गट क्रमांक व उपविभाग : 281/3

वर्ष	हे.आर.ची.मी	पिकाखालील क्षेत्राचा तपशील						निर्भळ पिकाखालील क्षेत्र	लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा			
		मिश्र पिकाखालील क्षेत्र	घटक पिके व प्रत्येकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र								
वर्ष	हे.आर.ची.मी	मिश्र पिकाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.ची.मी	हे.आर.ची.मी		हे.आर.ची.मी	हे.आर.ची.मी		हे.आर.ची.मी	हे.आर.ची.मी		हे.आर.ची.मी		
2015-16	खरीप							भात		0.0230				
2016-17	खरीप							भात		0.0230				
2017-18	खरीप							भात		0.0230				



अहवाल दिनांक : 03/10/2018

गाव नमुना सात

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१  
यातील नियम ३, ५, ६ आणि ७ )

गाव - कोन  
गट क्रमांक व उपविभाग : 281/4

तालुका - भिवंडी

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक : --- व दिनांक : ---

गट क्रमांक व उपविभाग 281/4	भुधारणा पद्धती भोगवटदाराचे नाव	भोगवटदाराचे नाव			
शेतीचे स्थानिक नांव	क्षेत्र	आकार आणि पै	पो.ख.	फेर.फा	खाते क्रमांक
क्षेत्र एकक हे आर चौ मी	रामजी प्रेमजी पटेल हरजी विश्राम पटेल -----सामाईक क्षेत्र-----	0 07 80	0 07 80	0 89 0 00 20	609 कुळाचे नाव इतर अधिकार तुकड्या
जिरायत					
वानायत					
तरी					
वरकस					
इतर					
एकुण क्षेत्र 0 07 80					
पोटखराव (लागवडीस अयोग्य)					
वर्ग (अ) 0 00 20					
वर्ग (ब) -					
एकुण पो 0 00 20					
ख					
आकारणी 0 89					
जडी किंवा विशेष आकारणी					
	(1230),(1672),(1785),(1826) (2403)				सीमा आणि भूमापन चिन्हे



व व ड - २  
दि. क्र. 09228 २०२४  
पत्रे

गाव नमुना बारा

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )

गाव - कोन  
गट क्रमांक व उपविभाग : 281/4

तालुका - भिवंडी

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक : --- व दिनांक : ---

वर्ष	हेगाळ	मिश्रणाचा संकेत क्रमांक	पिकाखालील क्षेत्राचा तपशील						निर्भळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
			जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			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	हे आर चौ मी	हे आर चौ मी	हे आर चौ मी	हे आर चौ मी	हे आर चौ मी	
2015-16	खरीप							भात		0 0780					
2016-17	खरीप							भात		0 0780					
2017-18	खरीप							भात		0 0780					



महाराष्ट्र शासन

गाव नमुना सारा ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र अर्थदायक संपादन अधिनियम आणि नोंदवृत्त ( अर्थदायक व पुर्तुकीत करणे ) नियम, १९७१ धार्यास नियम ३.५.१ अन्वये ]

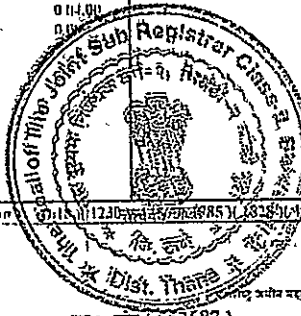
फॉर्म ( 552687 )  
PIN 32286435989

गाव नमुना :- भिवंडी  
भूमापन क्रमांक व उपविभाग : 185/5

जिल्हा :- ठाणे



अधिकार प्रतिसादी	सुट्टी क्र.	भूमिपत्रादाखले नाव	क्षेत्र	आकार	पो.ख.	फे.क्र.	जुद्ध, मंजूर व इतर अधिकार
अधिकारी	1157	महादेव धारुण मूलक	0.03 00	0 08	( 1848 )		जुद्धाचे नमुने व धड
0114.00							इतर अधिकार कुत्रा
0.00							सुट्टीपत्र क्र.0102 1157
							अंतिम वेळच्या प्रमाणे 5210 म रिनक 23/04/2018
							श्रीमान अधिष्ठापक जिल्हा



ख व ड - २  
२१२२४ २०२४  
[Signature]

गाव नमुना सारा ( भिमाची नोंदवृत्त )

[ महाराष्ट्र अर्थदायक संपादन अधिनियम आणि नोंदवृत्त ( अर्थदायक व पुर्तुकीत करणे ) नियम, १९७१ धार्यास नियम ३.५ ]

फॉर्म :- फॉर्म ( 552687 )

गाव नमुना :- भिवंडी

जिल्हा :- ठाणे

रिजिस्ट्रार ऑफिस								सामाजिक न्याय		श्रेणी
क्र.	प्रमाण	सामाजिक प्रमाण	सामाजिक प्रकार	सामाजिक नाव	वैयक्तिक	अवैयक्तिक	वैयक्तिक	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१५-२०	महाराष्ट्र				हे.मा. पो.ख.	हे.मा. पो.ख.				० ०४००

सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

'संपादन करणाऱ्याची कोणत्याही प्रकारची जबाबदारी राहिली नाही.'  
दिनांक :- 21/03/2023  
महाराष्ट्र शासनाचा पत्ता :- 272100104212900000320231482

( नाव :- सामाजिक न्याय )  
( आधी सामाजिक न्याय )  
[Signature]  
**(श्री. बी. आर. पाटील)**  
तलाठी साह्या कोन  
ता. भिवंडी, जि. ठाणे



महाराष्ट्र शासन



खतव्याचा अमृत यंत्रालय

**तहसीलदार व कार्यकारी दंडाधिकारी, भिवंडी यांचे कार्यालय.**

पत्रव्यवहाराचा पत्ता : जुना जकात नाका, आगा रोड भिवंडी, ता. भिवंडी, जि. ठाणे. ४२१३०२

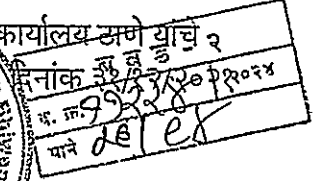
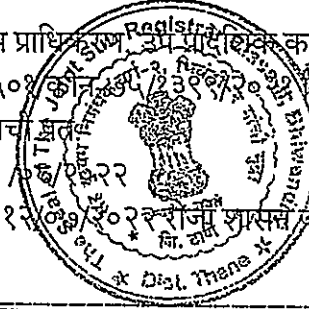
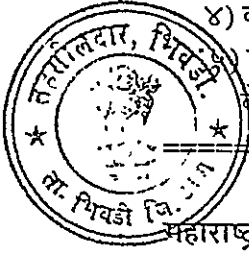
दुरध्वनी क्र ०२५२२ - २५७३५३ ई-मेल : tahbhiwandi@gmail.com

क्र.महसूल/क.१/टे.१०/सनद/एसआर-२८/२०२२/६७६४

दिनांक १२/०७/२०२२

वाचले :-

- १) अर्जदार श्री. रामजी प्रेमजी पटेल व इतर यांचे कु.मु.धा म्हणुन श्री. महेश अवचर गाला रा. पाचपाखडी ठाणे, जि.ठाणे यांचा दि.२७/०६/२०२२ रोजीचा अर्ज व अर्जदार यांनी दाखल केलेले दि.२२/०६/२०२२ रोजीचे बंधपत्र/ सत्यप्रतिज्ञापत्र.
- २) महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्रमांक एनएपी-२०२१/प्र.क्र.११८/ज-१ अ, दिनांक १३ एप्रिल, २०२२
- ३) नियोजक. मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या प्रादेशिक कार्यालय अणे यांचे २ कडील क्र./एसआरओटी/भिपअक्षे/२५०४/कोन.अणे/२३/१९/२० दिनांक ३०/०६/२०२२ रोजीचा कर्मेसमेन्ट कर्मेसमेन्ट दाखल्याची प्रती
- ४) कार्यालयीन मंजूर टिप्पणी दिनांक : ३०/०६/२०२२ रुपांतरीत व अकृषिक कर रक्कम दि. १२/०७/२०२२ रोजी शासनाला केलेबाबत सादर केलेल्या चलनाच्या छायांकित प्रती.



परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ब/ ४२क/ ४२ड मधील तरतुदीन्वये भोगवटादास द्यावयाची सनद (अकृषिक वापराची परवानगी )

ज्याअर्थी, श्री. रामजी प्रेमजी पटेल व इतर यांचे कु.मु.धा म्हणुन श्री. महेश अवचर गाला रा. पाचपाखडी ठाणे, जि.ठाणे यांनी महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२ब/ ४२क/ ४२ड च्या तरतुदीन्वये खालील जमीन मिळकतीची सनद मिळणेकामी मागणी केली आहे.

जमीनीचा तपशील  
मौजे कोन, ता. भिवंडी

स.नं./हि.नं	एकूण क्षेत्र (चौ.मी.)	पैकी क्षेत्र (चौ.मी.)	भूधारणा पध्दती	भोगवटादाराचे नाव	इतर हक्क
१८५/१५	१००	१००	वर्ग-१	रामजी प्रेमजी पटेल व इतर-१	निरंक
२८१/१	३५६	३५६	वर्ग-१	रामजी प्रेमजी पटेल व इतर-१	निरंक
२८१/२	१०९०	१०९०	वर्ग-१	रामजी प्रेमजी पटेल व इतर-१	निरंक
२८१/३	२३०	२३०	वर्ग-१	रामजी प्रेमजी पटेल व इतर-१	निरंक



खंड - २
द. नं. ११२२४
२०२४
पत्र १०१०४

८००	वर्ग-१	रामजी प्रेमजी पटेल व इतर-१	निरंक
एकूण क्षेत्र	२५७६-०० चौ.मी.		

उक्त जमीन मिळकतीची रहिवास व वाणिज्य या अकृषिक प्रयोजनार्थ वापरापोटी रुपांतरीत कर रक्कम रु. २५७६/- चलन क्र. GRN MH00 4852543 202223M व अकृषिक कर रक्कम रु. ४६३७/- चलन क्र. GRN MH00 4852920 202223M दि. १२/०७/२०२२ अन्वये शासन भरणा केलेली आहे.

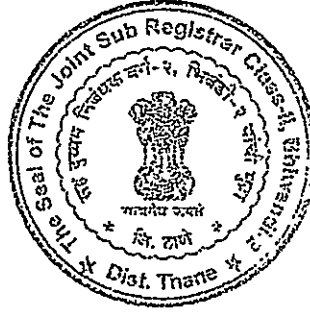
त्याअर्थी आता उक्त संहितेमधील तरतुदीच्या नियमांच्या आणि खालील शर्तीना अधिन राहून उपरोक्त जमीनीच्या धारकास सदर जमीनीवर, उक्त नमूद करण्यात आलेला अकृषिक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम ४२ब अन्वये सनद देण्यात येत आहे.

- वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाचे पूर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.
- जमीनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरु करण्यापूर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी घेणे आवश्यक राहिल.
- मा. जिल्हाधिकारी/ नियोजन प्राधिकरण यांचे मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भूखंड करून विक्री करता येणार नाही.
- नियोजन प्राधिकरणाच्या मान्यतेने सदर जमीनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास, त्याची माहिती अशा मंजूरीपासून ३० दिवसांच्या आत मा. जिल्हाधिकारी यांना देणे बंधनकारक राहिल.
- अकृषिक वापर अनुज्ञेय करण्याच्या या सनदेव्यतिरिक्त वित्तीय संस्था/ नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील वित्तीय आदेशाची मागणी करू नये.



(अधिक पाटील)  
तहसीलदार, भिवंडी.

- प्रत:- १) अपर मंडळ अधिकारी, भिवंडी यांचेकडे माहितीसाठी व पुढील कार्यवाहीसाठी.  
२) तलाठी साझा, कोन यांना माहितीसाठी व पुढील कार्यवाहीसाठी.  
३) अर्जदार श्री. रामजी प्रेमजी पटेल व इतर यांचे कु.मु.धा म्हणून श्री. महेश अवचर गाला रा. पाचपाखडी ठाणे, जि.ठाणे यांना माहितीसाठी.



कलड - २
स. क्र. ११२२४ / २०१४
कोने १५६४

Index-2 ( सूची - २ )



06/08/2019

सूची क्र.2

दुय्यम निबंधक - सह दु नि भिवडी 2

दस्त क्रमांक . 6350/2019

नोदणी :

Regn 63m

गावाचे नाव - कोन	
(1) विलेधाना प्रकार	वेन्दुलपॉस्ट जेटीमेंट
(2) मोचदता	25654500
(3) बाजारभाय (माटेपट्टयाच्या बाबतितपट्टाकार आकाराची देणे की पट्टेदार हे नमुद करावे)	6488000
(4) भू-आपण, पोटाहिल्ला व घरकामाक (असल्यास)	1) पाकिफेने नाव ठाणे इतर धर्मन : इतर माहिती: मोबे.कोण या.भिवडी येथील सर्व्हे न.185 हिस्सा न.15 क्षेत्र 100 चौ.मी.सर्व्हे न.281 हिस्सा न.1 क्षेत्र 356 चौ.मी.सर्व्हे न.281 हिस्सा न.2 क्षेत्र 1090 चौ.मी.सर्व्हे न.281 हिस्सा न.3 क्षेत्र 230 चौ.मी.सर्व्हे न.281 हिस्सा न.4 क्षेत्र 800 चौ.मी एकूण क्षेत्र 2576 मोचदता न्हूनत 43 टक्के निवाली बांधकाम व 50 टक्के कर्मशीयल बांधकाम मूळ मासकास देत आहे अभिनिर्णय क्र 491 /2019 घटतेले मुदाकमुल्लक व 1282800 /-( ( Survey Number : 185/15,281/1,2,3,4 , ) )
(5) क्षेत्रफळ	1) 2576 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात वसेल तेव्हा.	
(7) दस्तऐवज करून देना-या/सिद्धत देवना-या पदाकाराचे नाव किंवा दिवाणी न्यायातयाचा हुकुमनामा किंवा अदला असल्यास,प्रतियादिचे नाव व पत्ता.	1): नाव:-रानजी येमवी पटेम -- वय:-58; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- केएन टिम्बर मार्ट कपार्कट , ब्लॉक नं: कल्याण भिवडी रोड, रोड नं: कोन भिवडी , महाराष्ट्र, ठाणे पिन कोड-421311 पॅन न:-AAWPP8971H 2): नाव:-नेलजी विराम पटेम -- वय:-71; पत्ता:-प्लॉट नं: सदनिका,क्र 1101/3, माळा नं. - , इमारतीचे नाव: धड्डीया वसंत वेती, ब्लॉक नं. - , रोड नं: यंघारे कल्याण , महाराष्ट्र, ठाणे, पिन कोड:-421301 पॅन न:-AHFPP5454K
(8) दस्तऐवज करून देना-या पदाकाराचे व किंवा दिवाणी न्यायातयाचा हुकुमनामा किंवा अदला असल्यास,प्रतियादिचे नाव व पत्ता	1). नाव:-जे.एस एन हार्डक स्पेस प्रा.ली तर्फे वायरेक्टर महेश अवधर गाता -- वय:-44; पत्ता:-प्लॉट नं: सदनिका,क्र.1302, माळा नं. - , इमारतीचे नाव: प्राशन रोड, ब्लॉक नं. - , रोड नं: पांघपावाथी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400804 पॅन न:-ABCCS3864L
(9) दस्तऐवज करून दिव्याचा दिनांक	08/08/2019
(10) दस्त नोंदणी केव्याचा दिनांक	06/08/2019
(11) अनुक्रमांक, लॅट व लॉट	6350/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1282800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह-दुय्यम निबंधक वर्ग-२  
भिवडी-२

मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त क्र. 491/2019

मुद्रांक शुल्क आकारलेला निवडलेला अनुच्छेद:-

(f) 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.





सर्वतन्त्राचार अमृत महोत्सव



एमएमआरडीए  
MMRDA

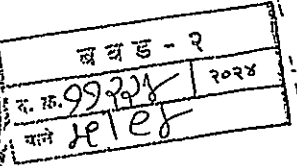
No. SROT/BSNA/2501/BP/Amended CC/Kon-75/1696/2022

Date: 29 DEC 2022

**AMENDED COMMENCEMENT CERTIFICATE**

To,

Shri. Mahesh A. Gala (POA)  
M/s SM Life Space Pvt. Ltd.  
1302, Primepost Building  
Near Mohan Marriage Garden,  
Panchpakradi Phane



Sir,

With reference to your application No. Nil, dated 15.06.2022 for the grant of sanction of Amended Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work of Residential & Commercial Building (Wing-A & B) on land bearing S. No. 185, H. No. 15, S. No. 281, H. No. 1, 2, 3 & 4 of Vill. Kon, Tal -Bhiwandi, Dist-Thane on gross plot admeasuring 2,576.00 Sq.m., and net plot area admeasuring 2,095.50 Sq.m., with permissible Built-up Area of 4717.40 Sq.m. (comprising of Base FSI of 1.10 + Premium FSI of 0.30 + Ancillary FSI upto 60% (for Residential) and 80% (for Commercial) of (proposed Base + Premium FSI)) and proposed Built-up Area of 4710.57 sq.m. (comprising of Base FSI of 1.10 + Premium FSI of 0.27 + Ancillary FSI 60% (for Residential) and 80% (for Commercial)) as depicted on Drawing Sheets (Total 3 Nos.), the Amended Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

**Viz:-**

1. This 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 shall remain valid for four years in the aggregate but shall have to be renewed every year from the date of its issuance. The application for renewal of Commencement Certificate shall be made before expiry of one year if the work is not already commenced. Provided that, no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid if the work is completed. Such renewal can be done for three consecutive terms of one year after which

**Mumbai Metropolitan Region Development Authority**

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No 2, Majiwada, Thane (W) - 400 601  
Tel. (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro thane@mailmmrda.maharashtra.gov.in

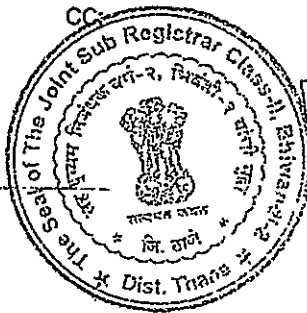


बय ड - २	
नं. ड. ११२२४	२०२४
घर २०/२४	

proposals shall have to be submitted to obtain fresh development permission under section 44 of the said Act. Such proposals shall be scrutinized as per rules and regulations and proposed DP applicable at that time and shall be binding on the applicant;

4. 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 or under him;
5. The provisions in the proposal which are not confirming to applicable Unified Development Control & Promotion Regulation (UDCPR) and other acts are deemed to be not approved;
6. 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;
7. 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;
8. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
9. The applicant shall provide, at his own cost, the infrastructural 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;
10. The structural design, building materials, installations, electrical installations, etc. shall be in accordance with the provision as prescribed in the National Building Code/ and as per UDCPR 2020;
11. The land vacated in consequence of the enforcement of the set-back rule shall form part of public street in future;
12. The applicant shall permit the use of the internal access roads to provide access to adjoining land;
13. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer;
14. The applicant shall 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 well settled;
15. Prior permission is necessary for any deviation/ change in approved plan;
16. The owner and the architect are fully responsible for any ownership, boundary and area

- disputes. In case of any dispute, MMRDA will not be responsible;
17. Actual on site demarcation of the plot under reference is to be done through TILR by Owner prior commencement of the construction on site;
  18. If any discrepancy found in paid charges, the applicant shall be liable to pay the same;
  19. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site;
  20. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable;
  21. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site;
  22. To follow the duties and responsibilities as per provisions in Appendix C of UDCPR is mandatory to Engineer/ structural engineer/ supervisor/ town planner/ licensing Site Engineer/ Geotechnical Engineer/ owner/ developer;
  23. 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;
  24. 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;
  25. The responsibility of structural and other stability and safety of proposed buildings shall lie with Owner and concerned expert, consultant, executant appointed by Owner;
  26. The applicant shall abide by and be solely responsible for all the conditions of all the NOCs/ Clearances obtained/ required to be obtained from the competent Authorities for the proposed development on the land under reference;
  27. 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 on the applicant;
  28. The applicant shall install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted before applying for Occupancy Certificate;
  29. All the conditions of Metro NOC dated 13.11.2020 issued by Metro Project Implementation Unit, MMRDA for the development proposal under reference shall be binding on the applicant. Further, applicant is required to renew the said NOC from Metro PIU dt. 13.11.2020 and submit a copy of the same to MMRDA before commencing work on site as per this amended



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स. क्र. ११२१६	२०२४
पाने ४१/८६	






ख व ड - २
न. क्र. ११२२४/२०२४
दि. २२/०६

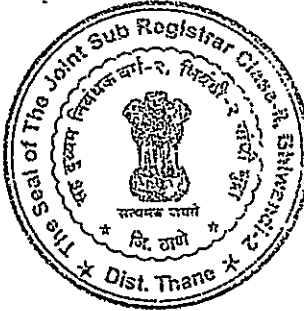
30. All the conditions of NOC dated 04.02.2019 issued by MSRDC for the development proposal under reference shall be binding on the applicant;
31. The applicant shall make provisions for dedicated Solid waste management system to treat 100% wet waste being generated on site as per Regulation no. 13.5 of sanctioned UDCPR before applying for Occupancy Certificate. Further, the provisions of Regulation No. 13.5 shall be binding on applicant.
32. Applicant is required to pay Labor Welfare Cess of amount ₹ 14,42,794.00.00/- (Rupees Fourteen Lakh Forty Two Thousand Seven Hundred Ninety Four Only). It is binding on the applicant to pay Labor Cess in stages or in whole as per the Labor Cess Act. Applicant is required to make the payment of Labor Cess to 'Maharashtra Building and Other Labor Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit a copy of receipt to MMRDA before applying for Occupancy Certificate. If any discrepancy is found in payment of Labor Cess charges, the applicant shall be liable to pay the same;
33. The present approval is granted in accordance to the provision of 'Note' under Table-9-D under Reg. No. 9.28.4 of UDCPR subject to provision of Sprinkler System for firefighting to be provided in entire building. It shall be binding on the applicant to provide the Sprinkler System for firefighting in entire building in both Wing A & B before applying for Part/ Full Occupancy Certificate;
34. All conditions of provisional NOC granted by Director, Maharashtra Fire Services dt. 09.06.2022 shall be binding on applicant. Further, applicant is required to obtain revised NOC from Director, Maharashtra Fire Services in accordance to the amended building plans approved along with this Amended Commencement Certificate and submit the same to MMRDA before commencement of work on site as per this Amended Commencement Certificate. If any further modifications with regards to fire safety are proposed by Director, Maharashtra Fire Services in the plans approved herewith at any stage, it shall be necessary for applicant to obtain revised permission from MMRDA accordingly. Further, applicant shall obtain final NOC from Director, Maharashtra Fire Services before applying for Occupancy Certificate;
35. It shall be the responsibility and liability of the applicant to ensure adequate and continuous supply of water to the entire project as per notarized undertaking dated 25.06.2022 submitted by applicant;
36. The present approval is being granted considering the plot boundary as shown on the measurement plan certified by TILR for the land under reference having M.R N. 11256/2018 submitted by applicant. However, this should not be construed as certification of boundary of the land under reference by MMRDA. Applicant shall be solely responsible for any future disputes arise with regards to the boundary of the land under reference and MMRDA shall stand indemnified in this regard. Further, applicant shall submit final measurement plan certified by Dy. SLR, Bhiwandi showing plot boundary before 6 months from the date of

- submitting intimation of completion of plinth;
37. The applicant shall hand over land under 30 m wide DP road affecting the plot to MSRDC and submit 7/12 extract/ PR Card in the name of MSRDC for the same before applying for OC. If any difference is observed in the area of land handed over to MSRDC than the present area under 30 m wide DP road which is deducted from gross plot area of the land under reference for F.S.I. calculations, then it shall be binding on the applicant to incorporate such change of area in the proposal and take revised approval from MMRDA for the same;
38. The applicant shall install Electric Sub – Station as per Regulation no. 3.6 of sanctioned UDCPR which shall be made operational on site before application for Occupancy Certificate.

Copy to,

1. Shri. Durraj Shamim Kamankar (Engineer)  
M/s. K K and Associates  
120/305, N. G. Compd. Ideal Bldg.  
1st floor, Opp. Post Office, College Road,  
Dhamankar Naka, Bhiwandi 421 302, Dist. Thane
2. Copy forwarded to:  
The Collector,  
Collector Office, Thane.  
as required u/s 45 of MR & TP Act, 1966.

  
(Amoi Bhagat)  
Planner, MMRDA.

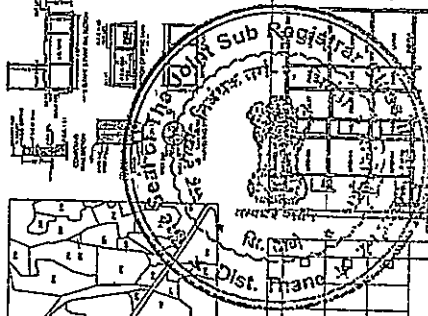
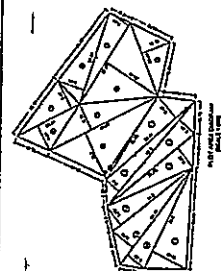


बळड - २	
सं. क्र. ९९२२४	२०२४
पाने ५३ एड	

<p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p> <p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p>		<p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p> <p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p>	
<p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p> <p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p>		<p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p> <p>पञ्जाब प्रान्त, जलियाँवाला बाग, लाहौर</p>	

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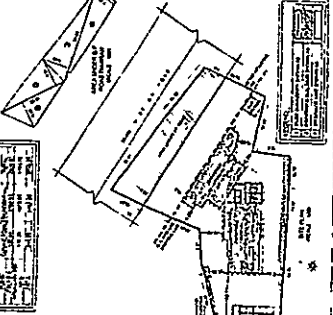
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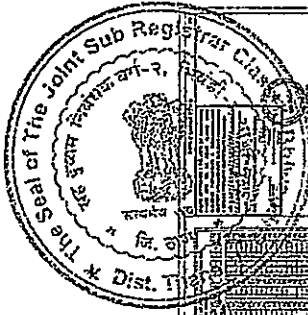
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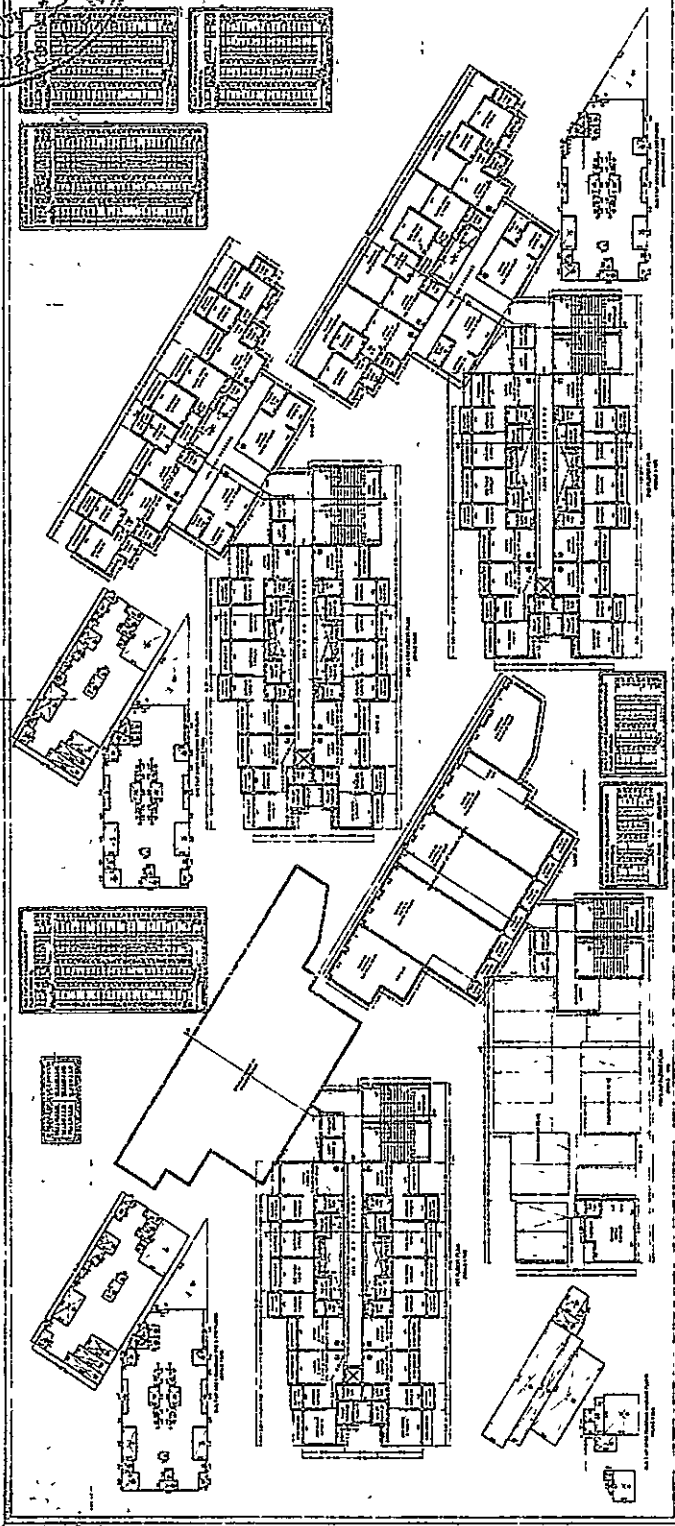
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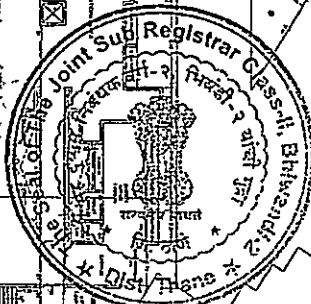
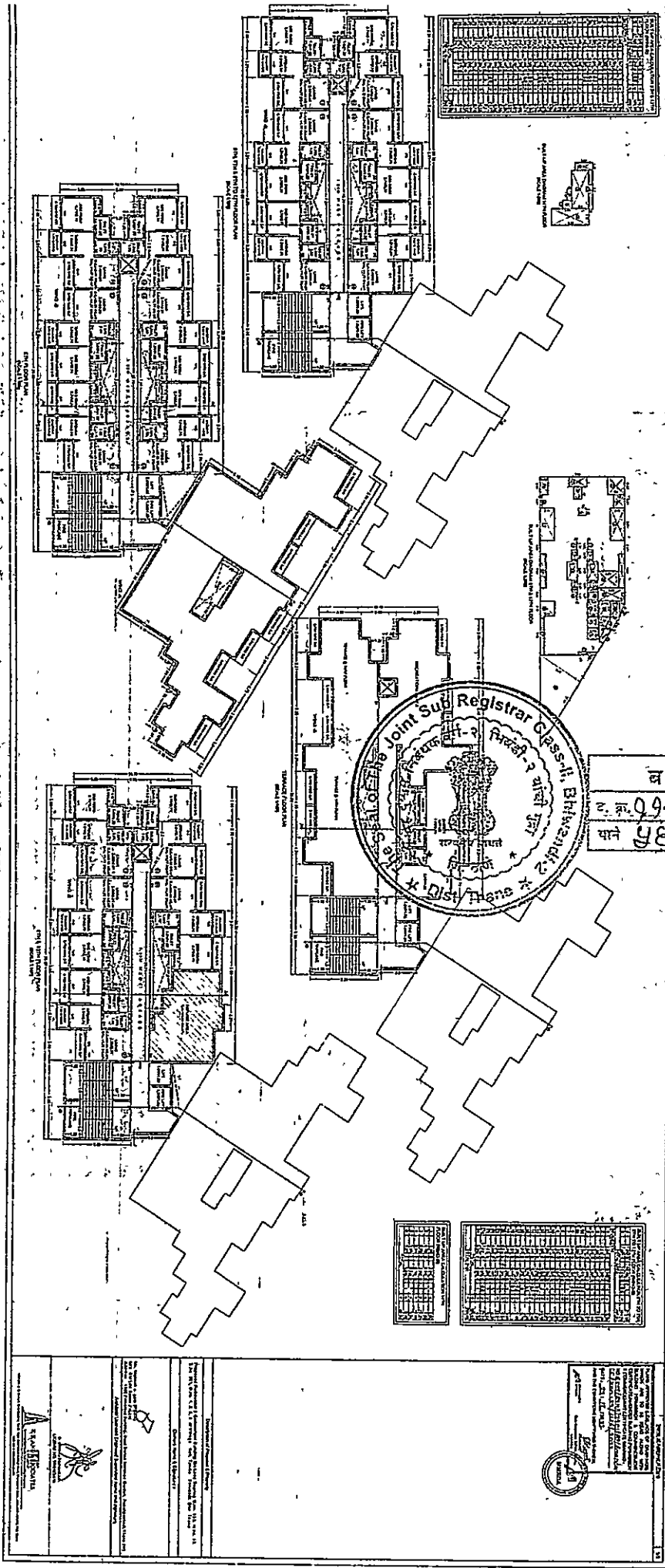
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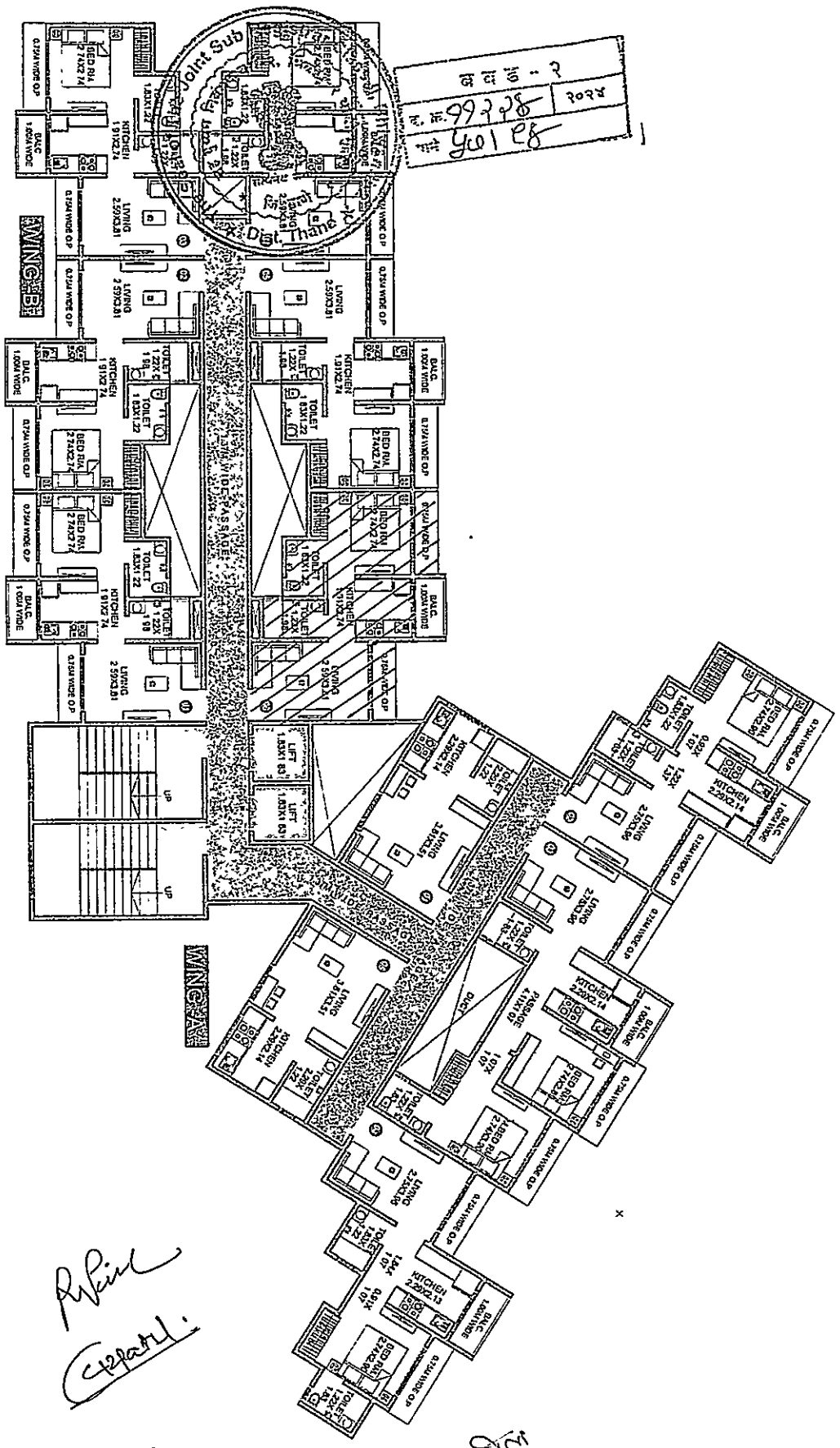
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	<p> <b>Joint Sub Registrar</b>          Ghosehli, Bhawanipatna, Dist. Bonga       </p>	<p>         Date: _____          Signature: _____          Seal: _____       </p>
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5TH FLOOR - B-WING

3RD - 7TH, 9TH - 12TH FLOOR PLAN

FLOOR NO # 506



R. P. K. Gupta



लता राजेश पारधील

Annexure E



ख ब ड - २	
द. क्र. ११२४	२०२४
नाम: JUEB	

AMENITIES

Flooring	Living/ dining, bedroom& passage :2'0" x 2'0"Vitrified tiles
	Kitchen :- Standard vitrified tile flooring
	Toilets : Standard quality vitrified floor tiles
CP & Sanitary	Standard branded quality CP fittings
Floor to Floor	9'6"
Kitchen Finishes	Granite Platform, and stainless steel sink
Key highlight of	Dry Balcony in Kitchen
Security	a. CCTV monitoring of entrance lobby
	b. Intercom
Floor Lobby	Standard quality vitrified tiles
Entrance Lobby	Stylish entrance lobby with vitrified flooring
Elevator	Automatic high speed elevators with safety features
Windows	Aluminium Sliding Windows
Doors	Laminated flush doors
Communication	Provision for one telephone point/internet/TV in each apartment
FINISH	Gypsum finished with Standard quality paint for internal walls
Electrical	Branded switches and safety MCBs with polycab wiring at ample points

*R.P. Patil*

*Appt.:*

मता राजेश पटिल



Maharashtra Real Estate Regulatory Authority



इ व र  
REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]  
नं. मं. ११३२४  
२०१४  
५११६

This registration is granted under section 5 of the Act to the following project under project registration number :  
P64700034384  
Project: KALYAN RESIDENCY , Plot Bearing / CTS / Survey / Final Plot No..SURVEY NO 185 H NO 15& S NO 281  
H NO 1,2,3 & 4 VILLAGE KON at kon (CT), Bhiwandi, Thane, 421302.

1. Sm Life Space Private Limited having its registered office / principal place of business at Tehsil: Bhiwandi, District: Thane, Pin: 421302
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 05/04/2022 and ending with 31/12/2025 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. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:05-04-2022 14:17:46

Dated: 05/04/2022  
Place: Mumbai

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





ब ब ड - २
र. क्र. ११२२४ २०२४
पाने २६/२४

Friday August 26 2022  
3 17 PM

Original/Duplicate

नोंदणी क्र 39M

Regn 39M

पावती क्र 12098 दिनांक 26/08/2022

गणवान नाथ नरयाण  
दरम्यावे जाणा अनुक्रमान क्रम 1-9502 2022  
दस्तावेजाचा प्रकार परिवार ऑफ अटोनी  
मादर कायद्याचे नाथ सिद्धार्थ केतन ठडार

नोंदणी फी ₹ 100 00  
दस्त हस्ताक्षरी फी ₹ 520 00  
पुढाची मज्या 26  
एकूण ₹ 620 00

अपघात भूळ दस्त यवनेन प्रिंट सूची-२ अढात्र  
3 33 PM सा वेंकेन मिथेल

वाजान मुल्या रु 1/-

मोंवदल रु 0/-

भगनेन मुद्राच शुल्क रु 500/-

Sub Registrar Kalyan 1

पु. न. न्यायाधीश कार्यालय - १

- 1) दयनचा प्रकार DHC रकम रु 120/-  
डीटी/प्रमादेश/पि ऑर्डर क्रमांक 2608202206613 दिनांक 26/08/2022  
दयन नाथ व पत्ता
- 2) दयनचा प्रकार DHC रकम रु 400/-  
डीटी/प्रमादेश/पि ऑर्डर क्रमांक 2508202216729 दिनांक 26/08/2022  
दयन नाथ व पत्ता
- 3) दयनचा प्रकार eChallan रकम रु 100/-  
डीटी/प्रमादेश/पि ऑर्डर क्रमांक MH006908138202223P दिनांक 26/08/2022  
दयन नाथ व पत्ता

*Siddharth*

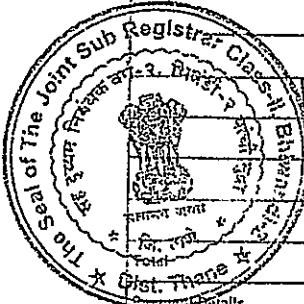
मुद्रा सहाय्येन प्राप्त झालेला



CHALLAN  
MTR Form Number-5



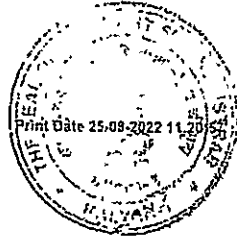
GRN	MH006908138202223P	BARCODE	Date 25/08/2022-23 19 44		Form ID 48(f)
Department- Inspector General Of Registration			Payer Details		
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No (If Applicable)			
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name		SIDDHARTH KETAN THARKAR	
Location THANE		Flat/Block No		KALYAN RESIDENCY	
Year 2022-2023 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	
0030045401 Stamp Duty		500.00		KDN	
0030063301 Registration Fee		100.00		Area/Locality	
				BHWANDI	
				Town/City/District	
				PIN	
				4 2 1 3 1 1	
Remarks (If Any)					
SecondPartyName=SM LIFE SPACES PVT LTD-					
Amount In		Six Hundred Rupees Only			
600.00		Words			
STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref No	10005502022082504823	6546610921823
Cheque/DD No		Bank Date	RBI Date	25/08/2022-23 19 54	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No , Date		Not Verified with Scroll	



बचक - २  
 नं. क्र. ११२४१/२०२४  
 नाम २१/०८

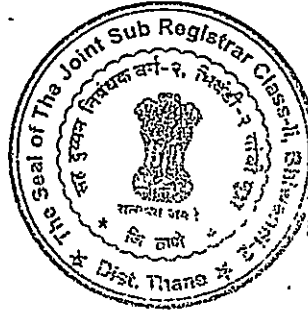
Department ID  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सधर धसन पेमरु दुरयन निवरेक करारनिचय नोदणी करारयाच्या दस्तावेजाची लागू आहे. गोलणी ज करारयाच्या दस्तावेजाची खबर घेताना पाहू नदी

२५/०८/२२  
 ११/२६  
 २०२२

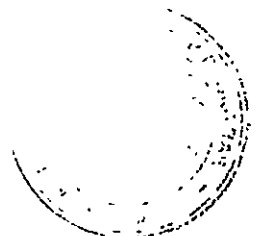


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2508202216729	Date 25/08/2022
Received from siddharth ketan thakkar , Mobile number 9324433777, an amount of Rs.400/- towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S R Kalyan 1 of the District Thane	
Payment Details	
Bank Name SBIN	Date 25/08/2022
Bank CIN 10001152022082515525	REF No 223782915484
This is computer generated receipt, hence no signature is required	

Handwritten notes and stamps in the top left corner, including the number 902 and 126.



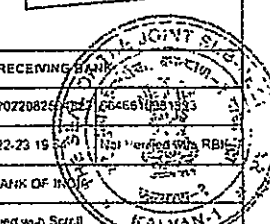
ब व ड - २  
 द. क्र. 99228 / २०२४  
 पाने ६२/२४



CHALLAN  
MTR Form Number-6



GRN	MH006908138202223P	BARCODE	MTR Form Number-6		Date	25/08/2022 23 19 44	Form ID	48ifj
Department	Inspector General Of Registration			Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)				
Office Name	KLN1_NALYAN NO 1 SUB REGISTRAR			Full Name	SIDDHARTH KETAN THAKKAR			
Location	THANE			Flat/Block No	KALYAN RESIDENCY			
Year	2022-2023 One Time			Premises/Building				
Account Head Details	Amount In Rs		Road/Street		KON			
6030046401 Stamp Duty	500.00		Area/Locality		BHWANDI			
Registration Fee	100.00		Town/City/District					
Remarks (If Any)				Condition Party Name=SM LIFE SPACES				
श. क्र. 9922/81 2022				पाने 27/08				
व. क्र. 9922/81 2022				व. क्र. 9922/81 2022				
पाने 27/08				पाने 27/08				
Total	600.00		Amount In	Six Hundred Rupees Only				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref No	106005020220825		
Cheque-DD Details				Bank Date	RBI Date	25/08/2022-23 19 44		
Cheque-DD No				Bank-Branch		STATE BANK OF INDIA		
Name of Bank				Scrt No		Date		
Name of Branch				Not Verified with Scrt#				



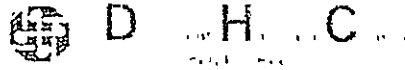
Department ID: 9324433777  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.

Sr. No	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(S)-70-9502	0003455721202223	26/08/2022-15 17 01	IGR124	100.00
2	(S)-70-9502	0003455721202223	26/08/2022-15 17 01	IGR124	500.00
Total Defacement Amount					600.00

Page 1/1

Print Date 26-08-2022 03 25 11

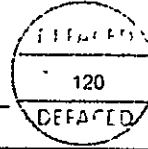
प्र.सह. दुय्यम निबंधक कल्याण ज. १



Receipt of Document Handling Charges

PRN	2608202206613	Receipt Date	26/08/2022
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Received from SIDHARTH K THAKKAR Mobile number 9324433777 an amount of Rs 120/- towards Document Handling Charges for the Document to be registered on Document No 9502 dated 26/08/2022 at the Sub Registrar office S R Kalvan 1 of the District Thane



Payment Details

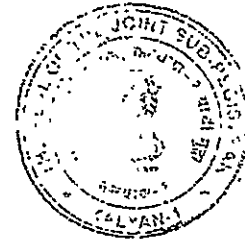
Bank Name	SBIN	Payment Date	26/08/2022
Bank CIN	10004152022082606166	REF No	223853322179
Deface No	2608202206613D	Deface Date	26/08/2022

This is computer generated receipt hence no signature is required

कॉपी - १	
९५०२	६१२९
२०२२	



खरक - २	
श. क्र. ११२२४	२०२४
पाने १४	





बळकट - २  
 द. नं. ११३२४/२०२४  
 तारीख २४/०८

**SPECIFIC POWER OF ATTORNEY  
 (ONLY FOR ADMISSION)**

This Power of Attorney is made at Kalyan on 26<sup>th</sup> Day of August 2022;

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT, M/s. SM Life Spaces Private Limited, a company registered under the provisions of Companies Act, 1932, having its registered office at 1302, Prim Rose, Panch Pakhadi, Thane (w) through its Director MR MAHESH AVCHAR GALA AND MR SUBH MAHESH GALA DO HEREBY SEND GREETINGS:

WHEREAS we are developing all those pieces and parcels of land lying, being and situate at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
281	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80	800
		Total →	2576

within the limits of Kon Gram Panchayat (hereinafter called and referred to as the said property and more particularly described in the schedule hereunder written) by obtaining all the requisite sanctions, permissions from the requisite Government, semi Government and Municipal authorities from time to time in respect of the said property and in pursuance to the sanctioned plans and permissions, we are developing a scheme of construction in the name and style as "Kalyan Residency" and have commenced the construction work thereon.

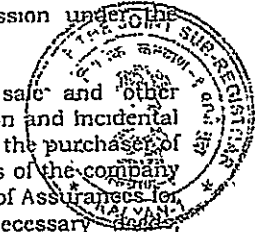
AND WHEREAS we are desirous of executing the requisite agreement for sale of flats/units constructed in the said scheme of construction with the intending purchasers and have to present the same before the Sub Registrar of Assurance for its registration and admission under the provisions of law.

AND WHEREAS after execution of agreement for sale and other necessary supplementary deeds, documents, cancellation and incidental agreements thereto by the director of the company with the purchaser of flats/units, it is not practically possible for the directors of the company firm to remain present in the office of the Sub Registrar of Assurance for presenting such agreement for sale and other necessary deeds, documents and its lodging and admission and also getting those documents perfectly ordered for registration under the provisions of Indian Registration Act in all respect.

AND WHEREAS we are therefore desirous of appointing fit and proper person as our lawful attorney to present agreement for sale and other

*[Signature]*

*[Signature]*



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बळड - २	
क्र. नं. 99228	२०२४
पाने ६६/६४	

necessary deed/documents duly executed by the directors of the company with the purchaser of flats / units before the Sub Registrar of Assurances and get it perfectly ordered for registration under the provisions of Indian Registration Act and get it registered in all respect

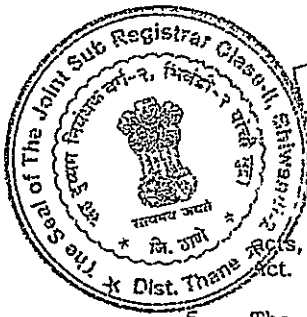
AND WHEREAS Shri Siddharth Ketan Thakkar is well conversant with the procedural part of presenting and lodging the agreements, deeds and documents before Sub Registrar of Assurances & further getting it admitted and perfectly ordered for registration, we are therefore desirous appointing Shri Siddharth Ketan Thakkar, aged about 28 years, having address at 402, Shree Yashoda Vinayak Sankul, Opp Suchak Petrol Pump Agra Road, Kalyan West 421301 to represent for the company as the lawful attorney only for presenting before the Registrar of Assurances, the Agreement For Sale, Deed of rectification, Cancellation Deed, Confirmation and other necessary Deeds, documents and writings duly signed and executed by the directors of the Company.

NOW KNOW YE ALL MENT AND THESE PRESENTS WITNESS THAT we SM Life Spaces Private Limited, through its authorized signatory MR MAHESH AVCHAR GALA AND MR SUBH MAHESH GALA do hereby nominate, constitute and appoint Shri Siddharth Ketan Thakkar to do following act deed matter and things

1. On behalf of SM Life Spaces Private Limited, to appear before the appropriate Registrar, Sub Registrar of Assurances for lodging and admitting the agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary deed/documents in respect of flats/units in the scheme of construction known as "Kalyan Residency", signed and executed by partner of the firm with the purchaser of flats/units and to get such agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deed/Documents and get all such documents perfectly ordered for registration under the provisions of Indian Registration Act, 1908.
2. To obtain certified copy / original copy of agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deed/Documents from the office of Sub Registrar of Assurance
3. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow all the procedure under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act in name of SM Life Spaces Private Limited, and on behalf of the said company as true and lawful attorney and to represent the interest of the said firm before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of adjudication under the provisions of law.
4. To purchase the stamp papers, (judicial or non-judicial) and to make necessary applications for the same and to do all the things,

*Mahesh Avchar*

*Siddharth*



ब ल ड - २  
 सं. क्र. ११११६  
 म. २०१४  
 म. २०१४

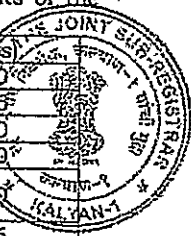
5. The power granted by the Company to Shri Siddharth Ketan Thakkar is for the limited purpose of presenting the agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deeds and Documents signed and executed by the partners of the firm with the purchaser of flats/ units and effectuate the legal and registration thereof.

SCHEDULE

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 २०१४

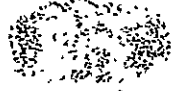

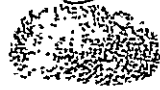



All those pieces and parcels of land lying, being and situate at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
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281	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80	800
Total →			2576



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

SIGNED & DELIVERED  
 by the within named  
 SM Life Spaces Private Limited,  
 through authorized signatory  
 MAHESH AVCHAR GALA

SUBH MAHESH GALA

Power of Attorney accepted  
 by the within name  
 Siddharth Ketan Thakkar

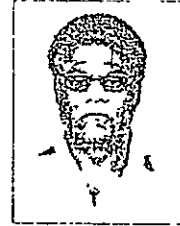
  
  




WITNESS:

1 Laxmikant Warulkar

*Baculke*

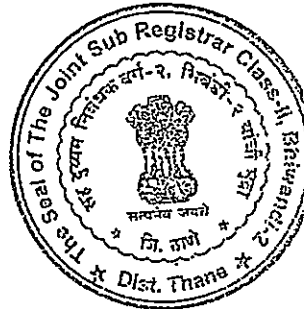
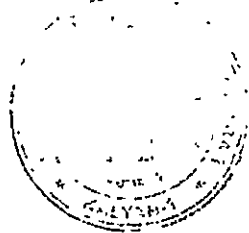


2) Vasant Bhanushali

*Vas Bhanushali*



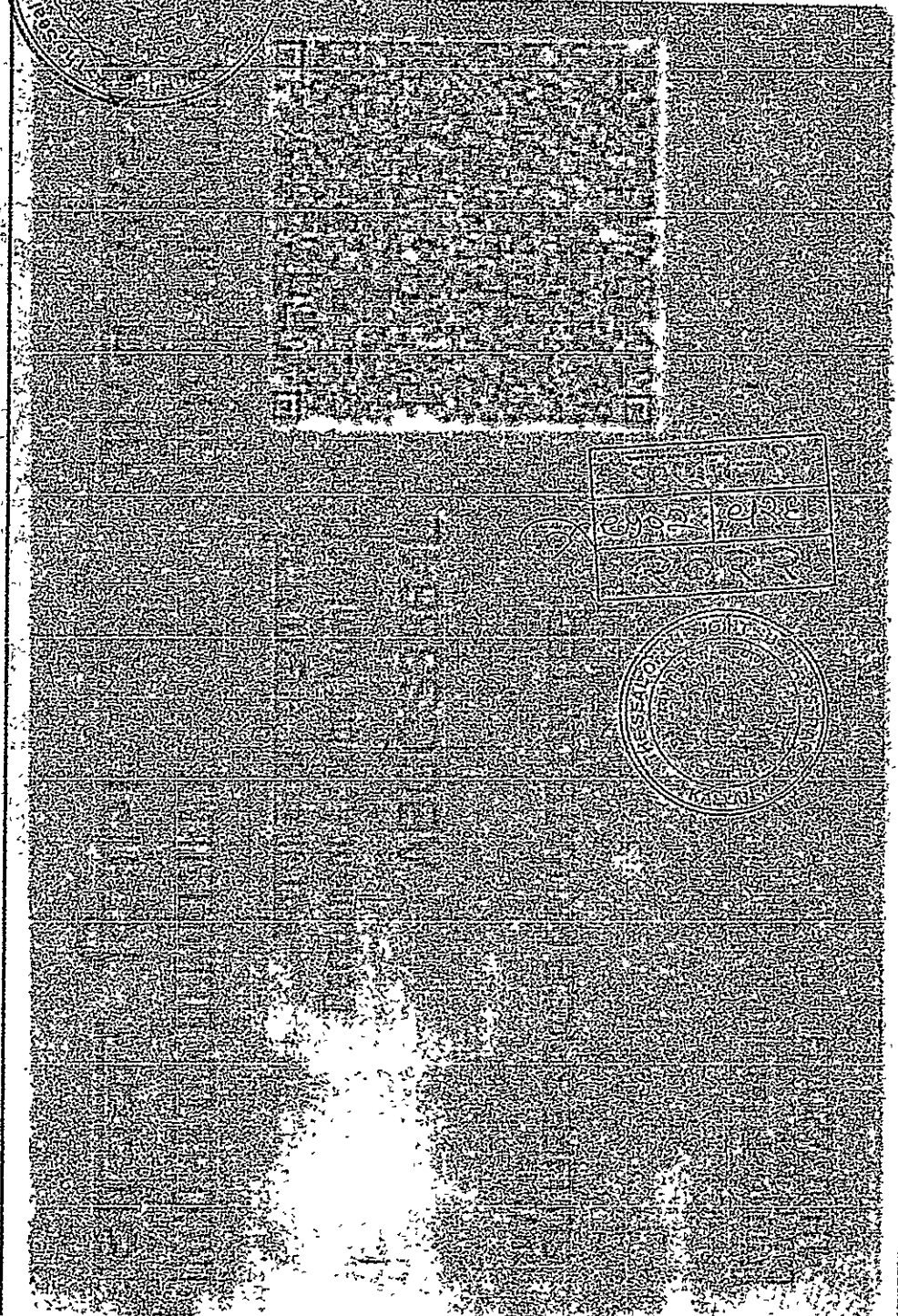
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ब ब ड - २
प. क्र. ११२४
प. क्र. २०२४
प. क्र. ६५९



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ब्लॉक - २  
क्र. 99228/2024  
पाने 00/EX

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHESH AVCHAR, GALA  
AVCHAR GOPALJI, GALA

23/11/1976  
Permanent Account Number  
AAEPG1360J

  
Signature



27072011

करमान - १  
२५०२ १०/२६  
२०२२





भारतीय न्यायपालिका

भारतीय न्यायपालिका  
भारत सरकार

Enrollment No. 0000007102708

Mahesh Avchar Gala  
Mahesh Avchar Gala  
Flat No 701, Sant P...  
Vijay Nagar, Cross L...  
P. N. Road, ...  
Mumbai - 400 071

7 eya2 9912E  
२०२२



99238  
2022

221326593146  
माझ आधार माझी ओळख

Government of India  
Mahesh Avchar Gala  
221326593146  
माझ आधार माझी ओळख



भारत सरकार  
Government of India



Issue Date 20/02/2013



शुभ महेश गाला  
Shubh Mahesh Gala  
जन्म तारीख / DOB: 17/08/2000  
पुरुष / MALE

2323 5339 8199

मेरा आधार, मेरी पहचान



भारतीय नैरिस्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Print Date 04/02/2021

पता: फ्लॉट नं. 1302, प्राइमरोज  
बिल्डिंग, मोहन गार्डन जवळ  
पाचपखाडी, ठाणे वेस्ट, ठाणे  
महाराष्ट्र, 400602

Address C/O., Flat No. 1302, Primerose  
Building, Near Mohan Marriage Garden,  
Panchpakhadi, Thane West, Thane,  
Thane, Maharashtra, 400602

2323 5339 8199



1947

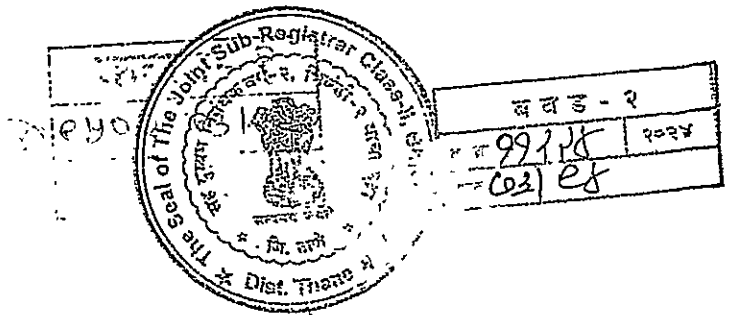
help@uidai.gov.in


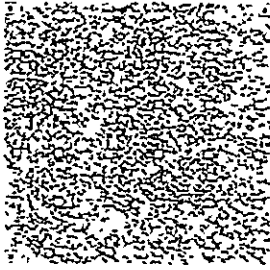

uidai.gov.in

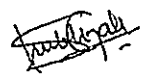
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व.व.ड - २  
क्र. नं. 99228  
पाने 0218



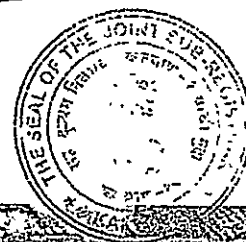
आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card BQTPG8450L
नाम / Name SHUBH MAHESH GALA	
पिता का नाम / Father's Name MAHESH AVCHAR GALA	
जन्म की तिथि / Date of Birth 17/08/2000	 हस्ताक्षर / Signature





अ. ब. नं. - १२  
१९९४  
०४/०४

कलम - ४  
२४०२ १४/२६  
२०२२



INCOME DEPARTMENT GOVT. OF INDIA  
SIDHARTH KETAN THAKKAR  
KETAN HARGOVIND THAKKAR  
02/09/1993  
Permanent Account Number  
ARMP10119H  
Signature

*Siddharth*

सामान्य माणसाचा अधिकार  
GOVERNMENT OF INDIA



सिद्धार्थ केतन ठाकरे  
Sidhharth Ketan Thakkar  
जन्म वर्ष / Year of Birth - 1993  
पुंलिंग / Male



5283 6201 7417

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता घर: 402, श्री यशोदा विनायक  
संकुल, रस्ता: आग्रा रोड, वागेवावाची  
सुसज्जित पेट्रोल पंप नजदीक, वेलचणे  
हॉस्पिटल जवळ, पंजिपुर, / तलाव, सक्टर:  
पुढ्याप बिल्डिंग, पुणे/वाह/महानगर: कल्याण,  
विस्तार/गाव/पंचायत/शहर/जिल्हा:  
थ.गा., जिल्हा: महाराष्ट्र, पिन कोड:  
421301

Address: House/Bldg./Apt.: 402,  
Shree Yashoda-Vinayak Sankul,  
Street/Road/Lane: Agre Road,  
Landmark: Opp Suchak Petrol  
Pump, Near Talavne Hospital,  
Area/Locality/Sector: Kalyan  
West, Village/Town/City: Kalyan,  
District: Thane, E.O.: Kalyan D.C.,  
State: Maharashtra, Pin Code

1847  
1200 189 1847

help@uidai.gov.in

www.uidai.gov.in

EO: B...  
E...



ब.ल.ड. - २  
दि. नं. ११२२४ / २०२४  
पाने ८४.९४



No. SROT/BSNA/2501/BP/Kon - 15/1355 /2021

Date: 15 DEC 2021

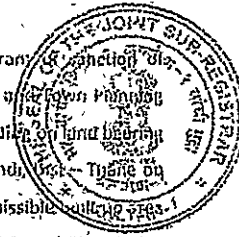
BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

✓  
Mr. Mahesh A Gala (POAH),  
M/s SM Life Space Pvt Ltd,  
1302, Primrose Building, Near Mohan Marriage Garden,  
Panchpakhadi, Thane (W)

कलम - १	
२५०२	१६/१२
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Sir,

With reference to your application no. ml dt. 14/08/2019 for the grant of Commencement Certificate under Section 44 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development work of Residential & Commercial Building on land bearing S.No 185, H.No 15 & S.No 281, H.No 1, 2, 3 & 4 of Village Kon, Tal. - Bhiwandi, Dist. - Thane with gross plot area 7576.00 Sq.m. and net plot area of 2095.50 sq.m, with permissible built up area of 4785.55 sq.m (i.e. Base FSI - 1.10 + Premium FSI - 0.30 + Ancillary Residential FSI - 0.60 + Ancillary Commercial FSI - 0.80) and proposed built up area of 4774.55 sq.m (i.e. Base FSI - 1.10 + Premium FSI - 0.29 + Ancillary Residential FSI - 0.60 + Ancillary Commercial FSI - 0.80) as depicted on Drawing Sheets (Total Nos. of Sheet - 04) submitted to this office under reference is granted under Section 45 of the said Act subject to the following conditions:



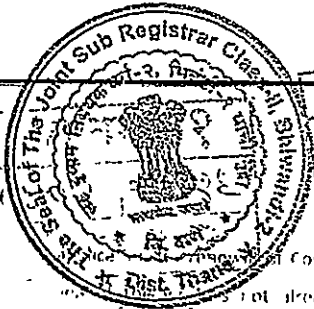
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Viz:-

- 1 This permission / Commencement Certificate shall be valid only for 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 permission/ commencement certificate shall remain valid for four years in the aggregate but shall have to be renewed every year from the date of its issuance. The

Mumbai Metropolitan Region Development Authority

Sub Regional Office, Multipurpose Hall 2nd Floor, Near Oswal Park, Pokhara Road No 2 Malviya, Thane (W) - 400 601  
Tel. (022) 21712195 / 21712187 Fax. (022) 2171219 / E-mail: sro.thane@mumbai.mrda.maharashtra.gov.in



बुखार - २  
क्र. सं. ११२२४/२०२४  
दिनांक ०६/०६/२४

Commencement Certificate shall be issued in favour of an applicant who has not already commenced construction of the proposed building or other structure, provided that the applicant has submitted a complete application for the proposed building or other structure to the Authority and the applicant has obtained the necessary permissions and regulations and proposed DP applicable to the proposed building or other structure.

- The conditions of this certificate shall be binding not only on the applicant but also on his successors, operators, administrators and assignees & every person who enters into the premises under him.  
The provisions in the proposal which are not conforming to applicable laws, regulations, Control & Promotion Regulation (CCPR) and other acts are deemed to be not contained.
- The proposal shall be not certified to be a "the late registration" and the structural drawings and certificate shall be submitted to MMRDA before the commencement of construction.  
Any development carried out in contravention of or in defiance of the Commencement Certificate shall be treated as unauthorized and may be treated as such under section 53 or as the case may be section 54 of the M.U. & E. Act, 1961. The penalties provided in such cases may be proceeded against under section 54 of the Act. Any person who is found to be engaged in unauthorized development shall be treated as a person in defiance of law and liable with imprisonment and fine.  
The applicant shall obtain permissions under the provisions of other laws, rules, regulations and orders necessary prior to Commencement of the construction.
- The applicant shall submit notice for start of work before commencement of construction.
- The applicant shall give intimation in the prescribed form in Appendix 'A' to the concerned officer continued by Architect / Licensed Engineer / Supervisor to the concerned authority for the construction of work up to plinth level. Further in per Regulation 60(2) of the M.U. & E. Act, 1961 after such intimation, the officers of the Authority may inspect the completed work.
- The applicant shall provide, at his own cost, the infrastructure facilities such as water supply, sewerage, the Planning Authority, internal access, drainage, fire, etc. and other facilities as may be required for convenience, disposal of sewage and other matters as may be required.

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- and disposal of solid waste, rain water harvesting, etc. and the applicant shall be liable for applying for Occupancy Certificate. Occupancy Certificate shall not be issued if these arrangements are found to MMRDA's satisfaction
17. The structural design, building materials, installations, electrical installations, shall be in accordance with the provisions prescribed in the National Building Code and IS: 800: IBCPR 2020
18. The land vacated in consequence of the enforcement of the set back rule shall form part of public street in future,
19. The applicant shall permit the use of the internal access roads to public roads.
20. The responsibility of authenticating the documents vests with the appointed licensed Architect/Engineer.
21. The applicant shall not take up any development activity on the above project until the court matter pending if any, in any court of law, relating to this project is disposed of.
22. No permission is necessary for any deviation/ change in approved plan.
23. The owner and the architect are fully responsible for any external disputes in case of any dispute. MMRDA will not be responsible.
24. If any discrepancy found in paid charges, the applicant shall be liable to pay the same.
25. All safety measures and precautions shall be taken on site during construction. Necessary signage/ display board on site.
26. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable.
27. The applicant shall strictly follow the prevailing rules/ orders/ Notifications issued by Labour Department, Govt from time to time for labours working on site.
28. To follow the duties and responsibilities as per provisions in the Code of Conduct is mandatory to Engineer/ Structural engineer/ supervisor/ town planning/ Electrical/ Civil Engineer/ Geotechnical Engineer/ Owner/ developer.
29. The applicant shall be solely responsible for compliance of all the conditions mentioned in the NOCs/ Clearances such as EIA clearance, CFD and any other applicable NOCs/ Clearances.
30. 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 issued by MMRDA.

சென்னை மாநகராட்சி சபை
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2024



*[Handwritten signature]*

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26 The 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.

27. The applicant shall deposit Labor Welfare Cess to 'Maharashtra Building and Other Labor Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No. CBIN0282611 of Central Bank of India, BKC Branch and submit a copy of receipt to this office before giving intimation for plinth completion;

28. 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, all concerned licensed persons,
- b) Survey No./ City Survey No. of the land under reference,
- c) Order No. and date of grant of development / building permission/ redevelopment permission issued by Authority;
- d) Built up area permitted,
- e) Meter Registration no.;

29. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. 11 of 2017 published in the Maharashtra State Gazette on 05/03/2017 shall be binding on the applicant.

30. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;

31. The applicant shall install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted at the time of application for Occupancy Certificate,

32. All the conditions of Metro NOC dated 13.11.2020 issued by Metro Project Implementation Unit, MMRDA for the development proposal under reference shall be binding on the applicant;

33. All the conditions of NOC dated 04.02.2019 issued by MSRDC for the development proposal under reference shall be binding on the applicant.



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दि. २०/११/२४

26. This approval has been issued on the basis of the plans as depicted on plans submitted by the applicant/contractor and the responsibility of peaceful and orderly possession of the land under reference to the access roads to the plot under reference vests with the applicant/contractor. Licensed Architect.

27. The applicant shall deposit Labor Welfare Cess to Maharashtra Building & Other Labor Welfare Association (Mumbai) in account no 36/11/8591, BSNL Building, 201/1, Central Bank of India, BKC Branch and submit a copy of receipt in this office along with information for pith completion.

28. As soon as the development permission for the new construction is granted the owner/developer shall install a Display board in a conspicuous place containing the following details

- Name and address of the owner/developer of concerned land.
- Survey No / City Survey No. of the land under reference.
- Order No. and date of grant of development/building permission issued by Authority.
- Built up area permitted.
- Rera Registration no.

प. क्र. ११२२४/२०२४
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29. All applicable conditions of the Revenue & Forest Department of Maharashtra of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be applicable to the applicant.



30. The applicant shall abide by all the conditions of all the NOCs/permissions to be obtained, required to be obtained from the Competent Authorities in the process of development of the land under reference.

31. The applicant shall install the Rain Water Harvesting System as per the sanctioned UDOPR which shall be made operational on the completion of the completion and operation of the Rain Water Harvesting System shall be certified by the consultant and submitted at the time of application for Occupancy Certificate.

32. All the conditions of Metro NOC dated 15/11/2020 issued by the Metro Rail Development Unit, LMRDA for the development proposal under reference shall be binding on the applicant.

33. All the conditions of NOC dated 07/07/2019 issued by M&PDC for the development proposal under reference shall be binding on the applicant.

*(Signature)*

2402 2912E

24. The applicant is required to submit NOC from Competent Fire Authority in accordance to plans approved herewith before commencement of work on site. If any deviations with regards to fire safety are proposed by CTO in the plans approved herewith it shall be necessary for the applicant to obtain revised permission from MMRDA accordingly;
25. The applicant shall install Electric Sub Station as per Regulation no 3 & 4 sanctioned UDCPR which shall be made operational on site before application for Occupancy Certificate;
26. The applicant shall obtain and submit NOC from Electricity Supply Department before giving intimation for plinth completion,
27. The applicant shall obtain and submit NOC from Water Supply Department before giving intimation for plinth completion
28. The applicant shall hand over land under 30 m wide DP Road affecting the plot to MMRDA and submit 7/12 extract/ PR Card in the name of MMRDA for the same which shall be free from all encumbrances before applying for OC.

Copy to:

Shri. Kamankar Durraj Shamim  
 M/s K K and Associates  
 120/305, N. G. Comp. Ideal Bldg. 1st floor  
 College Road, Opp. Post Office,  
 Dhankankar Naka,  
 Bhiwandi-421302, Dist -Thane

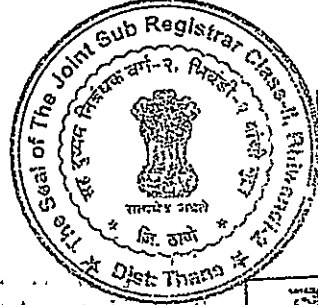
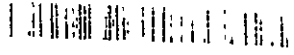
(s/Trupti Rane)  
 Planner, MMRDA



2. The Collector Thane,  
 Collector Office, Thane (as required u/s 45 of MR & TP Act, 1966)



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महाराष्ट्र राज्य न्यायपालिका  
जिल्हा न्यायालय, ठाणे  
न्यायाधीश (अ. न्यायाधीश)

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- (2) मुद्रा शुल्क
- (3) मुद्रा शुल्क
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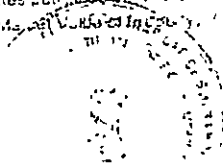
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जिल्हा न्यायालय, ठाणे  
न्यायाधीश (अ. न्यायाधीश)  
मुद्रा शुल्क

मुद्रा शुल्क आकाराबाबत विचारणा पत्राबाबत  
प्रतीपत्र

मुद्रा शुल्क आकाराबाबत विचारणा  
गनुष्येष्ट

महाराष्ट्र राज्य न्यायपालिका  
जिल्हा न्यायालय, ठाणे  
न्यायाधीश (अ. न्यायाधीश)  
क्र. 491/2019

(1) within the limits of the Court's jurisdiction  
Court's Area and even to the extent of the  
Mumbai Metropolitan Region Development Authority  
group not membered in the court's jurisdiction  
Annual Summary of Cases filed in the Court  
(Declaration of True Master)





ब ब ड - २  
नं. 99228 2022  
दि 12/08



भारत सरकार  
Issue Generation Authority of India  
Government of India

संलग्न क्रम: Enrollment No. 203424215 C2003  
To  
सर्वोच्च न्यायालय  
Law Area Division, 1st Floor  
Government Offices, 2nd Floor, Chhatrapati Shivaji Maharaj  
Museum  
Mumbai  
Kalyan DC (Aga Khan) Centre  
Mumbai-400072  
022-2552525

फारम - १  
2402 23/28  
2022

आपका आधार क्रमांक / Your Aadhaar No. :  
9558 1154 3557



आधार - आम आदमी का अधिकार  
भारत सरकार  
Government of India



आधार - आम आदमी का अधिकार

*Ba...*







भारत सरकार  
Government of India

भारतीय पहचान आयोग  
Unique Identification Authority of India



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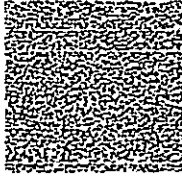
नॉदचिन्हाक क्रमांक / Enrollment No 2722/20183.73526

To  
Vasant Purshotam Bhanushali  
वसंत पुर्षोत्तम भानुशाली  
flat no 9/3 ground floor ganra, bunding  
shri Sai Apartment thakurwad,  
p d cross road  
dombivli west.,  
VTC Kalyan PO Viteerurager  
Sub District Kalyan District Thane  
State Maharashtra PIN Code 421207  
Mobile. 9519536118

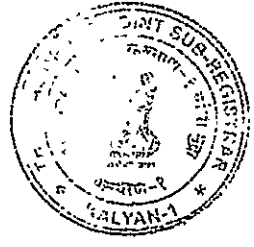
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आपला आधार क्रमांक / Your Aadhaar No

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माझे आधार, माझी ओळख



वसंत पुर्षोत्तम भानुशाली  
Vasant Purshotam Bhanushali



वसंत पुर्षोत्तम भानुशाली  
Vasant Purshotam Bhanushali  
क्रमांक नं / OCB 20101978  
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दस्तावेज संख्या भाग-1  
दस्तावेज क्रमांक 9502/2022

दस्तावेज क्रमांक 1/9502/2022

वास्तव शुल्क ₹ 00/-

संवर्धन ₹ 00/-

संयोजक शुल्क ₹ 500/-

दु दि नर दु दि कनन1 वाने कार्यालय

पावनी 12098

पावनी दिनांक 26/08/2022

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सादरकार्यालयचे नाव निदर्शने देताना - -

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पृष्ठांची संख्या 26

मूल्य 620 00



खंड - 2  
क्र. 99228  
मार्च 2023

Sub Registrar Kalyan 1  
पुस्तक, दुय्यम निबंधक कार्यालय क्र. 1

मूलात शुल्क अ वेना नो प्रमिफलाभं दग्धान आनेना अमून@ त्यामुळे कोणतीही न्यायक मानमता विकण्याचा प्राधिकार मिळत नाही

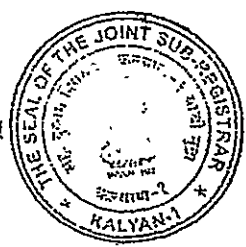
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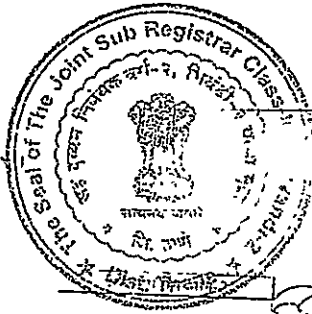
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सद्य दस्तावेजात नोंदणी क्रमांक 9502/2022 अंतर्गत दस्तावेज आहे. या दस्तावेजात नोंदणीस सादर करताना अर्ध वेना नो प्रमिफलाभं दग्धान आनेना अमून@ त्यामुळे कोणतीही न्यायक मानमता विकण्याचा प्राधिकार मिळत नाही. या दस्तावेजात नोंदणीस सादर करताना अर्ध वेना नो प्रमिफलाभं दग्धान आनेना अमून@ त्यामुळे कोणतीही न्यायक मानमता विकण्याचा प्राधिकार मिळत नाही.

निर्देश देणारा अधिकारी

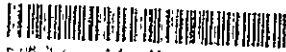
निर्देश देणारा अधिकारी





Summary of Declaration Form

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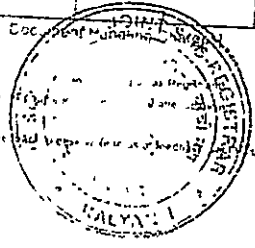


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			12 08 0206613	120	RF	26/11/12
			2 08 02218729	400	RF	26/11/12
SIDDHARTH KETAN THAKKAR	...		12 4064 8138202223P	100	RF	26/11/12





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द. क्र. ११२२४	२०२४
पाने २०१६	

घोषणापत्र/प्रतिज्ञापत्र

मी, श्री Siddhant K Thakkar, याद्वारे घोषित करतो की, दुय्यम निबंधक साहेब भिवंडी यांचे कार्यालयात (२१/०१/२४) या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Mahesh Galg & Sobhyal यांनी दिनांक २६/०९/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल झालेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणिव आहे.

दिनांक : १४/०८/२०२५

Siddhant

कुलमुखत्यारपत्र धारकची सही व नांव



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भारत सरकार  
GOVT OF INDIA

BCBPP/705E



आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT OF INDIA


RAJENDRA NAGARAJ PATIL  
NAGARAJ BABURAO PATIL

BBTPP/6347N

6858 9936 5388

माझे आधार, माझी ओळख

भारत सरकार  
Government of India

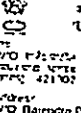


Rajendra Nagaraj Patil  
Date of Birth/DOB 06/06/1959  
Male

आधार प्रमाणित प्रतिमा  
This is a certified copy of the Aadhaar photograph of the person whose name is mentioned in the Aadhaar Card. It is valid for all purposes.

4347 9215 4055  
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

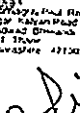


संस्थान संख्या / Office No 21, कृष्णा नगर, कल्याण रोड, बंधुवाड थाने, महाराष्ट्र 421302

राजेंद्र नाराज पाटील  
जन्म तारीख / DOB 06/06/1959  
पुरुष / Male

4347 9215 4055  
मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India




Gopal Rajendra Patil  
Date of Birth/DOB 06/06/1959  
Male

आधार प्रमाणित प्रतिमा  
This is a certified copy of the Aadhaar photograph of the person whose name is mentioned in the Aadhaar Card. It is valid for all purposes.

4347 9215 4055  
मेरा आधार, मेरी पहचान

आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT OF INDIA



स्थायी भुजा गणना कार्ड  
Permanent Account Number Card  
EFOPP1675P


नाम / Name  
GOPAL RAJENDRA PATIL

पिता या वार / Father's Name  
RAJENDRA PATIL

जन्म तारीख / Date of Birth  
06/06/1959

6858 9936 5388  
माझे आधार, माझी ओळख

भारत सरकार  
GOVERNMENT OF INDIA

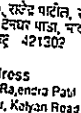


गोपाल राजेंद्र पाटील  
Gopal Rajendra Patil  
जन्म तारीख / DOB 06/06/1959  
पुरुष / MALE  
Mobile No. 7775880085

7427 7854 3238  
VID : 5168 6517 6978 8751

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



संस्थान संख्या / Office No 21, कृष्णा नगर, कल्याण रोड, बंधुवाड थाने, महाराष्ट्र 421302

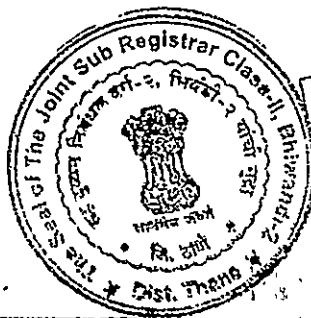
Address  
50 Rajendra Patil Room No 21 Krishna Nagar, Kalyan Road Temghar Pada Bhandwad Thane Maharashtra 421302

7427 7854 3238  
VID : 5168 6517 6978 8751

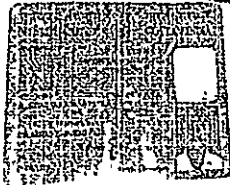
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 जमे ८२६४



आयकर विभाग INCOME TAX DEPARTMENT  
 भारत सरकार GOVT OF INDIA



स्थायी लेखा संख्या खाते  
 Permanent Account Number Card  
 IAWPP3254F

नाम/Name  
 SHITAL PRASHANT PATIL

पिता का नाम / Father's Name  
 SANJAY RAJARAM PATIL

सब से अधिक  
 Size of Bars  
 2108/195F

भारत सरकार  
 Government of India

JILABRAO GULABRAO PATIL  
 जन्म तारीख / DOB: 01/08/1978  
 लिंग / GENDER: MALE

5494 9863 4432  
 VID: 8184 3828 5407 2401

माझे आधार, माझी ओळख

भारत सरकार  
 Government of India

शिताल प्रशान्त पाटील  
 Shital Prashant Patil  
 जन्म तारीख / DOB: 21/08/195F  
 लिंग / GENDER: FEMALE

6692 3248 7787

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

Address  
 FLAT 109 1ST FLR WING C BLDG NO 12, SHIVAJI  
 PARK, OPP P W D OFFICE, SONALE ROAD BHAYANDUR  
 VILLAGE, Bhayandur, PO: Dandekarwadi, DIST: Thane  
 Maharashtra - 421302

5494 9863 4432  
 VID: 8184 3828 5407 2401

जि. ४५-५४६४

भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

पता  
 W/O Prashant Patil, P  
 Hsiale Tal Shiwpur Ms  
 Dhule  
 Maharashtra - 25421

6692 3248 7787



ब्लॉक - २  
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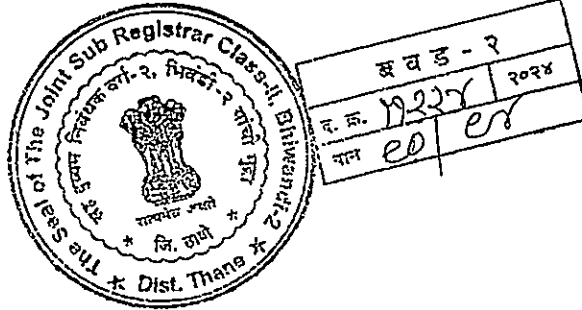
S.P. PATIL

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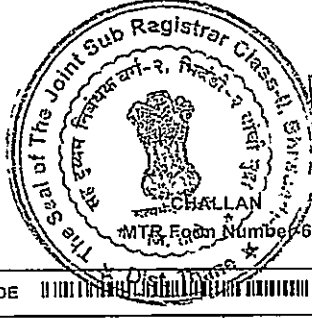
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0824141015652	Date 14/08/2024
Received from Rajesh patil, Mobile number 9324433777, an amount of Rs 120/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R Bhivandi 2 of the District Thane Grm	
Payment Details	
Bank Name SBIN	Date 14/08/2024
Bank CIN 10004152024081414850	REF No. 422718446457
This is computer generated receipt, hence no signature is required	



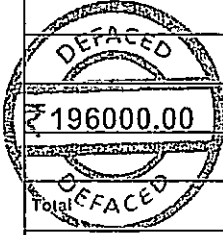
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 दि. १३/०८/२०२४



GRN	MH006723128202425P	BARCODE	[Barcode]				Date	13/08/2024-17 36 28	Form ID	25 1	
Department Inspector General Of Registration						Payer Details					
Stamp Duty						TAX ID / TAN (If Any)					
Type of Payment Registration Fee						PAN No.(If Applicable)					
Office Name BVD2_BHIWANDI 2 JOINT SUB REGISTRAR						Full Name		RAJENDRA N PATIL ANJ 2 OTHERS			
Location THANE						Flat/Block No		FLAT NO 506, B WING KALYAN RESIDENCY			
Year 2024-2025 One Time						Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		KON			
0030046401 Stamp Duty				168000 00		Area/Locality		BHIWANDI			
0030063301 Registration Fee				28000 00		Town/City/District					
						PIN		4 2 1 3 1 1			
						Remarks (If Any)					
						SecondPartyName=MS SM LIFE SPACES PVT LTD-					
						Amount In		One Lakh Ninety Six Thousand Rupees Only			
						Words					
Total						1,96,000 00					
Payment Details STATE BANK OF INDIA						FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN		Ref No		10000502024081308237	1628819056556
Cheque/DD No						Bank Date		RBI Date		13/08/2024-17 37 01	Not Verified with RBI
Name of Bank						Bank-Branch		STATE BANK OF INDIA			
Name of Branch						Scroll No , Date		Not Verified with Scroll			



Department ID \_\_\_\_\_ Mobile No 9000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवळ दुय्यम निवृत्त कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr No	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-351-11224	0003714153202425	14/08/2024-10 00 32	IGR132	28000 00
2	(S)-351-11224	0003714153202425	14/08/2024-10 00 32	IGR132	168000 00
Total Defacement Amount					1,96,000.00



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दस्त गोपवारा भाग-1

ववड2  
दस्त क्रमांक 11224/2024

दस्त क्रमांक ववड2 /11224/2024

वाजार मूल्य रु 10,34,545/-

मोवदला रु 27,99,074/-

गरजेने मुद्राक शुल्क रु 1,68,000/-

दु नि मह दु मि ववड2 याचे कार्यालयत

पावती 12702

पावती दिनांक 14/08/2024

अ न 11224 वर दि 14-08-2024

मादरकरणाचे नाव राजेंद्र नागराज पाटील

गेजी 9 59 म पू वा इजर केला.

नोंदणी फी

रु 28000.00

दस्त हाताळणी फी

रु. 1760 00

पृष्ठाची संख्या 88

*Adice*

दस्त इजर करणाऱ्याची मही

*इंद्रवदन अ. सोनवणे*  
BVD  
(इंद्रवदन अ. सोनवणे)

सह दुय्यम निबंधक (वर्ग-२)  
मिडवडी क्र. २, जि. ठाणे

मुद्राक शुल्क. (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा न्यालयत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रांता  
धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्राक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक  
दिवरणपत्रातील दगप्रमाण प्रभाव क्षेत्रात

गिफ्टा न 1 14 / 08 / 2024 09 59 27 AM ची वेळ (मादरीकरण)

गिफ्टा न 2 14 / 08 / 2024 10 00 21 AM ची वेळ (फी)

एकुण 29760.00  
कमी पडलेली पाने फी रु. 9201/-  
पो.फ. 926000 दि. 9/8/04 2024 राजी  
अन्वये वसुळ केली.

*इंद्रवदन अ. सोनवणे*  
सह दुय्यम निबंधक (वर्ग-२)  
मिडवडी क्र २, जि. ठाणे

प्रतिज्ञा

एवज न नोंदणी कायदा १९०८ अंतर्गत अमर:-

नमुनारुच नोंदणीस दाखल केलेला आहे, " दस्तातील संपुर्ण मजकूर

सख्ती, सक्षीदार व सोबत जोडलेल्या कागदपत्राची सत्यत

सत्यता आहे. दस्ताची सत्यता, वैधता वगैरेबाबत बाबीसाठी दस्त निष्पदक

कनुलीधारक हे संपुर्णपणे जबाबदार राहतील वस्तुऐवजातील जोडलेले

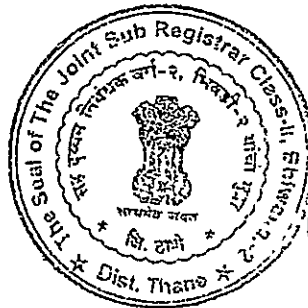
सख्ती, सख्तीपत्र, व्यक्ती इत्यादी वनावट आढळून आल्यास यांची

संपूर्ण जबाबदारी निष्पादकाची राहिल

*इंद्रवदन अ. सोनवणे*  
निर्दिष्ट ठेगाने

*Adice*  
निर्दिष्ट ठेगाने

लता राजेंद्र पाटील



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दस्तावेज क्रमांक 11224/2024  
दस्तावेज प्रकार - वरगणना

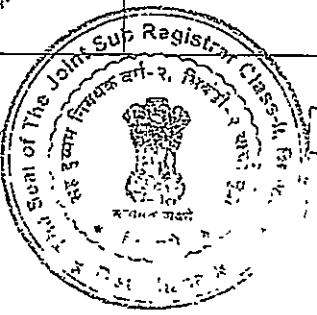
क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	द्वितीयक	दस्ता प्रमाणित
1	नाम राजेंद्र भागराज पाटील पत्ता प्लॉट नं. क्रम नं 21, माळा नं. - इमारतीचे नाव कृष्णा नगर ब्लॉक नं. टेमघर पाडा, भादवड, गोंड नं. बल्याण गोंड, भिवडी, महाराष्ट्र, ठाणे पिन नंबर BBTTP6347N	लिहून घेणार वय -46 स्वाक्षरी		
2	नाम लता राजेंद्र पाटील पत्ता प्लॉट नं. क्रम नं 21, माळा नं. - इमारतीचे नाव कृष्णा नगर ब्लॉक नं. टेमघर पाडा, भादवड, गोंड नं. बल्याण गोंड, भिवडी, महाराष्ट्र, ठाणे पिन नंबर BCBPP7706E	लिहून घेणार वय -42 स्वाक्षरी		
3	नाम गोपाल राजेंद्र पाटील पत्ता प्लॉट नं. क्रम नं 21, माळा नं. - इमारतीचे नाव कृष्णा नगर, ब्लॉक नं. टेमघर पाडा, भादवड, गोंड नं. बल्याण गोंड, भिवडी, महाराष्ट्र, ठाणे पिन नंबर EFQPP1675P	लिहून घेणार वय -25 स्वाक्षरी		
4	नाम मे.एम.एम. लाडक. स्पेस प्रा. लि. तर्फे डायरेक्टर महेश अचर गाला नर्फे बचनीजथावाकरिता तु.मु. सिद्धार्थ केतन उकर पत्ता प्लॉट नं. 1302, माळा नं. - इमारतीचे नाव प्राइम रोड, ब्लॉक नं. पाचपेक्षाडी, गोंड नं. ठाणे प, महाराष्ट्र, ठाणे पिन नंबर ABCCS3864L	लिहून घेणार वय -30 स्वाक्षरी		

पुढील दस्तावेज प्रत्येक देशात तयार करून वरगणनाचा दस्तावेज बनवून दिल्याचे बंधन करताना  
14/08/2024 10 03 26 AM

टीप -  
दस्तावेज निष्पादनाचा बचनीजथावाकरिता देण्याच्या सर्व पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पट्टाकळण्यात आली आहे त्याचाच प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार राजेंद्र भागराज पाटील	14/08/2024 10 02 44 AM	राजेंद्र भागराज पाटील M 1273137217431752704 
2	लिहून घेणार लता राजेंद्र पाटील	14/08/2024 10 02 57 AM	लता राजेंद्र पाटील F 1273137273803137024 
3	लिहून घेणार गोपाल राजेंद्र पाटील	14/08/2024 10 03 18 AM	गोपाल राजेंद्र पाटील M 1273137361820606464 
4	लिहून घेणार मे.एम.एम. लाडक. स्पेस प्रा. लि. तर्फे डायरेक्टर महेश अचर गाला नर्फे बचनीजथावाकरिता तु.मु. सिद्धार्थ केतन उकर	14/08/2024 10 02 29 AM	सिद्धार्थ केतन उकर M 1169119441634021376 

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3		DHC		0824130917091	2000	RF	0824130917091D	14/08/2024

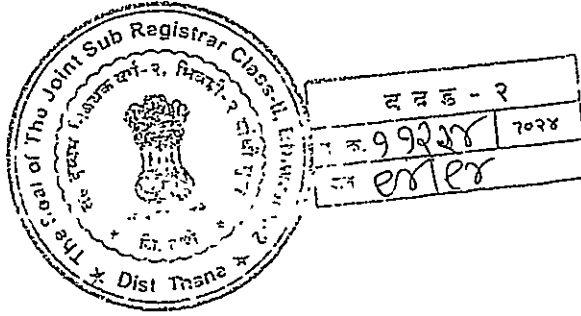
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मिटर क्रमांक : 07540553980  
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पुरवठा दिनांक : 22-12-2017  
मंजूर भार : 1.00 KW  
सुरक्षा ठेव जमा (रु) : 1159.84  
चालु रिडींग दिनांक : 03-08-2024  
मागील रिडींग दिनांक : 03-07-2024

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एप्रिल-2024	136
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फेब्रुवारी-2024	110
जानेवारी-2024	96
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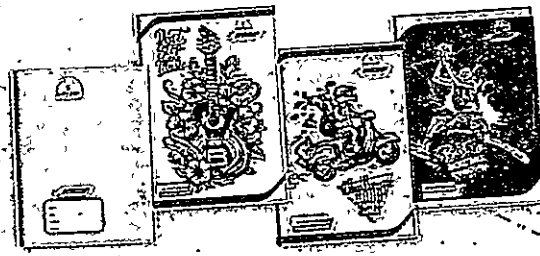
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नाणी	
एकूण रु.	

नेटाने वितरण

शाखा

दफ्तार नाव

तारीख

चेक क्र



24/03/2015

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

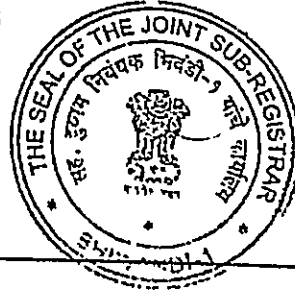
दस्त क्रमांक : 2139/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोन

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोचदला	1008000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो फी पट्टेदार ते नमुद करावे)	1007862
(4) भू-मापन,पोटहिस्सा व परक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मीजे कोन तालुका भिवंडी येथील जमीन स.न. 168/9 पैकी या जमिनी मधील श्री गणेश कृपा अपार्टमेंट मधील दुसऱ्या मजल्यावरील रहिवाशी सदनिका क्रमांक 024 चे मोजमाप 450 चौरस फुट म्हणजेच 41.82 चौरस मीटर वाधीव ( मुल्यांकन विभाग - प्रभावक्षेत्र - 27.2 - सदनिका मिळकत ) ( Survey Number : १६८/९ पैकी ; )
(5) क्षेत्रफळ	1) 450 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स श्री गणेश विल्डर्स अँड डेव्हलपर्स तर्फे सुधीर विठ्ठल घोडके वय:-32; पत्ता:- प्लॉट नं: शॉप ना 1070, माळा नं: 1, इमारतीचे नाव: बोरगांवकर कॉम्प्लेक्स, ब्लॉक नं: दाटा डोकूमो गॅलरी कल्याण पश्चिम, रोड नं: स्तेशन रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ASDPG1042P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र नागराज पाटील वय:-36; पत्ता:-प्लॉट नं: रुम नं. 21, माळा नं: -, इमारतीचे नाव: कृष्ण नगर, ब्लॉक नं: देमपर पाडा भादवड तालुका भिवंडी, रोड नं: कल्याण रोड, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-BBTPP6347N
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2015
(10) दस्त नोंदणी केल्याचा दिनांक	24/03/2015
(11) अनुक्रमांक, खंड व पृष्ठ	2139/2015
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	50400
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	10080
(14) शेरा	



सह. दुय्यम निबंधक, भिवंडी-१

मुल्यांकनामाठी 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.

iSarita v1.3.0

