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335/15467
Wednesday, August 21, 2024
7:35 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 17894 दिनांक: 21/08/2024

गावाचे नाव: बाळकूम
दस्तऐवजाचा अनुक्रमांक: टनन5-15467-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: तेजश्री मयुरेश करंदीकर - -

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1520.00
पृष्ठांची संख्या: 76

एकूण: रु. 31520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:55 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क ५

वाजार मूल्य: रु. 12104657.67 /-
मोबदला रु. 15420000/-
भरलेले मुद्रांक शुल्क : रु. 1079400/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 1520/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824217217629 दिनांक: 21/08/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006717598202425E दिनांक: 21/08/2024
बँकेचे नाव व पत्ता:

Mohdostor
मुळ दस्त दिला



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

8/2024

दस्त क्रमांक : 15467/2024

नोदणी :

Regn:63m

गावाचे नाव : बाळकूम

लेखाचा प्रकार करारनामा

वदला 15420000

12104657.67

भावा(भाडेपट्ट्याच्या
पट्ट्याकार आकारणी
पट्टेदार ने नमुद
)

भाषण,पोटहिस्सा व
आंक(असल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्रमांक ए- 703,7 वा मजला,ए विंग,दोस्ती मेपल विल्डींग,दोस्ती
वेस्ट काऊंटी फेज 6 दोस्ती मेपल,2 कार करीता 1 स्टॅक कार पार्किंग ग्राउंड लेवल नं 1192-1193 सहित,बाळकुम,ठाणे.मौजे बाळकुम
16/ 1 ते 6,8ए,9ए,10ए/1,11ए,12/1ए,12/2ए,17/1 ते
6,7(ए+बी),8,9,10,11(ए+बी+सी),12,13,14),18/1,2,3,4,5,6बी,7,8,9,10ए,11ए),19/23,29,30,31,32,37,42,43ए,45),22/
ए,23ए,24,25/1,2,3,4,5ए,7ए,9/सी,12पार्ट,13ए),26/8/1/बी,9ए/2,10(ए+बी),11सी,12,27/10ए,11/
ए,15,16ए,17),40/15ए,17ए,22ए,48/4ए/1,49/1ए,2,3,4,5,6,7ए,8ए),50/3ए/1,51/3ए,5ए),77/13सी,14ए)(त्रोन नं
9/38/डी-3ई-1)((Survey Number : - ;)

वफळ

1) 99.43 चौ.मीटर

हागणी किंवा जुडी

असलेले नव्हते.

भाषण करून देणा-या/
देवणा-या पक्षकाराचे
हवा दिवाणी

1): नाव:-मेमर्म. दोस्ती एंटरप्रायझेस तर्फे अधिकृत सही करणार विलास काळभोर तर्फे कु.मु.म्हणुत राम पवार - वय:-42; पत्ता:-प्लॉट नं:
276, माळा नं: 1, इमारतीचे नाव: लॉरेन्स आणि मेयो हाऊम, ब्लॉक नं: -, रोड नं: फोर्ट,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन
नं:-AAFFD4236J

वयाचा हक्कनामा

मादेश

म,प्रतिवादिचे नाव व

भाषण करून देणा-या

तचे व किंवा दिवाणी

वयाचा हक्कनामा

मादेश

म,प्रतिवादिचे नाव व

1): नाव:-नेजथी मयुरेश करंदीकर -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1402,बंगाथी टॉवर मोसायटी , ब्लॉक नं:
-, रोड नं: चर्ड,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AMXPN7171L

2): नाव:-मयुरेश अजित करंदीकर -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1402,बंगाथी टॉवर मोसायटी, ब्लॉक नं: -,
रोड नं: चर्ड,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BHYPK2907G

भाषण करून दिल्याचा 21/08/2024

न नोंदणी केल्याचा 21/08/2024

क्रमांक,खंड व पृष्ठ 15467/2024

हागभावाप्रमाणे 1079400

वळ

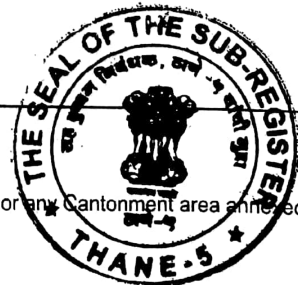
हागभावाप्रमाणे 30000

वळ

मागील विचारान घेतलेला तपशील:-

वळ आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक, ठाणे क ५





CHALLAN
MTR Form Number-6



GRN	MH006717598202425E	BARCODE			Date	13/08/2024-16:45:56	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)							
	Registration Fee	PAN No.(If Applicable)	AMXPN7171L						
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	TEJASHREE MAYURESH KARANDIKAR						
Location	THANE	Flat/Block No.	FLAT NO A-703,7th FLOOR,A WING,DOSTI						
Year	2024-2025 One Time	Premises/Building	MAPLE PHASE 6 A						
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	1078400.00	Road/Street	DOSTI WEST COUNTY, BALKUM, THANE. A					
0030063301	Registration Fee	30000.00	Area/Locality	THANE					
			Town/City/District						
			PIN	4	0	0	6	0	8
		Remarks (If Any)	PAN2=AAFFD4236J-Second Party Name=DOSTI ENTERPRISES-CA=15420000 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> दस्तावेज - ५ दस्त क्र. १५४६७/२०२४ २ / ७६ </div>						
Total		11,09,400.00	Amount In Words	Eleven Lakh Nine thousand Four Hundred Rupees Only					
Payment Details	IDBI BANK	FOR USE IN REGISTERING BANK							
Cheque-DD Details		Bank CIN	Ref. No.	691030320290813 28839802					
Cheque/DD No.		Bank Date	RBI Date	13/08/2024 16:46:36 Not Verified with RBI					
Name of Bank		Bank-Branch	IDBI BANK दस्तावेज जयते ठाणे - ५						
Name of Branch		Scroll No. , Date	Not Verified with Section THANE-5						

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

Print Date 13-08-2024 04:46:47

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane on this 21st day of Aug., 2024. ✕

BETWEEN

M/S. DOSTI ENTERPRISES, a partnership firm duly incorporated and registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Lawrence and Mayo House, 01st Floor, 276, Dr. D.N. Road, Fort, Mumbai - 400 001, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partner or Partners for the time being of the said Firm, the Survivors or Survivor and the legal heirs, executors, administrators of the said Survivor and their assigns) of the **ONE PART.**

दस्तावेज क्र. ५
दस्ता क्र. १४६९/२०२४
५ / ७६

AND

TEJASHREE MAYURESH KARANDIKAR having Aadhaar No.412198596699
MAYURESH AJIT KARANDIKAR having Aadhaar No.418572734205

an/both/all Indian Inhabitant/s adult/s and residing at 1402, BANGASHREE TOWER, THE SUB REGISTRAR, DAJI RAMCHANDRA ROAD, CHARAI, THANE-400601, hereinafter referred to as "the Purchaser", (which expression shall unless it be repugnant to the context thereof be deemed to mean and include in case of an individual, his executors, administrators and permitted assigns, and in case of a partners or partner for the time being of the said firm, the survivor or survivors, executors, administrators and permitted assigns of the last survivor, and the members of the HUF from time to time and the last surviving member of the heirs, executors, administrators of such last surviving member of the permitted assigns, and in case of a trust, the trustee/s for the time being and in time of the trust and the survivor or survivors of them and their permitted assigns and in case of a body corporate/company/LLP, its successors and permitted assigns) of the **OTHER PART.**



WHEREAS:

The Larger Land:

A. The Promoter, by virtue of diverse registered sale deeds and development agreements, that piece and parcel of land admeasuring 73,000 sq. mtrs., or thereabouts, lying, being and situated at Village Balkum, Taluka and District Thane (and more particularly described in the **First Schedule** hereunder written and shown on the Plan annexed and marked hereto as **Annexure-1** and thereon shown surrounded by **Black Colour** boundary line and hereinafter collectively referred to as "the Larger Land"), for the consideration and on terms and conditions mentioned therein.

Development under Rental Housing Scheme of Mumbai Metropolitan Regional Development Authority:

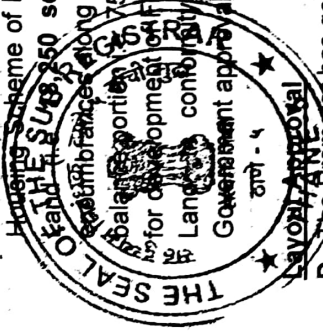
B. In order to develop the Larger Land by exploiting its optimum development potential, the Promoter has made an application to Mumbai Metropolitan Regional Development Authority ("MMRDA") seeking its approval for development of the Larger Land under MMRDA's Rental Housing Scheme and pursuant to the said application of the Promoter, MMRDA granted location clearance and layout approval bearing No. MMRDA/RHD/RHS-50/17/64 dated 3rd April, 2017 in respect of the Larger Land to the

✕
[Signature]

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C. In terms of and pursuant to the above recited location clearance and layout approval granted by MMRDA for development of the Larger Land, the Promoter, under Rental Housing Scheme of MMRDA, is required to convey a minimum of 25% of the Larger Land (measuring 18,250 sq. mtrs.) in favour of MMRDA as freehold land without any encumbrances along with rental houses with FSI One of the Larger Land and retain the balance portion of 75% of Larger Land (i.e. 54,750 sq. mtrs. approx.) as freehold land for development of Free Sale Component thereon by utilizing FSI Three of the Larger Land conforming with the applicable Development Control Regulations and Government approvals.



D. The Promoter has got the plans, sections and other details for the development of the Larger Land, duly approved and sanctioned from the Thane Municipal Corporation ("TMC"), vide Sanction of Development / Amended Permission and Commencement Certificate ("CC") bearing V.P. No. S05/0006/08/TMC/TDD/4472/23 on 26/09/2023, on the terms and conditions set out therein, and the Promoter shall obtain the balance approvals from various authorities from time to time.

E. In view of the aforesaid sanctioned plans and commencement certificate granted by Thane Municipal Corporation ("TMC"), the Promoter is entitled to develop and construct:

- (i) **Rental Component:**
Rental Housing Component on a plot of land admeasuring 18,250 sq. mtrs., being 25% of the Larger Land and more particularly described in the Part-1 of the Second Schedule hereunder written and shown by blue colour wash on the plan annexed as Annexure-1 hereto (hereinafter referred to as "the said Rental Plot").
- (ii) **Sale Component:**
Sale Component on balance portion admeasuring 54,750 sq. mtrs. (approx.) being 75% of the Larger Land and more particularly described in the Part-2 of the Second Schedule hereunder written and shown by green colour wash on the plan annexed as Annexure-1 hereto (hereinafter referred to as "the Sale Plot / the Layout Land").

Construction of Rental Housing Component:

F. As per the amended sanctioned plans and commencement certificate granted by TMC, the Promoter is constructing Rental Housing Component on the said Rental Plot which comprises of 2 (two) Buildings being (i) Building No.1 having built up area of 34,476.86 sq. mtrs., consisting of Ground/stilt + 1st to 23rd(pt) upper floors and containing in aggregate 999 tenements, (ii) Building No.2 having built-up area of 38,518.22 sq.mtrs., consisting of Ground/Stilt + 1st to 23rd upper floors and containing in aggregate 1,110 tenements, (iii) 38 shops, (iv) 12 Balwadis, (v) 12 Welfare centres/halls and (vi) 6 Manager office tenements.

As per the approvals granted by MMRDA and conditions stipulated therein, the Promoters are required to cause sub-division of the said Rental Plot from the Larger Land so as to make it feasible for conveyance of the same in favour of MMRDA;

Phase-wise development of the Layout Land:

G. The Promoter is developing the Layout Land in a phase-wise manner as mentioned hereunder:

First Phase

- (i) In the First Phase, the Promoter has developed a project called "Dosti West County - Dosti Oak", on the portion of the Layout Land admeasuring 1854.02 sq. mtrs, consisting of 1 (one) building comprising of 4 (four) wings viz. Wing A, B, C and D (i.e. Building No.16, 15, 14 and 13 respectively as per the municipal sanctioned plan issued by TMC).

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Second Phase

(ii) In the Second Phase, the Promoter has developed a project called "Dosti West County - Phase 2 - Dosti Cedar", on the portion of the Layout Land admeasuring 18,413 sq. mtrs, consisting of 1 (one) building comprising of 2 (two) wings sanctioned plan No. A and B (i.e. Building No.6 and 5 respectively as per municipal sanctioned plan issued by TMC).

Third Phase

(iii) In the Third Phase, the Promoter is developing a project called "Dosti West County - Phase 3 - Dosti Westwood", on the portion of the Layout Land admeasuring 1549,65 sq. mtrs, consisting of 3 (Three) Units, viz: (i) Restaurant and Banquet and Audio Visual Room, (iii) 10 Guest Rooms, to be constructed on being part or portion of the Ground Floor and Common Podium of the Building No.1 and 2, as per municipal sanctioned plan.

Fourth Phase

(iv) In the Fourth Phase, the Promoter is developing a project called "Dosti West County - Phase 4 - Dosti Pine", on the portion of the Layout Land admeasuring 2940 sq. mtrs, consisting of 1 (one) building comprising of 5 (five) wings viz. Wing A, B, C, D and E (i.e. Building No.19, 18, 17, 7 and 8 respectively as per municipal sanctioned plan issued by TMC).

Fifth Phase

(v) In the Fifth Phase, the Promoter is developing a project called "Dosti West County - Phase 5 - Dosti Olive - Wing B", on portion of the Layout Land admeasuring 674.17 sq. mtrs, consisting of 1 (one) building being Wing B of the building called Dosti Olive (i.e. Building No.10 as per sanctioned plan issued by TMC).

Sixth Phase

(vi) In the Sixth Phase, the Promoter is developing a project called "Dosti West County - Phase 6 - Dosti Maple", on portion of the Layout Land admeasuring 1661.57 sq. mtrs and more particularly described in the Third Schedule hereunder written (and shown in red colour boundary line on the Plan of the Layout Land annexed hereto and marked as Annexure-2 and hereinafter referred to as "the Land"). In the said Project, the Promoter is constructing 1 (one) building called "Dosti Maple" comprising of 2 (two) Wings viz. **Wing A** (i.e. Building No. 4 as per the sanctioned plan issued by TMC) consisting of one number of basement, ground floor, common Podium, Stilt (at Podium level) and 1st to 33rd upper floors, and **Wing B** (i.e. Building No. 3 as per the sanctioned plan issued by TMC) consisting of one number of basement, ground floor, common Podium, Stilt (at Podium level) and 1st to 33rd upper floors, to be constructed on the Land by utilizing FSI of 38032.88 sq.mtrs., or thereabouts (and shown in blue colour wash on the Plan of the Layout Land annexed hereto and marked as Annexure-2 and hereinafter referred to as "the Building" or "the Project")

H. Balance Development:

In the next phase or phases of development of the Layout Land, the Promoter shall construct additional Premises and/or additional floors and/or additional Wings and/or additional buildings on the Layout Land, as per the sanction obtained/to be obtained for the same.

1. The Promoter has appointed Archetype Consultants (I) Pvt. Ltd. as their design Architects, 10FOLDS Architects & Consultants as their Municipal Architect and JW Consultants LLP as Structural Engineer for the preparation of the structural designs and drawings of the Building. The Promoter has a right to terminate their services and also

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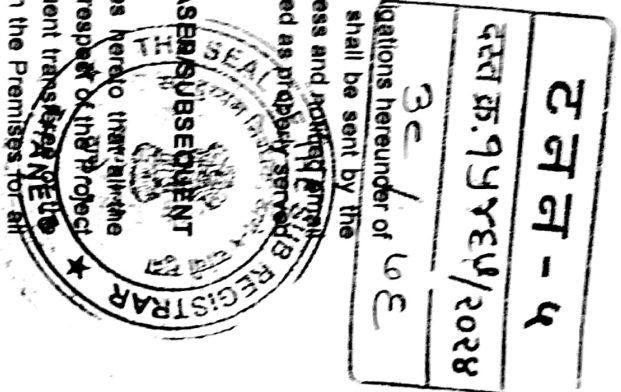
JOINT PURCHASERS

If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several and all communications shall be sent by the promoter to the Purchaser whose name appears first and at the address and ~~port of origin~~ ID given by him/her which for all intents and purposes is to be considered as properly served on all the purchasers.

27.

PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS/SUBSEQUENT TRANSFEREES

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 transferee of the Premises, in case of a transfer, as the said obligations go along with the Premises for all intents and purposes.



28.

NO WAIVER

No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.;

29.

DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the appropriate authority as per the provisions of RERA.

30.

GOVERNING LAW

a. 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 and the Thane Courts shall have jurisdiction for this Agreement.

b. The Permanent Account Number details of the parties is more particularly mentioned in the **Eighth Schedule** hereunder written.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Larger Land)

All that Plot of land bearing Survey Number 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7A, 17/7B, 17/8, 17/9, 17/10, 17/11A, 17/11B, 17/11C, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6(New Survey No. 18/6B), 18/7, 18/8, 18/9, 18/10(New Survey No. 18/10A), 18/11(New Survey No. 18/11A), 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/42, 19/43(p), 19/45, 19/1, 19/2, 19/3, 19/4, 19/5, 19/6, 19/8(New Survey No. 19/8A), 19/8(New Survey No. 19/9A), 19/10+11A(New Survey No. 19/10+11A1), 19/11(New Survey No. 19/11A), 19/12B (New Survey No. 19/12/2A), 25/13A(p), 48/4A(p), 49/1(p), 49/2, 49/3, 49/4, 49/5, 49/6, 49/7(New Survey No. 49/7A), 49/8A, 50/3A(New Survey No. 50/3A1), 51/3A, 51/5(New Survey No. 51/5A), 22(p), 23(p), 24, 25/1, 25/2, 25/3, 25/4, 25/5(p), 25/7(p), 26/8A(p), 26/9(p), 26/10A, 26/10B, 26/11A(p), 26/11B(p), 26/12, 27/10(p), 27/11(p), 27/15, 27/16A(p), 27/16B(p), 27/17, 40/8(p), 40/15(p), 40/17(p), 40/22(p), 77/13B(p), 77/13C(p), 77/14A(p), 77/14B(p), admeasuring 73,000 sq. mtrs. situate at VILLAGE - BALKUM, TAL. - DIST. - THANE.

20/11/2028
Subhas Koy

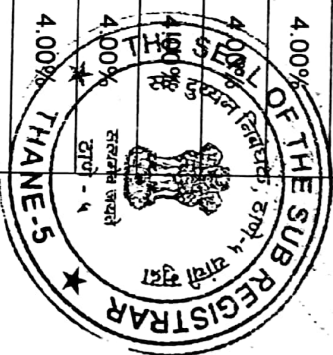
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Sr. No.	PAYMENT SCHEDULE	% OF TOTAL CONSIDERATION
1	On, or before the execution of this Agreement for Sale.	9.00%
2	After execution and registration of the Agreement for sale	21.00% न - ५
3	On completion of plinth.	5.00% न - ५
4	On or before Commencement of 2 nd slab of Superstructure of the building.	5.00% न - ५
5	On or before Commencement of 6 th slab of Superstructure of the building.	5.00%
6	On or before Commencement of 10 th slab of Superstructure of the building.	4.00%
7	On commencement of 15 th slab of Superstructure of the building.	4.00%
8	On or before Commencement of 20 th slab of Superstructure of the building.	4.00%
9	On commencement of 25 th slab of Superstructure of the building.	4.00%
10	On commencement of 30 th slab of Superstructure of the building.	4.00%
11	On Completion of terrace slab.	5.00%
12	On Completion of Elevator Room (LMR).	5.00%
13	On Completion of wall, internal plaster/Gypsum Plaster of the said Premises.	5.00%
14	On Completion of floorings of the said Premises.	5.00%
15	On Completion of concealed sanitary fitting, elevation, terraces with waterproofing of the Wing/Tower.	5.00%
16	On Completion of the staircases, lift wells, lifts, water pumps, electrical fittings, entrance lobby/s of the Wing/Tower	5.00%
17	At the time of possession of the said premises.	5.00%
	TOTAL	100%

At the time of execution of this Agreement, out of the said Consideration/Purchase Price, an amount of **Rs.4626000/-** (Rupees Rupees Forty Six Lakh Twenty Six Thousand Only) has already become due and payable, out of which the Purchaser has already paid a sum of **Rs. 1374583/-** (Rupees Thirteen Lakh Seventy Four Thousand Five Hundred Eighty Three Only) on or before execution of this Agreement and agrees to pay the balance sum of **Rs.3251417/-** (Rupees Thirty Two Lakh Fifty One Thousand Four Hundred Seventeen Only) to the Promoter in the following manner:-

- i) **Rs.1642000/-** On or before 21-08-2024
ii) **Rs.1709417/-** On or before 06-09-2024
iii) Rs..... On or before
iv) Rs..... On or before
v) Rs..... On or before

₹



Sub Registrar

४२१४८७/२०२४

४२ / ७६

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Description of Common Areas and Facilities)

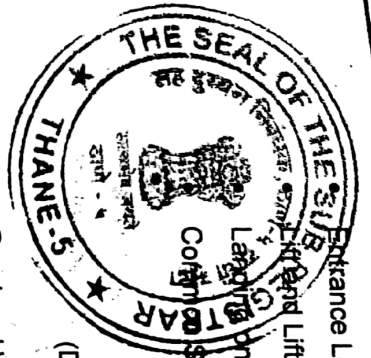
Recreational Ground

Entrance Lobby

Land Lift Lobby

Landing on the Floor

Staircase with mid-landing



THE SIXTH SCHEDULE ABOVE REFERRED TO
(Description of Restricted Common Areas and Facilities)

- Overhead Water Tank/s
- Lift Machine Room
- Meter Room
- Fire Control Room

THE SEVENTH SCHEDULE ABOVE REFERRED TO
(Description of the Other Charges)

The total Other Charges payable by the Purchaser to the Promoters, in respect of the said Flat shall be **Rs. 355852/- (Rupees Three Lakh Fifty Five Thousand Eight Hundred Fifty Two Only)**. The above referred Other Charges shall be paid by the Purchaser to the Promoter on handing over possession of the said Flat, time for such payment being of the essence of the contract the details whereof are as hereunder:

Sr. No.	Description	Category	Amount (Rs)
1.	Corpus Fund for infrastructure & common facilities.	Non-Refundable	40000
2.	Provisional monthly outgoings/ charges for 12 Months in respect of the said Flat (Rs.9 per month psf)	Deposit	105084
3.	Provisional monthly outgoings/charges for maintenance of Layout Land and common areas, amenities and facilities of the whole project for 60 months (Rs. 1 per month psf)	Deposit	58380
4.	Share of Security Deposit for 12 months (Rs. 9 per month psf)	Deposit	105084
5.	Dosti Club County Outgoings for 24 months (Rs. 2 per sq ft)	Deposit	46704
6.	Share money, application and entrance fee of the Society or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600
	Total		355852

₹ *[Signature]* *[Signature]*

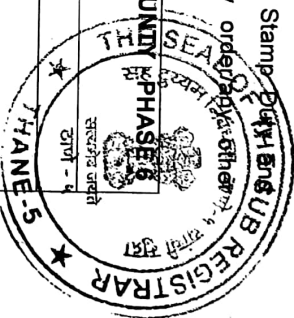
In addition to the above-mentioned Other Charges, the Purchaser shall also be liable to pay the following Statutory Dues, as may be applicable, viz:

- i. The Purchaser has to pay a refundable Deposit of Rs.75000/- towards Furniture Fit-out at the Time of Possession.
- ii. Stamp Duty
- iii. Registration Charges
- iv. Goods and Service Tax (GST) on Purchase Price
- v. Goods and Service Tax (GST) on Other Charges
- vi. Property Tax and Water Tax as per actuals

₹ ७७७ - ५
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५३ / ७३

All payments to be made by the Purchaser under this Agreement towards purchase consideration/price and other charges including taxes, GST, Stamp Duty and Registration Charges shall be by cheque/demand draft/pay order/demand draft in favour of:

ACCOUNT NAME	DOSTI ENTERPRISES DOSTI WESTCOUNTY PHASE 2 - DOSTI MAPLE COLLECTION A/C
ACCOUNT NO.	8947710051
BANK	KOTAK MAHINDRA BANK
BRANCH	FORT, MUMBAI
IFSC CODE	KKBK0000957



THE EIGHTH SCHEDULE REFERRED TO ABOVE
(Pan details)

Name as on Pan Card	PAN NO.
M/s. Dosti Enterprises (Promoter)	AAFFD4236J
TEJASHREE MAYURESH KARANDIKAR (Purchaser)	AMXPN7171L
MAYURESH AJIT KARANDIKAR (Purchaser)	BHYPK2907G

SIGNED AND DELIVERED by the within named "Promoters"
DOSTI ENTERPRISES
through its Authorized Signatory
VILASK KALBHOR

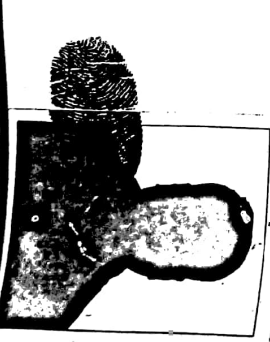


in the presence of
1. PRADEEP AMBEKAR *Pradeep*

2. EDWIN JOSEPH *Edwin*

SIGNED AND DELIVERED by the within named "Purchaser"
TEJASHREE MAYURESH KARANDIKAR
MAYURESH AJIT KARANDIKAR

Tejashree Karandikar
M. Yusuf



in the presence of
1.
2.



Maharashtra Real Estate Regulatory Authority

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५९११५५९०/२०२४
५९ / ५९

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: **P51700054424**

Project: DOSTI WESTCOUNTY - PHASE 6 - DOSTI MAPLE Plot Bearing / CTS No. 49/1/A(pt), 49/4(pt), 51/5/A(pt), 48/4/A/1(pt) at Thane (M Corp.), Thane, Thane, 400008



1. **Dosti Enterprises** having its registered office / principal place of business at **Tower: Ward Apartment District: Mumbai City, Pin: 400001.**

2. This registration is granted subject to the following conditions, namely:-
o The promoter shall enter into an agreement for sale with the allottees;
o 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;

o 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 (f) 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.

o The Registration shall be valid for a period commencing from **19/01/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
o That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, Maharashtra)
Date: 19-01-2024 12:07:38

Dated: 19/01/2024
Place: Mumbai

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

Handwritten signature
Secretary

*

एनन - ५

प्र. क्र. १५२८७/२०२४

३० / १०३

ANNEXURE 12
LIST OF FITTING, FIXTURES & AMENITIES



FIXTURES & AMENITIES OF THE PREMISES
Large size vitrified flooring in living/dining bedroom, kitchen and passage

- Premium solid surface kitchen platform with marble support
- Stainless steel sink of reputed make
- Tiles dado of reputed make

ELECTRICAL

- Air Conditioned Homes (all rooms)
- Home Automation enabled homes with keyless locks
- Switches with USB connectivity in all rooms
- Electrical wiring & fitting of concealed type P.V.C conduit
- All switches of ISI Mark
- One ELCB per flat and MCB for each room
- TV, AC point, ceiling fan point and regulator point in living and all bedrooms
- Telephone and WIFI point provision in Living & Master Bedroom.

DOOR

- Flushed doors with Laminate Finish in Living & Bedrooms

WINDOWS

- Sliding windows with engineered frames with clear glass
- Mosquito net for bedroom and living room
- Glass Railing for Living Room Balcony & Master Bedroom Balcony

PAINTING

- Gypsum finish internal walls
- Premium eco-friendly quality paint for walls and ceilings

SANITARY

- Matt Finish Anti-skid good quality tiles for all toilets flooring
- All toilets with dado tiles
- Concealed plumbing with standard fittings.
- Sanitary fittings of standard make
- 3L Hot water instant geyser
- Well ventilated bathroom with exhaust fan
- Shower partition in all bathrooms

Handwritten signature



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

नोंदविण्याचा क्रमांक / Enrollment No.: 2085/13175/61709

To,
मयुरेश अजित कर्दोकर
Mayuresh Ajit Karandikar
1402, Bangshree Tower
Daji Ramchandra Road
Near Makhmali Talao Chirai,
Thane
Thane Thane
Maharashtra 400601
9870781526

Ref: 391 / 21R / 148436 / 148436 / P



SB342846554FH



आपला आधार क्रमांक / Your Aadhaar No.

4185 7273 4205

माझे आधार, माझी ओळख



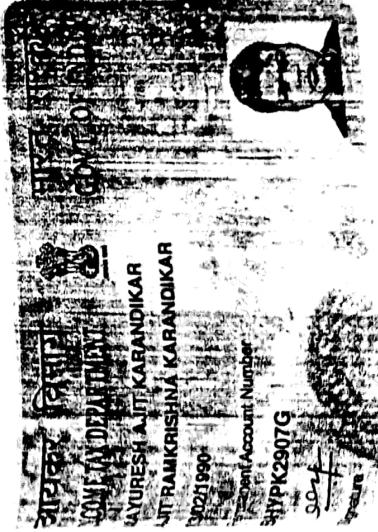
भारत सरकार
Government of India

मयुरेश अजित कर्दोकर
Mayuresh Ajit Karandikar
जन्म तारीख / DOB : 13/02/1990
पुरुष / Male



4185 7273 4205

माझे आधार, माझी ओळख



Self

Self Attested

प्रमाणित



Tejashree Mayuresh Karandikar
DOB : 09/07/1990
Female

4121 9859 6699

मेरा आधार, मेरी पहचान

ट न न - ५
दस्ता क्र. ५४६७/२०२४
७३ / ७६



Address: 1402 Bangashree Tower
CHS, Daji Ramchandra Road, Nr.
Makhmali Talao, Charai, Thane,
Thane, Maharashtra, 400601



4121 9859 6699

help@uidai.gov.in

www.uidai.gov.in



21/08/2024 7 39:55 PM

दस्तावेज गोप्यता श्रेणी-2

दस्तावेज क्रमांक: 15467/2024

दस्तावेज क्रमांक: 15467/2024

दस्तावेजाचा प्रकार: करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: संमर्ष, दौस्ती गॅट्टर प्रायव्हेट लिमिटेड, अश्विनी मही करणार विलास
काळभोर तर्फे, कु.मु. म्हणुन राम पवार -
पत्ता: प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉन्स आणि मेयो
हाऊस, ब्लॉक नं: , गेट नं: फोर्ट, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: AAFD4236J

2 नाव: तेजश्री मयुरेश करंदीकर - -

पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: 1402 बंगाली टॉवर
सोमायटी, ब्लॉक नं: , गेट नं: चरई, ठाणे., महाराष्ट्र, ठाणे.
पिन नंबर: AMXPN717L

3 नाव: मयुरेश अजित करंदीकर - -

पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: 1402 बंगाली टॉवर
सोमायटी, ब्लॉक नं: , गेट नं: चरई, ठाणे., महाराष्ट्र, ठाणे.
पिन नंबर: BHYPK2907G

पक्षकाराचा प्रकार

लिहून घेणार

वय : -42

स्वाक्षरी: *Mayur*

लिहून घेणार

वय : -34

स्वाक्षरी: *Tejas*

लिहून घेणार

वय : -34

स्वाक्षरी: *Tejas*

नीचे दस्तावेज करून देणार न्यायालयीन करारनामा चा दस्त देवज करून दिल्याचे कबुल करतात.
दिनांक: 21/08/2024 07:38:38 PM

लिहून घेणार

दस्तावेजाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती खालीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार तेजश्री मयुरेश करंदीकर - -	21/08/2024 07:38:19 PM	Tejashree Mayuresh Karandikar F 1275818803050602497
2	लिहून घेणार मयुरेश अजित करंदीकर - -	21/08/2024 07:38:58 PM	मयुरेश अजित करंदीकर M 1275818967551266816
3	लिहून घेणार संमर्ष, दौस्ती गॅट्टर प्रायव्हेट लिमिटेड, अश्विनी मही करणार विलास काळभोर तर्फे, कु.मु. म्हणुन राम पवार -	21/08/2024 07:37:27 PM	राम मारुती पवार M 1192448076084236288

दिनांक: 21/08/2024 07:38:59 PM

दिनांक: 21/08/2024 07:39:45 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Thane 5



28/7/2024

DOSTI WEST COUNTY - Maple - PHASE 6 - Maharsa No/ P81700054424

Typology	JSHR
Project	MAPLE A
Tower	4
Floor	7
Area Carpet Area	54 sq mt 66.98
UTILITY	0
Balcony/Utility	54 sq mt 3.41
Total Usable Area	54 sq mt 90.39
Area Carpet Area	54 sq R 9.36
Utility	54 sq R 0
Balcony/Utility	54 sq R 37
Total Usable Area	54 sq R 97.3
Consideration Value	INR ₹ 17,217,235
Less: Limited Period Offer	INR ₹ -816,817
Less: w/o F	INR ₹ -50,000
Less: Audit Disc.	INR ₹ -26,000
Less: Special Discount	INR ₹ -1,204,718
Total Consideration Value	INR ₹ 15,429,000
Stamp Duty @ 7%	INR ₹ 1,079,400
Registration	INR ₹ 30,000
GST Applicable @ 5%	INR ₹ 771,000
Sub Total statutory Dues	INR ₹ 1,880,400
Grand Total	INR ₹ 17,309,400

Please Note:

Please deduct 1% TDS from the installment and Pay/Deposit into Govt Treasury only if the agreement value is more than Rs. 50,00,000/- Further Also Note that TDS @ 1% is to be Deducted by Purchaser an Agreement Value for Transfer of any Immovable Property or the Stamp Duty Value of Such Property whichever is higher.
 5% GST will be applicable if agreement value is more than Rs. 4500000/- and will be 1% if agreement value is less than Rs. 4500000/-.
 The flat Purchaser has opted for Construction-Linked Payment Schedule (CLP) and hereby agrees to pay the amount as and when due as per progress of work as per the payment schedule attached herewith.

Flat Purchaser has to pay additional at the time of possession

(a) Share money - INR 600/- Corpus fund for lifts & Common Facilities, Share of Security Deposits for 12 months (Rs. 9 sq ft) and

(b) Advance outgoing for 12 months (Rs. 9 per sq ft on Area Carpet + Balcony Area + Encd Balcony), Layout-Common Area Maintenance Charges for 60 Months (Rs.1 per sq ft), Club house outgoing 24

months (GST at applicable rate shall be extra).

-without Property Tax Property Tax to be paid by Flat Purchaser at Actuals

Flat Purchaser to pay flat 75000 for 2BHK, INR 100000 for 3BHK towards Furniture deposit at the time of possession

Flat Purchaser to pay flat 75000 for 2BHK, INR 100000 for 3BHK towards Furniture deposit at the time of possession

The amount towards the Consideration Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheques/DD/ Pay-order

The Cheques / DD / Pay-order for the Consideration Value of the flat and other charges is to be issued in favour of "DOSTI ENTERPRISES DOSTI WEST COUNTY PHASE 6 DOSTI MAPLE COLLECTION A/C"

The Cheques / DD / Pay-order towards the statutory dues (GST) is to be issued in favour of "DOSTI ENTERPRISES DOSTI WEST COUNTY PHASE 6 DOSTI MAPLE COLLECTION A/C"

Stamp Duty and registration charges are payable by the Purchaser

Rs. 6600/- or as actuals to be paid additionally towards stamping charges at time of registration.

This cost sheet is valid for the date on which it is issued subject to change without notice before booking amount is received.

Presently applicable Statutory obligations like Stamp Duty, Registration Charges and GST are included as stated above. However if any increase / revision / new levy is made applicable, the same will be

payable by the purchaser at per rates applicable from time to time.

The Purchaser/Developer reserves its right to initiate and complete one or more milestones simultaneously including but not limited to the work of internal walls, plaster, flooring, windows/ facade, doors, sanitary fittings etc. with balconies, staircases, entrance lobbies, general development etc. at any time during the construction cycle and to raise demands for payment of corresponding installments thereof, which may be without prejudice to the demand of other installments for other milestones. The purchaser/ developer customer agrees and undertakes to make payment of these demands as and when raised and will not be entitled to raise any dispute/objection/ challenge the same in any manner whatsoever.

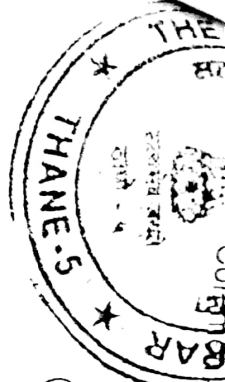
I / We agree to pay cost & charges as stated above

Intending Purchaser / s' Signature

(Handwritten Signature)

(Handwritten Signature)

A1546852 1.000000



Staircase with mid-landing

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Description of Restricted Common Areas and Facilities)

- Overhead Water Tanks
- Lift Machine Room
- Meter Room
- Fire Control Room

THE SEVENTH SCHEDULE ABOVE REFERRED TO
(Description of the Other Charges)

The total Other Charges payable by the Purchaser to the Promoters, in respect of the said Flat shall be **Rs.355852/- (Rupees Three Lakh Fifty Five Thousand Eight Hundred Fifty Two Only)**. The above referred Other Charges shall be paid by the Purchaser to the Promoter on handing over possession of the said Flat, time for such payment being of the essence of the contract the details whereof are as hereunder:

Sr. No.	Description	Category	Amount (Rs)
1.	Corpus Fund for infrastructure & common facilities.	Non-Refundable	40000
2.	Provisional monthly outgoing/ charges for 12 Months in respect of the said Flat (Rs.9 per month psf)	Deposit	105084
3.	Provisional monthly outgoing/charges for maintenance of Layout Land and common areas, amenities and facilities of the whole project for 60 months (Rs. 1 per month psf)	Deposit	58380
4.	Share of Security Deposit for 12 months (Rs. 9 per month psf)	Deposit	105084
5.	Dosti Club County Outgoings for 24 months (Rs. 2 per sq ft)	Deposit	46704
6.	Share money, application and entrance fee of the Society or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600
	Total		355852

₹ *[Signature]* *[Signature]*

Date: 28-07-2024

Dear **TEJASHREE MAYURESH KARANDIKAR,**

Warm Greetings from Dosti Realty!

Heartiest congratulations to you on booking your new home at "DOSTI WESTCOUNTRY PHASE 6 DOSTI MAPLE". We take immense pleasure in welcoming you to our Dosti Family.

Buying a home is an important milestone in a person's life and we at Dosti Realty, take immense pride in offering our customers quality homes with an integrated living experience.

Keeping in line with our promise to make your post booking journey convenient and memorable, I will be assisting you as your dedicated relationship manager and will be available to facilitate a hassle-free possession of your dream home. In case you require any assistance regarding your booking, please contact me at on the below details anytime between Monday to Friday, 10:00 AM to 6:30 PM.

Name : Sujata Kulabkar
Email ID : sujata.kulabkar@dostirealty.com
Mobile : +919136659473

As next step to your booking of the said Premises, we will in due course of time invite you to complete the formalities of execution and registration of the Agreement for Sale in respect of the said Premises (the "said Agreement"). You are also requested to communicate to us, your suitable date and time for execution and registration of the Agreement.

Kindly confirm the below mentioned details for Agreement for sale via calls / mail within 7 days.

Tower Name	DOSTI MAPLE
Flat Number	A703
Applicant Name	TEJASHREE MAYURESH KARANDIKAR
CoApplicant Name	MAYURESH AJIT KARANDIKAR
Communication Add	1402 , BANGASHREE TOWER CHS,, DAJI RAMCHANDRA ROAD,, CHARAI, THANE, MAHARASHTRA, INDIA, 400601
Mobile Number	+91-9870781526
Email ID	ca.ntejashree@gmail.com

DOCUMENTS REQUIRED ON THE DAY OF REGISTRATION

A. Both the Applicant and the Co-Applicant /s need to carry:

1. Three Passport Sized Photographs each
2. Original Pan Card and Aadhar Card
3. Two photo copies each of the Pan Card and Aadhar card

B. Special Cases

1. If a power of attorney has been provided for either the applicant/co-applicant, you will need to carry the original power of attorney along with one photo copy of the same. Please contact me for further details of the process.
2. The holder of the power of attorney would need to carry the documents mentioned above in point A.

C. Registration, Scanning and other Charges

1. Scanning and other Charges, as mentioned in the cost sheet shared with you at the time of booking, need to be carried in cash (For photocopying Scanning, registration agent fees etc. on the day of the registration) to be handed over to Registration Agent.
2. On the fixed date and time our representative will be present at the Office of Sub Registrar to assist you with the registration process. His contact details will be provided to you over the phone or an email prior to registration.

D. Home Loan Assist Team

For all your Home loan related requirements, we have a specialized loan assist team and will be pleased to assist and support your needs and facilitate the same, should you need one. The contact details of the concerned person are mentioned below for your easy reference.

Email :- homeloan@dostirealty.com
Islam Khan : 9930111066 / Seema Maurya : 7208854815

Please ensure that in case of a loan, the sanction letter is shared with us, as soon as you receive the same from your bank, to enable us to guide you on the future proceedings.

We value your association with Dosti Realty and hope to see this relationship growing.

Thanking you once again for joining our Dosti family. We trust you will have a fantastic experience ahead and assure you of our best at all times.

Thanking you,

