

पावती क्र.: 18508 दिनांक: 29/08/2024

गावाचे नाव: वाडेघर

दस्तावेजाचा अनुक्रमांक: कलन2-17220-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अन्नपूर्णा अजय भालेराव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1220.00

पृष्ठांची संख्या: 61

एकूण:

रु. 31220.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:05 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

बाजार मूल्य: रु.5502710/-

मोबदला रु.6752450/-

भरलेले मुद्रांक शुल्क : रु. 472675/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1220/-

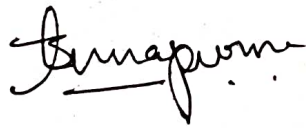
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824281220507 दिनांक: 29/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007446411202425E दिनांक: 29/08/2024

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202408291567

29 August 2024, 11:26:01 AM

मूल्यांकनाचे वर्ष
जिल्हा
मूल्य विभाग
उप मूल्य विभाग
क्षेत्राचे नांव

2024

ठाणे

तालुका : कल्याण

16/58-विभाग.8 0 000000 00 00000000 0000 0000 00

Kalyan/Dombival Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

सर्व्हे नंबर#40

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

14000

70100

77900

87900

77900

चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-

62.689चौ. मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय -

0 TO 2वर्षे

बांधकामाचा दर-

Rs.26620/-

उद्वहन सुविधा -

आहे

मजला -

11th to 20th Floor

कार्पेट क्षेत्र-

56.99चौ. मीटर

Sale Type -

First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ

= 107.5 / 100 Apply to Rate= Rs.75358/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= ((75358-14000) * (100 / 100)) + 14000)

=

Rs.75358/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 75358 * 62.689

= Rs.4724117.662/-

E) बंदिस्त वाहन तळाचे क्षेत्र

13.94चौ. मीटर

बंदिस्त वाहन तळाचे मूल्य

= 13.94 * (70100 * 25/100)

= Rs.244298.5/-

I) बंदिस्त बाल्कनी जागेचे क्षेत्र

7.09चौ. मीटर

बंदिस्त बाल्कनी जागेचे मूल्य

= 7.09 * 75358

= Rs.534288.22/-

Applicable Rules

= 3, 9, 18, 19, 4(i), 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 4724117.662 + 0 + 0 + 0 + 244298.5 + 0 + 0 + 0 + 534288.22 + 0

=Rs.5502704/-

= ₹ पंचावन्न लाख दोन हजार सात शे चार/-

Home

Print



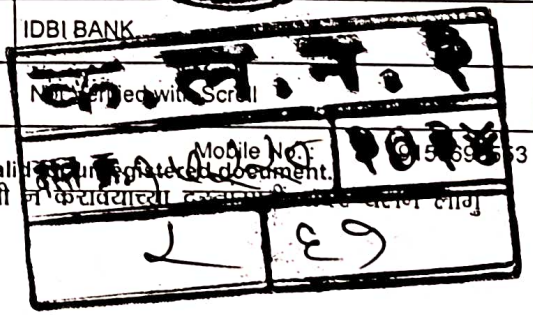
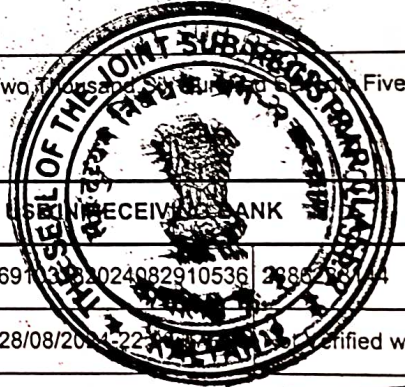
क.ल.न.२

दस्त क्र. १७२२० २०२४

१. ६९



CHRN	MH007446411202425E	BARCODE	Date 28/08/2024-21:59:18		Form ID	25.2	
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)				
Location	THANE		Full Name	ANNAPURNA AJAY BHALERAO			
Year	2024-2025 One Time		Flat/Block No.	MID TOWN EVE			
Account Head Details		Amount In Rs.	Premises/Building	MID TOWN EVE			
030046401	Stamp Duty	472675.00	Road/Street	FLAT NO.1503			
030063301	Registration Fee	30000.00	Area/Locality	WADEGHAR KALYAN			
			Town/City/District				
			PIN	4	2	1	3 0 1
			Remarks (If Any)	SecondPartyName=MOONSTAR DEVELOPERS LLP-			
			Amount In Words	Five Lakh Two Thousand Seven Hundred and Five Rupees Only			
Total		5,02,675.00					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69703082024082910536 28852814			
Cheque/DD No.		Bank Date	RBI Date	28/08/2024-22:14:24 Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Certified with Scroll				



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

Annapurna
Spencer

PROJECT NAME : "MID-TOWN EVE"

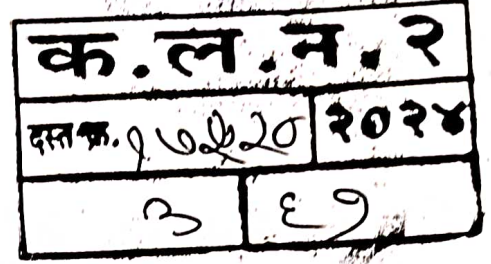
VILLAGE : Wadeghar/Kalyan (M.S.)

FLAT NO. : 1503 On 15th Floor

Area 56.99 Sq. Metres. (Rera Carpet)

Market Value Rs. 55,02,710/-

Actual Value Rs. 6,752,450/-



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN
ON THIS 29th DAY OF AUGUST 2024.

BETWEEN

M/S MOONSTAR DEVELOPERS, L.L.P., a Limited Liability Partnership Firm, having its office at C/o. ROYAL MARBLES, Opp. Radhaswami Satsang Hall, Near Follower Lane Chowk, Kalyan Ambarnath Road, Ulhasnagar- 421003. Dist. Thane (M.S.) (Pan Card No. ABHFM9701A), Through Its Designated Partner MR. PRAKASH T. SACHANANDANI, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression unless it be repugnant to the context or meaning thereof shall mean and include partners constituting the said firm and their/survivors heirs, executors, administrators and assigns) being the **PARTY OF THE FIRST PART.**

Sunapurva

Opastkar

Prakash

AND

(1) MRS. ANNAPURNA AJAY BHALERAO
Pan No. CIUPB3963K Aadhaar No. 5370 2815 3912
Email ID annapurnabhalerao.ab@gmail.com Contact No. : 9156699553
Aged about 31 years, Occupation: Business / Service

(2) MR. SIDDHANT VIKAS POTDAR
Pan No. BMSPP6455P Aadhaar No. 8989 3660 0739
Email ID annapurnabhalerao.ab@gmail.com Contact No. : 9156699553
Aged about 32 years, Occupation: Business / Service

Residing at : B-02, Shree Chintamani Plaza, Katrap Road, Chaitanya Sankul Badalapur (E), Badlapur, Kulgaoon Ambernath Thane, Maharashtra - 421503.

Hereinafter called and referred to as the **PURCHASER/s/ALLOTTE/s** (Which expression unless it be repugnant to the context or meaning thereof shall mean and include his/her/their survivors, heirs, executors, administrators and assigns) being the **PARTY OF THE SECOND PART**.

WHEREAS by and under the Deed of Conveyance dated 25.05.2021 registered at the office of Sub-Registrar of assurances at KALYAN, under Serial No. KLN-1/9905/2021, made and executed between M/s. Suchi Lifespaces LLP as the OWNERS and the Builders/Promoters herein as PURCHSER's therein, the Builders/Promoters have acquired all that piece and parcel of LAND Lying, being and situate at village Wadeghar, Taluka KALYAN, Dist. THANE (M.S.) bearing SURVEY No: 40, HISSA No. 1 admeasuring 3520 sq. metres within the limits of the Kalyan Dombivli Municipal Corporation and this, hereinafter, is called and referred to as the "entire Property/Land".

AND WHEREAS the said entire Property/LAND admeasuring 3520 sq. metres stands mutated in the records of rights as evidenced by Mutation # Entry No. 1673 dated 24/12/2021.

AND WHEREAS the said entire Land admeasuring 3520 sq. metres comprises of two portions of LAND. AND HEREIN, the portion of Land admeasuring 1545 Sq. metres is and shall remain under utilization of Building Project known as "MID-TOWN EVE" comprising of SHOPS on Ground Floor, OFFICES on First Floor and FLATS on upper Floors.

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AND WHEREAS the Builders/Promoters submitted the PLANS to the KALYAN DOMBIVLI MUNICIPAL CORPORATION for Sanction and approval on the portion of Land admeasuring 1545 Sq. metres forming part of entire Land. AND the KALYAN DOMBIVLI MUNICIPAL CORPORATION has granted the Building Commencement Certificate under the provisions of Unified Development Control and Promotion Regulation bearing No: KDMCC/B/2022/APL/00094 dated 14.11.2022 & Revised Commencement Certificate/Building Permit is granted under section 45, bearing No: KDMCC/TPD/BP/KD/2022-23/APL/00094/19 dated 09.05.2023, for construction of Building Consisting of Ground Floor and upper Floors on the such said portion of LAND admeasuring 1545 Sq. metres hereinafter called and referred to as "Said Land Portion" for the sake of brevity and more particularly described in the SCHEDULE hereunder written:

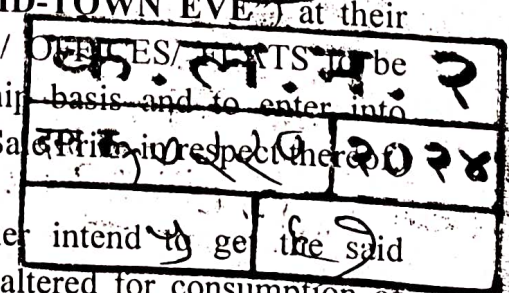
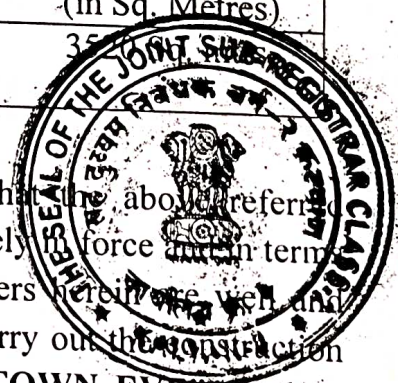
SCHEDULE OF "SAID LAND PORTION"

All that pieces and parcels of LAND lying being and situated at village Wadeghar, Tal. KALYAN, Dist. THANE (M.S.) admeasuring 3520 Sq. metres, comprising in 2 portions as Shown in the Table below, within the limits of KALYAN DOMBIVLI MUNICIPAL CORPORATION.

Survey No.	Hissa No.	Area of Land Portion (Plot No.A)	Out of Total Area of Land (in Sq. Metres)
40	1	1545 Sq. mtrs.	3520

AND WHEREAS the Builders/Promoters declare that the above referred permission and sanction is still subsisting and completely in force and in terms of said sanction and permission, the Builders/Promoters hereinafter well and sufficiently entitled to develop said property and to carry out the construction of the proposed Building Project (known as "MID-TOWN EVE") at their own costs and expenses and to sell the SHOPS/ OFFICES/ FLATS to be constructed in the Building Project on Ownership basis and to enter into Agreement with the Purchasers and to receive the Sale Price in respect thereof.

AND WHEREAS the Builders/Promoters further intend to get the said PLANS and specifications revised, renewed and altered for consumption of remaining or additional floor space index (FSI), transfer of Development rights (TDR) and the increases and incentives in the floor space index (FSI) as may be permitted under the Provisions of Unified Development Control and Promotion Regulation to be used.



be granted by the Kalyan Dombivli Municipal Corporation and to exploit the maximum potentiality of floor space index (FSI) on the said Land Portion.

AND WHEREAS the Builders/Promoters are entitled to construct the Building/s on the project Land in accordance with the sanctioned Plans and permissions.

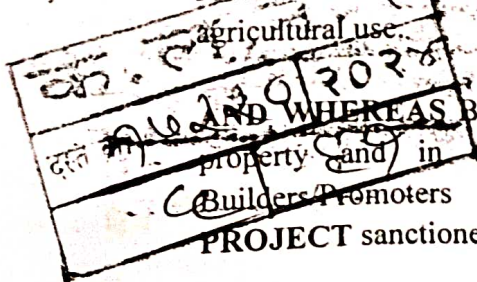
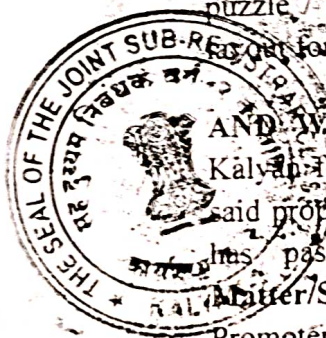
The Builder/ Promoter has disclosed the FSI of as proposed to be utilised by him on the project land in the said project and purchasers have agreed to purchase the said Flat/Shop/Office based on the proposed construction and sale of Flat/Shop/Office to be carried out by promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder/ Promoter only.

AND WHEREAS the Builders/Promoters have provided all the documents of Title, copies of sanction plans as well as have disclosed the status of pending Litigation as well as their intention for further expansion, additions in the said Building of Project as per the sanction plans and permissions to the Purchasers/Allottees and the Purchasers/Allottees after going through the entire disclosures, the future course of expansion and the development to the extent of permissible floor space index (FSI) under the provisions of Unified Development Control and Promotion Regulation and also verifying the site of infrastructural and nature and scope thereof and after being satisfied about the same have agreed to acquire FLAT bearing No.: 1503 on 15th Floor, admeasuring 56.99 Sq.metres (CARPET) in the Building of the Project KNOWN as "MID-TOWN EVE" (hereinafter referred to as the said premises) being constructed on the said Land Portion.

The Purchasers hereby agree to purchase from the Builders / Promoters and the Builders / Promoters hereby agrees to sell to the Purchasers Stilt / stag / puzzle / covered parking bearing No. being constructed in the for a consideration mentioned below.

AND WHEREAS the Builders / Promoters herein, applied to Tahsildar, Kalyan for passing necessary order for payment of conversion tax for using said property for Non-agricultural use and accordingly, the Tahsildar, Kalyan has passed necessary order bearing No. Revenue/C-1/T-2/Land Matter/SANAD/SR-78/2022 Dt. 28/09/2022 and accordingly Builders/Promoters have paid conversion tax for using said property for Non-agricultural use.

AND WHEREAS Builders / Promoters herein are in possession of the said property and in terms of the said sanction and permission, the Builders/Promoters are well and sufficiently entitled to develop the PROJECT sanctioned on the said Portion of Land/Plot.



Sunapurna *Prakash*

AND WHEREAS the Builders / Promoters herein, declare that the said sanction and permission is valid, subsisting and completely in force;

AND WHEREAS the Builders/Promoters have entered into a standard Agreement with an Architect **Anil R. Nirgude** of **VITAN CONSULTANTS** of **Kalyan**, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

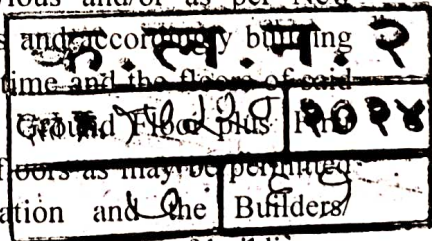
AND WHEREAS the Builders/Promoters have appointed **Mr. Anand Sawant** of **Pentacon Structural Consultants Private Limited**, Thane, as Structural Engineers for the preparation of the structural design and drawings of the building and the Builders/Promoters, accept the professional supervision of the Architect and the structural Engineer, till the completion of the building project.

AND WHEREAS the proposed building project consist of **SHOPS/ OFFICES/ FLATS**:

AND WHEREAS as recited hereinabove, the Builders / Promoters are entitled to develop the said property and carry out the construction of the proposed said building at their own costs and expenses and to dispose of the **SHOPS/ OFFICES/ FLATS** to be constructed in the building on ownership basis and to enter into agreements with the Purchasers and to receive the sale price in respect thereof and upon such disposal of the **SHOPS/OFFICES/FLATS** to convey the said Portion of land together with the building constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective **SHOPS/OFFICES/FLATS** in the building, subject to terms, conditions, facts and circumstances in accordance with Law;

AND WHEREAS the Builders/Promoters have specific notice of Purchasers herein that:

- i) The Builders/Promoters herein are going to acquire/ purchase Transferable Development Rights (T.D.R.) and/or staircase and any other F.S.I by payment of premium or otherwise and the same to be used, utilised and consumed on/in said building on **Kalyan** Land Portion as may be permitted as per previous and/or as per New Development Control Rules and Regulations and accordingly building Plans will be revised in future from time to time and the floors of said building after final revisions shall be as **Ground Floor plus 20** Floor to Twenty-two Floors or more upper floors as may be permitted by **Kalyan Dombivli Municipal Corporation** and **One** Builders/Promoters herein, reserve their rights to raise the floors of building as per the municipal sanctions and permissions.



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The Builder/ Promoter has disclosed the FSI of _____ as proposed to be utilised by him on the project land in the said project and purchasers have agreed to purchase the said Flat/Shop/Office based on the proposed construction and sale of Flat/Shop/Office to be carried out by promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder/ Promoter only.

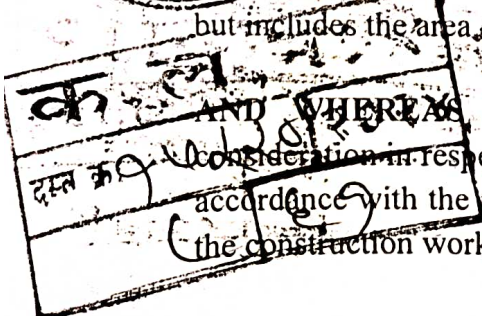
- ii) That, the conveyance deed of said building/project in favour of society along with said land portion shall be executed by keeping in view the whole development on said property and subject to terms and conditions of this agreement and in accordance with Law.

AND WHEREAS the Purchasers herein have shown their willingness to purchase FLAT No. 1503 on 15th Floor in the proposed building project known as "MID-TOWN EVE";

AND WHEREAS the purchasers herein by understanding and agreeing to above said facts / matters / things have agreed for the same and on being agreeing to other terms and conditions mentioned in this agreement and on being further agreeing, not to object development of said property, the Builders/ Promoters have accepted the said offer made by the purchasers and have agreed and sold them the FLAT by allotting No. 1503 on 15th floor, admeasuring 56.99 sq. metres (Rera Carpet) in the high - rise Building of the project, known as MID-TOWN EVE along with Stilt / stag / puzzle / covered parking bearing No. — for the consideration of Rs. 67,52,450/- (Rupees Sixty Seven Lakhs Fifty Two Thousand Four Hundred Fifty Only) including price of the common areas and facilities and for the Stilt / stag / puzzle / covered parking of the building AND This FLAT, here-in-after for the sake of brevity shall be called and referred to as the "Said Premises" and the same/said premises are shown and marked in accordingly on the Floor plan annexed hereto:

AND WHEREAS the carpet area of the said premises is 56.99 sq. metres 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 Allottee/Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee/Purchaser, but includes the area covered by the internal partition walls of the premises

AND WHEREAS the purchasers have agreed to pay the sale price / consideration in respect of said premises, to the Builders / Promoters herein, in accordance with the payment schedule and in accordance with the progress of the construction work of the said scheme;

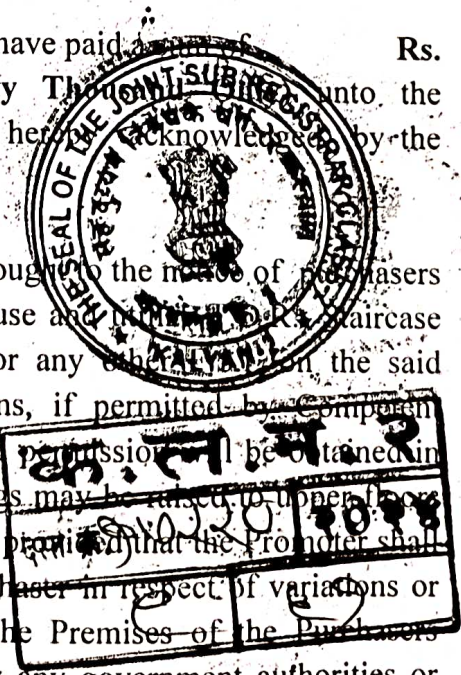


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SR. NO.	PAYMENT SCHEDULE	% ON SLAB
1	Earnest Money	10.00%
2	Completion of Plinth	35.00%
3	On Completion of 1st Slab	2.00%
4	On Completion of 3rd Slab	2.00%
5	On Completion of 5th Slab	2.00%
6	On Completion of 7th Slab	2.00%
7	On Completion of 9th Slab	2.00%
8	On Completion of 11th Slab	2.00%
9	On Completion of 13th Slab	2.00%
10	On Completion of 15th Slab	2.00%
11	On Completion of 17th Slab	2.00%
12	On Completion of 19th Slab	2.00%
13	On Completion of 21st Slab	2.00%
14	On Completion of 23rd Slab	2.00%
15	On Completion of walls and internal plaster	6.00%
16	On Completion of staircases, lift wells,	5.00%
17	On Completion of the external plumbing and external plaster, elevation, terraces with water proofing, of the building or wing, floorings, doors and windows and sanitary fittings	5.00%
18	On Completion of lifts, water pumps, electrical fittings, electro mechanical and environment requirements, entrance lobby/s, plinth protection, paving of the areas appertain and all other requirements	10.00%
19	Within 7 days after the date of occupancy certificate or completion certificate	5.00%
	TOTAL	100%

AND WHEREAS as of now, the Purchasers have paid Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand) unto the Builders/Promoters and this payment is hereby acknowledged by the Builders/Promoters.

AND WHEREAS it is further specifically brought to the notice of the Purchasers that Builders/Promoters herein are going to use an existing staircase F.S.I., F.S.I. by payment of premium and/or any other charges on the said property as per D.C. Rules and Regulations, if permitted by competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case, floors of buildings may be raised to upper floors and/or construction in stilt may be carried out provided that the Promoter shall have to obtain consent in writing of the purchaser 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.



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Punejwara *Apatales*

AND WHEREAS the purchasers have accepted the title of the OWNERS of the said property as shown in the records in respect thereof and the documents referred to hereinabove;

AND WHEREAS the purchasers have seen the site of said building project and the work of construction of the said building project being in progress and are satisfied.

AND WHEREAS on demand from the purchasers, the Builders/Promoters have permitted them the inspection of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Engineers/Architects of the Builders/Promoters including the building and floor plans, the nature and quality of construction fittings, fixtures, facilities and amenities to be provided thereto 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 Builders / Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Builders / Promoters to the project land on which the building and/or Flats/Shops/Offices are under construction and to be constructed have been annexed hereto;

AND WHEREAS photocopy of the plan of the Layout as approved by the concerned Local Authority have been annexed herewith;

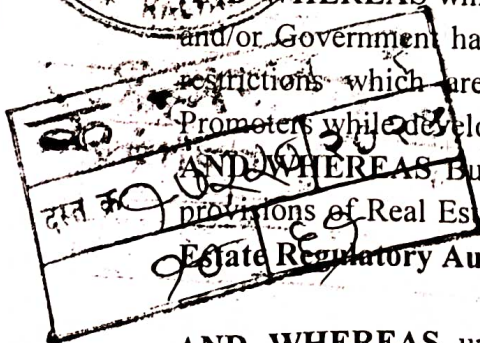
AND WHEREAS the floor plan of the Shop/Office/Flat agreed to purchase by the purchasers, as sanctioned and approved by the local authority have been annexed herewith;

AND WHEREAS the Builders / Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections of the said building project and shall obtain the rest of approvals from various authorities from time to time.

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 Builders / Promoters while developing the project.

AND WHEREAS Builders/Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing no. 51700049094;

AND WHEREAS under section 13 of the Real Estate (Regulation and Development) Act 2016 the Builders / Promoters are required to execute a



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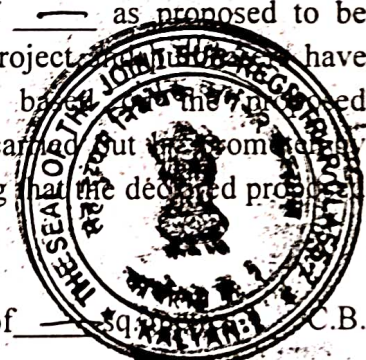
written Agreement for sale of said Premises with the purchasers, being in fact of these presents and also to register the Agreement under the Registration Act, 1908 ;

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.

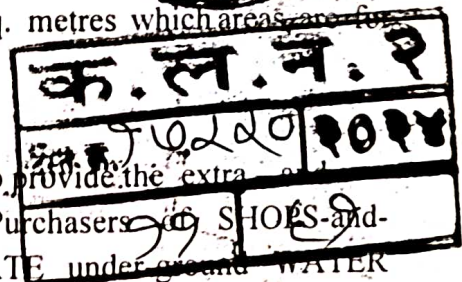
NOW BY THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE Builders/Promoters have started construction and shall construct the building on the said Land Portion in accordance with the plans, designs, specifications approved by the concerned local authority from time to time and which have been seen and approved by the purchasers with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the purchasers hereby give consent. PROVIDED FURTHER that the Builders/Promoters are entitled to carry out development of the said Property to the fullest extent and utilize entire development potential in respect of the said Property by utilising entire FSI, Additional FSI, TDR or any other development potential in respect of the said Property on payment of premium or otherwise by constructing the said Building on the said Property.

The Builder/ Promoter has disclosed the FSI of as proposed to be utilised by him on the project land in the said project. The Purchasers have agreed to purchase the said Flat/Shop/Office based on the proposed construction and sale of Flat/Shop/Office to be carried out by the Builder/Promoter utilizing the proposed FSI and on the understanding that the declared project FSI shall belong to Builder/ Promoter only.



That said premises have Patio/ Open Terrace area of sq. metres, Balcony of 7.09 sq. metres which areas are for exclusive use and benefit of said premises.



2 (i) The Builders / Promoters intend to provide the extra and separate AMENITIES to the Purchasers in SHOPS and OFFICES; such as: (i) SEPARATE under ground WATER TANK with SEPARATE WATER CONNECTION and (ii) SEPARATE STAIR-CASE and SEPARATE LIFT (from Ground Floor to First Floor only)

Bunapurna *Prakash*

- (ii) THE Main Object of the Builders/Promoters to provide the afore-said AMENITIES Separately to the Purchasers, is that, in future, the future, the Purchasers/owners of the SHOPS-and-OFFICES to get and have considerable REDUCTION in the burden of the Regular Maintenance charges, to be imposed by the SOCIETY, when FORMED, after completion of the WHOLE PROJECT in all respects. IN OTHER WORDS, the OWNERS of SHOPS-and-OFFICES shall only be liable to minimal Maintenance charges to SOCIETY then specifically excluding the charges pertaining to the amenities mentioned herein the above clause no. 2(i).
- (iii) AND the open spaces in front side of the SHOPS of the Building project shall exclusively be with the OWNERS of SHOPS-and-OFFICES for their USAGES with full right and access therto, they being the commercial prospectors.
- (iv) AND on completion of SHOPS-and-OFFICES (commercial part of project), the Builders/Promoters shall obtain the necessary O.C. (OCCUPANCY CERTIFICATE) from the competent authority, KALYAN DOMBIVLI MUNICIPAL CORPORATION and shall hand over the POSSESSION of SHOPS-and-OFFICES to the Purchasers, after receipt of FULL-and-FINAL Payment.
- (v) The purchasers hereby agree to pay to the Builders/Promoters the aforesaid consideration / price as per Payment Schedule appended herebefore, in respect of the said premises to be constructed in building of the project "MID-TOWN EVE", also the purchasers agree to pay to the Builders/Promoters the aforesaid consideration / price by issuing Cheque/RTGS in favour of MOON STAR DEVELOPERS LLP, Saraswat Co-operative Bank Ltd. A/c No. 61000000018826, RTGS / NEFT IFSC Code - SRCB0000281, Vikhroli SME Branch, Prabhat Bhavan, Block B, 1st Floor, 96, L.B.S. Marg, Opp. Cipla, Vikhroli (W), Mumbai 400083.



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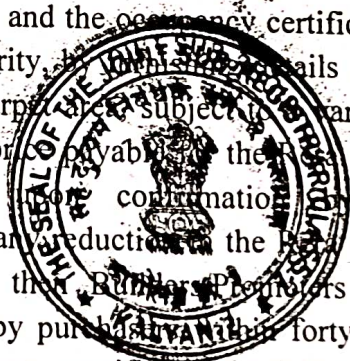
"Time shall be the essence of contract" for all payments /deposits to be made by the purchasers under this Agreement and at law. The purchasers hereby agree and undertake to pay each and every installment within 15 (fifteen) days of the respective due dates as per schedule of payments, appended here-before.

Prakash

Without prejudice to the above, if the purchasers fail to make the payment within a period of 15 days mentioned in the demand letters/emails, in such an event, the purchasers agree to pay to the Builders/Promoters interest on all the amounts outstanding under the terms of this Agreement at the prevailing rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum.

Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the Builders/Promoters on account of any default/ breach committed by the purchasers in payment of any outstanding amount and/or on account of any default/breach committed by the purchasers of any of the terms and conditions herein contained. It is specifically agreed that the amount to be received/receivable by the Builders/Promoters will be first appropriated and appreciated rather than interest receivable on delayed account.

- (vi) The Total Price above excludes any Taxes consisting of tax paid or payable by the Builders/Promoters by way of GST 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 Builders/Promoters up to the date of handing over the possession of said premises.
- (v) Any Gov. Taxes like GST etc. or any other taxes, which may be levied or imposed even in future shall be borne by the Purchasers.
- (viii) The Builders/Promoters shall confirm the final Rera carpet area that has been allotted to the purchasers after the construction of the Building/Project is complete and the occupancy certificate is granted by the competent authority. In the event of any variation of the changes, if any, in the Rera carpet area, the Builders/Promoters shall be subject to a variation gap of three percent. The total price payable by the purchasers for the carpet area shall be recalculated on confirmation by the Builders/Promoters. If there is an increase in the Rera carpet area within the defined limit then the Builders/Promoters 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. AND Similarly, if there is any increase in the Rera carpet area allotted to purchasers, the Builders/Promoters 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 metre as agreed herein in this Agreement.



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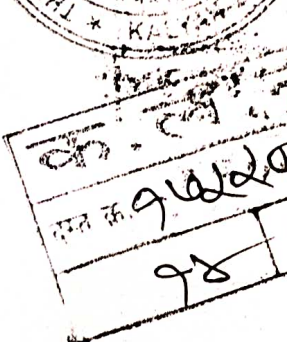
(ix) The purchasers authorize the Builders / Promoters to adjust / appropriate all payments made by them under any head(s) of dues against lawful outstanding, if any, as the Builders/Promoters may in its sole discretion deem fit, and the purchasers undertake to abide by the same.

3. The Builders/Promoters hereby agree 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 said premises to the purchasers, obtain from the concerned local authority occupancy and/or completion certificates in respect of said premises.

4. The Builders/Promoters 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 SHOPS/ OFFICES/ FLATS Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by purchasers as agreed above. Similarly, the purchasers shall make timely payments of the installment and other dues payable by them and meeting the other obligations under the Agreement, subject to the simultaneous completion of construction by the Builders/Promoters as provided in payment schedule mentioned here-before.

5. The Builders/Promoters shall at their own option, may terminate this Agreement on account of three defaults of payment of installments committed by the Purchasers. Provided that, the Builders/Promoters 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 email address provided by the purchasers, of their 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 fail to rectify the breach or breaches notified by the Builders/Promoters within the period of notice, then at the end of such notice period, Builders/Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Builders/Promoters shall refund to the purchasers, the amount after deducting 20% of the installments of sale consideration of the premises which may till then have been paid by Purchasers to the Builders/Promoters herein as liquidated damages, within a period of thirty days of the termination, subject to execution and registration of Deed of cancellation by purchasers of said premises.



Bunapurna *Prakash*

If purchasers failed to execute Deed of cancellation, in such case, termination shall be through notice and in such case liquidated damages shall be 50 % of amount of sale consideration amount from the amount paid by purchasers to Builders /Promoters and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement.

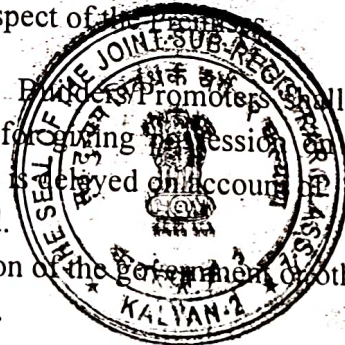
Further, the Builders/Promoters shall not under any case and/or circumstances be liable to reimburse to the Purchasers any Government Charges such as stamp duty, registration charges, GST etc. on account of cancellation/termination of this Agreement.

Upon the termination of this agreement, under this clause, the Builders/Promoters shall be at liberty to sell the said premises to any other persons of their choice and at such price as the Builders/Promoters may deem fit and the Purchasers shall not object to the same.

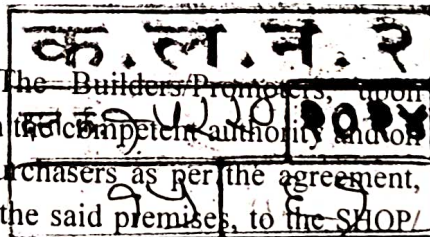
6. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Builders/Promoters in the said buildings as are set out in Annexure E annexed hereto.
7. THE Promoters shall give possession of the said premises to the Purchasers on or before 30th June, 2026. If the Promoter fails or neglects to give possession of the Premises to the Purchasers on account of reasons beyond their control and of their 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.

HOWEVER, in case of any delay, the Builders/Promoters shall be entitled to reasonable extension of time for giving possession of the aforesaid date, if the completion of project is delayed on account of

- (i) War, civil commotion or act of God.
- (ii) Any notice, order, rule or notification of the Government or other public or competent authority/court.
- (iii) Any pandemic or act of God.



8. Procedure for taking possession - The Builders/Promoters, upon obtaining the occupancy certificate from the competent authority and on full and final payment made by the purchasers as per the agreement, shall offer in writing the possession of the said premises, to the SHOP/OFFICE/ FLAT Purchasers in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Builders/Promoters shall give possession of the said premises to the purchasers. The Builders/Promoters agree and undertake to indemnify



Bunapuram *Spades* *Prakash*

the purchasers in case of failure of fulfillment of any of the provisions, formalities, documentations.

9. The purchasers agree to pay the maintenance charges as determined by the Builders/Promoters. In case the purchasers fails to take possession within the time provided, the purchasers shall continue to be liable to pay maintenance charges as applicable.
10. 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 or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects, then the Purchasers shall be entitled to receive from the Builders/Promoter, compensation for such defect in the manner as provided under the Act.

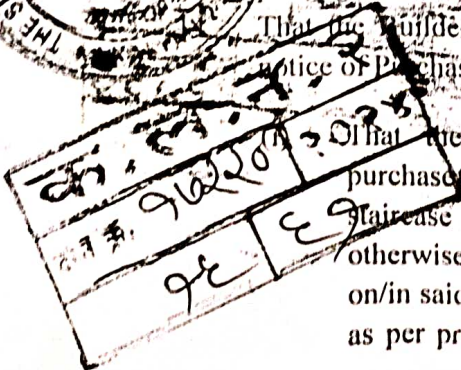
It is further clarified that the Builders/Promoter shall not be liable for defect liability due to wear and tear and/or defect caused due to Purchasers carrying out any alterations and modifications in the said premises which may result in seepage of the water and/or any damages to the structure and if such works are carried out without the written consent of the Builders/Promoter, the defect liability automatically shall become void.

11. The purchasers shall take possession of the Said Premises within 15 days of the written notice from the Builders/Promoters intimating that the said Premises are ready for use and occupancy.
12. The Purchasers hereby agree and undertake that they shall not cause and damage to structure, walls etc. while doing their interior work in the premises. But, in case, any damage is caused, they shall be Liable responsible for rectifying such damages, indemnifying the Builders/Promoters in such cases.

The purchasers shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it is allotted. The purchasers shall use the parking space only for the purpose of keeping parking vehicle.

That the Builders/ Promoters herein have specifically brought to the notice of Purchasers herein that:

That the Builders/Promoters herein are going to acquire/ purchase the Transferable Development Rights (T.D.R.) and /or staircase F.S.I and /or any other F.S.I by payment of premium or otherwise, ancillary F.S.I. to be used, utilised and consumed on/in said building on the said Land Portion as may be permitted as per previous and/or as per New Development Control Rules



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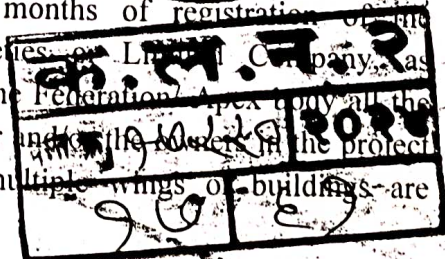
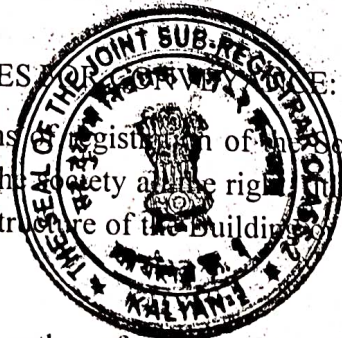
and Regulations and accordingly building Plans will be revised in future from time to time and the floors of said building after final revisions shall be as Ground Floor plus First Floor to Twenty-two Floors or more upper floors as may be permitted by Kalyan Dombivli Municipal Corporation and the Builders/Promoters herein reserve their right to raise the floors of building as per the municipal sanctions and permissions.

- (ii) That the conveyance deed of said building in favour of society along with said Land Portion shall be executed by keeping in view the whole development on said property and subject to terms and conditions of this agreement, in accordance with Law.
15. The all purchasers in the building shall join in forming and registering the Society or Association to be known by such name as the Builders/Promoters may decide and for this purpose also from time to time shall sign and execute the applications for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the bye- laws of the proposed Society and duly filled in, sign and return to the Builders/Promoters within seven days of the same being forwarded by the Builders/Promoters to the purchasers, so as to enable the Builders/Promoters to register the common organization of Purchasers of premises in said building. No objection shall be taken by the purchasers if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies as the case may be, or any other Competent Authority.

16. PERIOD AGREED BETWEEN PARTIES

The Promoter shall, within three months of registration of the Society as aforesaid, cause to be transferred to the Society all the right, title and the interest of the Promoter in the said structure of the Building in wing in which the said Unit is situated.

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 Promoter in the land on which the building with multiple wings of buildings are constructed.



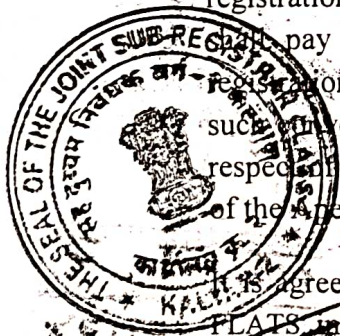
17. Within 15 days after notice in writing is given by the Builders/Promoters to the purchasers that the said premises is ready for use and occupancy, the purchasers shall be liable to bear and pay the

Bunapurina *Spaldas* *Prakash*

proportionate share of outgoings in respect of the project land and Building namely the 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 for maintenance of the project land and building. Until the Society is formed and the said structure of the building is transferred to it, the purchasers shall have to pay to the Builders/Promoters such proportionate share of outgoings as may be determined.

18. THE purchasers shall on or before possession and hereinafter as and when demanded by Builders/Promoters shall pay without having right to account to Builders/Promoters an amount of their share of money towards Legal Charges, towards Entrance fees and share capital, towards Society formation charges, Proportionate share of taxes and other charges / levies in respect of the Society deposit towards provisional monthly contribution, towards outgoings of the Society, towards M.S.E.B. transformer, electric meters and water connection charges, towards generator/invertors, provision for Lifts and common passages, towards Solar Equipment and installation, M.S. Grills, charges and expenses, including professional costs of the Attorney at law / Advocates of the Builders/Promoters in connection with formation of the said society, 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.

19. At the time of registration of conveyance of the building the purchasers shall pay to the Builders/Promoters, the share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building of the Project. At the time of registration of conveyance or Lease of the project land, the purchasers shall pay to the Builders/Promoters, the 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 portion to be executed in favour of the Apex Body or Federation.

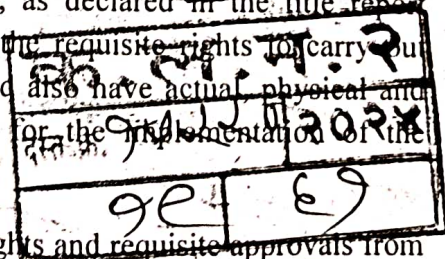
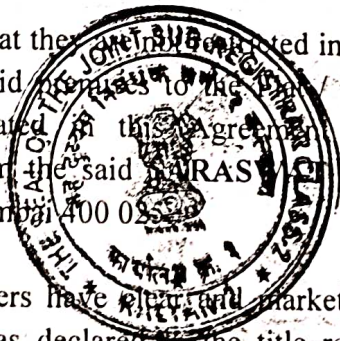


It is agreed that unless and until the Purchasers of SHOPS/ OFFICES/ FLATS in the said building pay the proportionate amount of stamp duty, registration charges and legal fees, if any, and full consideration towards such Flats/ Offices/ Shops in the said building thereof is received from the Purchasers, the Builders/Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society.

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20. REPRESENTATIONS AND WARRANTIES OF THE Builders/ Promoters:
The Builders/Promoters hereby represent and warrants to the purchasers as follows:

- i. The Builders/Promoters do hereby declare that the Land and Building described in the Schedule of property excluding sold flats/shops and units are presently mortgaged to the **SARASWAT CO. OPERATIVE BANK LIMITED**, Eknath Thakur Bhavan, 953, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025 for availing of certain credit facilities and that it shall be their exclusive responsibility to meet the said liability and clear the said encumbrance on the project-land and that they have obtained the necessary permission to sell the said flat / shop / unit to the Purchasers without any encumbrances whatsoever. The Promoters do hereby agree that they shall make out a clear and marketable title to the project-land before handing over possession of the flat / shop to the Purchaser/s and in any event before the execution of the conveyance of the project-land on completion of the project in favor of cooperative housing society / Federation of the societies of the purchasers of all the flats and shops in the complex and to convey to the said Federation such absolute, clear and marketable title thereto;
- ii. The Builders/Promoters hereby further declare that, subject to the aforesaid present mortgage charge of **SARASWAT CO. OPERATIVE BANK LIMITED**, Mumbai 400 025 on the Land and Building described in the Schedule of property excluding sold flats/shops and units in the said project, they are sufficiently entitled and have the requisite rights to carry out development upon the said land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- iii. The Builders/Promoters also confirms that they have not been prosecuted in any manner whatsoever from selling the said flats/shops to the Purchaser/s in the manner contemplated in this Agreement and undertake to obtain required NOC from the said **SARASWAT CO. OPERATIVE BANK LIMITED**, Mumbai 400 025;
- iv. The Original landlord, Builders/Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and have the requisite rights to carry out development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the Project;
- v. The Builders/Promoters have 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;

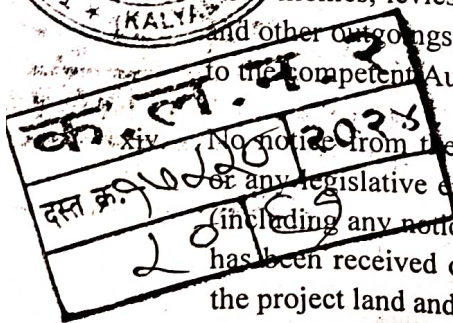
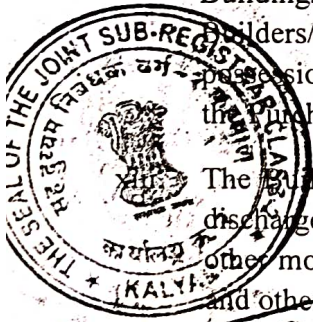


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- vi. There are no encumbrances upon the project land or the Project;
- vii. There are no litigations pending before any Court of law with respect to the project land or Project;
- viii. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land, the said building are valid and subsisting by due process of law. Further, all approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are in due process of law and the Builders/Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common areas;
- ix. The Builders/Promoters have the right to enter into this Agreement and have 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;
- x. The Builders/Promoters have 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;
- xi. The Builders/Promoters confirm that they are not restricted in any manner whatsoever from selling the said premises to the Purchaser/s herein in the manner contemplated in this Agreement;
- xii. At the time of execution of the conveyance deed of the structure Buildings/Project to the association of various Purchasers the Builders/Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;

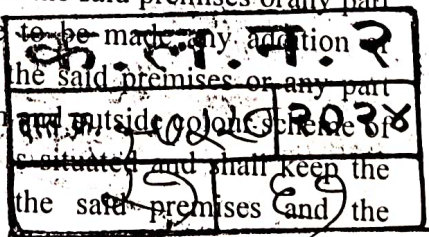
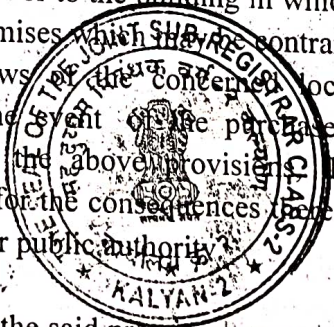


The Builders/Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

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

[Handwritten signatures]

21. The purchasers themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Builders/Promoters as follows :-
- i To maintain the said premises at the purchasers own cost in good and tenable condition from the date of possession of the said premises is taken and shall not do or suffer to be done anything in or to the buildings 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 such 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 Builders/Promoters 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 is contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the purchasers committing any act in contravention of the above provisions the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
 - iv Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside portion of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the safe premises and the appurtenances thereto in good tenable 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 Partis



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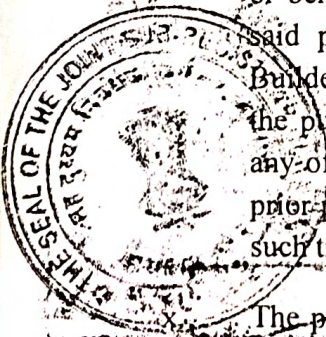
or other structural items in the said premises without the prior written permission of the Builders/Promoters and/or the Society.

Not to do holes or changes in materials and colour on the exterior walls and chhajjas of the premises. Not to fix grills outside the windows. Not to change in external elevation by changing the windows and railings or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

- 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 etc. and 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 Builders/Promoters, as the case may be within fifteen days of demand, the 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 Purchasers premises are 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 premises by the purchasers for any purposes other than the purpose for which it is sold.

- ix. The purchasers shall not let, sub-let, transfer, assignor 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 Builders/Promoters under this Agreement are fully paid up and only if the purchasers had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and unless and until prior permission in writing is obtained from the Builders/Promoters for such transfer, assignment or part with the interest etc.

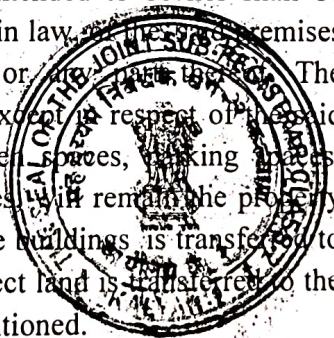
The purchasers shall observe and perform all the rules and regulations which the Society or the Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises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



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the stipulations and conditions laid down by the Society / 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 out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building and the said premises situated is executed in favour of Society/Limited Society, the purchasers shall permit the Builders/Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Purchasers agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions, orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctioned and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.
- 22. The Builders/Promoters shall maintain a separate account in respect of sums received by the Builders 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 towards the out goings, legal charges.
- 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 Property and Buildings or any part thereof. The purchasers shall have no claim, save and except in respect of the said premises hereby sold to them and all open spaces, parking places, lobbies, staircases, terraces recreation spaces, which will remain the property of the Builders until the said structure of the buildings is transferred to the Society or other body and until the project land is transferred to the Apex Body / Federation as hereinbefore mentioned.



24. BUILDERS / PROMOTERS AT LIBERTY TO MORTGAGE OR
CREATE A CHARGE



after the Builders /Promoters executes this agreement he shall not mortgage or create a charge on the said premises and if any such mortgage or charged is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the present purchasers, who have taken or agreed to take said premises.

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Notwithstanding anything contained above, the Builders shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the purchasers under this agreement in respect of said premises.

The Purchaser shall be entitled to avail loan from a bank/financial institution and to mortgage the said premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Purchaser for availing any such loan and for creation of any such mortgage/charge in the event the Purchaser has/have defaulted in making payment of the sale price and/or other amount wise payable by the Purchaser under this Agreement.

All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said premises, servicing and repayment of the said loan and any default with respect of the said loan and /or the mortgage of the said premises, shall be solely and exclusively borne and incurred by the Purchaser. The Promoter shall not be incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

In case the Purchaser entered into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement as per the demand letter from the Promoter. The Promoter shall have a first and prior charge on the said premises with respect to any amounts due and payable by the Purchaser to the Promoter under this Agreement.



HAVING 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

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for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s, 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.

26. 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.

27. RIGHT TO AMEND

This Agreement may only be amended if necessary through written consent of the Parties.

28. PROVISIONS OF THIS AGREEMENT APPLICABLE TO/ PURCHASERS, SUBSEQUENT PURCHASERS

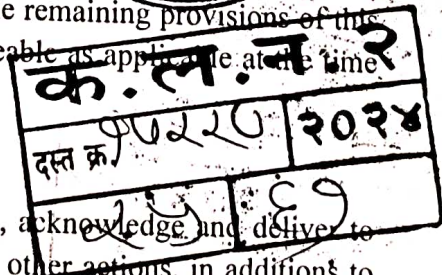
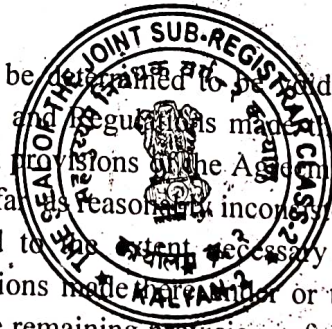
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

29. SEVERABILITY

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

30. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the others such instruments and take such other actions, in addition 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



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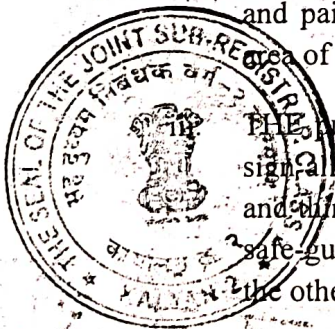
perfect any right to be created or transferred hereunder or pursuant to any such transaction.

31. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Builders/Promoters through its authorized signatory at the Builders/Promoters Office. and after the Agreement is duly executed by the / purchasers and the Builders/Promoters or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar.

32. The purchasers and/or Builders/Promoters shall present this Agreement at the proper registration office of registrar within the time limit prescribed by the Registration Act and the Builders/Promoters will attend such office and admit execution thereof. further mutually agreed and understood by and between parties as follows:

- i. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water, electricity or any other services connection to the said buildings, such deposit shall be payable by the purchasers of the said building/s. The purchasers agree to pay to the Builders/Promoters within seven days of demand, the purchasers share of such amount of deposit. The purchasers also agree to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otlas.
- ii. THE development and/or betterment charges or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building/s, shall be borne and paid by the purchasers in said building in proportion to the floor area of their respective premises.



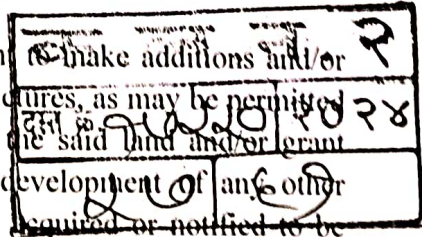
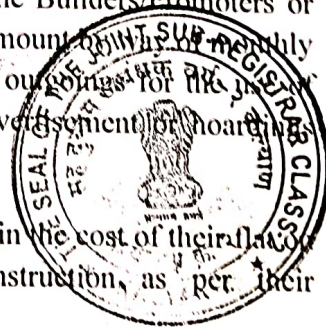
The purchasers and/or the Builders/Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Builders/Promoters and/or the Society may require for safe-guarding the interest of the Builders and/or the Purchasers and the other Purchasers of the said premises in the said building.

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NOTHING contained in this agreement is intended to be nor shall the same be as a grant, demise or assignment in law of the said premises or of the said land and buildings or any part thereof. The purchasers shall have no claim, save and expect in respect of the said premises hereby agreed and sold to them and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreation space etc., will remain with the Builders/Promoters until the said land and the said building conveyed to the co-operative society as herein before mentioned.

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Prakash

- v. ANY delay tolerated or indulgence shown by the Builders/Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the purchasers by the Builders/Promoters shall not be as a waiver on the part of the Builders/Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the purchasers nor shall the same in any manner prejudice the rights of the Builders/Promoters.
- vi. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said buildings, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchasers. The said terrace shall not be enclosed by the Purchasers till the permission in writing is obtained from the concerned local authority and the Builders/Promoters or the society.
- vii. (a) The Builders/Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Builders/Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The purchasers will not have any objection to admit such assignee or transferee as the member/s of the Society.
- (b) The purchasers agree that they along with the other Purchasers of the FLATS will not charge anything from the Builders/Promoters or their nominee or nominees or transferee any amount towards the monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoarding etc., for the purpose mentioned hereinabove.
- viii. THE purchasers shall not claim any deduction in the cost of their flat or account of deletion of any item of construction, as per their requirements, in their flat.
- ix. THE Builders/Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said property for development of any other property. If any portion of the said land is required or notified to be acquired by the Government or any other Public body or authority, the Builders/Promoters shall be entitled to receive all the benefits in respect thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof. It is further specifically brought to the notice of the purchasers that the Builders have reserved their rights to obtain



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the Transferable Development Rights (T.D.R.) from other sources to be used and utilised on the said property and if such further T.D.R. is availed and put to consumption on the said proposed buildings in accordance with the sanctioned plans and permissions from the municipal authorities, the purchasers herein shall have no objection of such utilisation of the T.D.R. and construction of additional floors/space.

- x. TILL a conveyance of the said land and said building is executed, the purchasers shall permit the Builders/Promoters and their surveyors, agents with or without workmen and other at all reasonable times to enter into and upon the said lands and said building or any part thereof to view and examine the state and condition thereof.
- xi. The purchasers, with prior permission in writing, may provide at their own costs, charges, expenses and risks any extra amenities to the said premises. However to grant or not to grant the permission shall be at the sole discretion of the Builders. The purchasers shall not carry out any internal or external changes, alterations or additions to the said premises until the Purchasers have paid all the monies payable by them to the Builders/Promoters, either towards the consideration or otherwise and only thereafter the purchasers shall have written permission of the Builders/Promoters in writing, subject to the same having been approved by the Kalyan Dombivli Municipal Corporation. Provided further that such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builders and not through any contractors or workmen not approved by the Builders. It is further agreed and understood by and between the parties that the purchasers shall not claim any deduction in the cost of their said premises, on account of deletion of any item of construction as per their requirements in said premises.

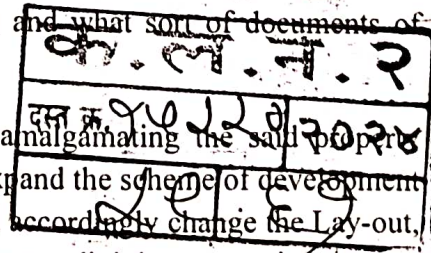
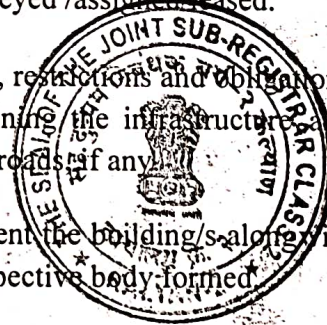


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The purchasers covenant with the Builders/Promoters that if at the request of the purchasers the Builders make any change in the said premises agreed to be sold and as a result of this, the Builders have to use any materials less than the other purchasers, even then the purchasers shall not be entitled to any reduction in the agreed price of the said premises and they shall be liable to pay the entire agreed price as per this agreement. In case, if the Builders have agreed to do any additional extra work for the purchasers, the purchasers, within 7 days from the date when the Builders give the estimated cost, deposit with Builders/Promoters the amount of such estimated cost. If the purchasers fails to deposit with the Builders the estimated cost for the additional extra work agreed to be carried out by the Builders/Promoters, then the Builders/Promoters shall not be liable to carry out the said additional work in the premises of the purchasers.

[Handwritten signatures]
Anapurna, Prakash

- xii. IT is also agreed and understood that the Builders/Promoters will only pay the municipal tax for the unsold flats after obtaining occupation certificate and/or formation of society and will not pay or liable to pay any maintenance charges like common water, light, sweeper charges, etc., and the Builders can sell the said flats to any prospective buyers without obtaining the No objection from the society such formed and then such prospective buyers will become the members of the society without charge of any transfer fees etc.
- xiii. THAT the Builders have right and the purchasers have given consent to grant and/or assign the development rights in respect of the said property by the Builders to sub-developer and/or third person but the terms and conditions of this agreement shall be binding on such sub-developer and/or third person.
- xiv. THAT the purchasers shall at no time demand partition of their interest in the said property said buildings. AND it being hereby agreed and declared by the Purchasers that their interest shall be in the piece or parcel of said premises more particularly described in the SCHEDULE hereunder written, while the said buildings are impartable.
- xv. Notwithstanding any other provisions of this agreement, the Builders shall be entitled at their sole and absolute discretion:
- To form a society or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
 - To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.
 - To provide for and incorporate, covenant, restrictions and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads if any.
 - To decide from time to time to what extent the building/s along with land appurtenant be transferred to the respective body formed.
 - To decide from time to time when and what sort of documents of transfer should be executed.
 - To carry out the development by amalgamating the said property with adjoining property/ and/or to expand the scheme of development by acquiring adjacent property/s and accordingly change the Lay-out, to provide permanent nature of access to adjoining properties.
 - To change any Design, colour scheme, elevation of the buildings.

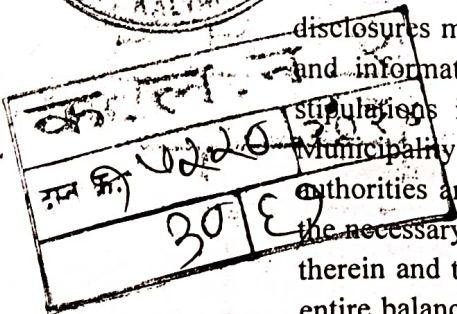


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- xvi. THE purchasers are aware that it shall be the paramount responsibility and obligation of the purchasers to pay all the outgoing regularly. In the event of the default being committed by the purchasers herein or any of the Purchasers of any other flats and in such event the Builders/Promoters shall not be bound to pay the outgoing for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsibility of the purchasers together in respect of the flats of which, possession has been given by the Builders/Promoters.
- xvii. IF the purchasers intends to cancel this agreement with having good and reasonable grounds, they shall give written application to the Builders/Promoters and on cancellation of the agreement, they shall give six months period to the Builders/Promoters, by which period the Builders/Promoters shall arrange to refund the moneys, after deducting the amounts, as notified in this Agreement here before.
- xviii. IN the event of the society or corporate body being registered before the sale and disposal by the Builders/Promoters of all the Flats in the said building/s, the power and authority of the society or the corporate body so formed shall be subject to the overall powers with the Builders/Promoters in any manner and in any matter concerning the building construction and completion thereof and the Builders/Promoters shall have absolute authority and control as regards to unsold flats, car parkings the balance floor space and its disposal thereof and the Builders/Promoters shall be entitled to receive the appropriate sale proceeds arising out of same for their exclusive benefits.
- xix. THE Builders/Promoters shall be entitled to sell the premises in the said buildings for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, car parking, stilt, stag and covered parking 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 Builders/Promoters to the intending Purchasers.



The purchasers hereby declare and confirm that they have entered into this agreement, after reading and having understood the contents of all the aforesaid articles, documents, writings, papers and all disclosures made by the Builders/Promoters and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned government bodies and authorities and also subject to the Builders/Promoters 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

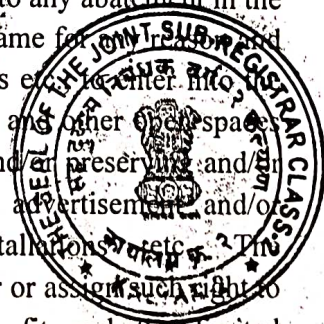
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property and entire transferable development rights as may be permissible by law.

- xxi. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the purchasers to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to purchasers under the possession of the said building/s is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.
- xxii. THE Builders/Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
- xxiii. It is expressly agreed that the Builders shall be entitled to put a hoarding and/or cable network station, mobile phone antenna and/or tower, shelter or mobile station on the said property or on terrace/water tank of the building/s on the said property or any part thereof and such hoarding may be illuminated or comprising of neon sign and for that purpose the Builders/Promoters are fully authorised to allow temporary or permanent construction or execution in installation either on the exterior of the said buildings or on the said property as the case may be and the purchasers agree not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated accordingly. The Builders/Promoters or their 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 the same and shall allow the Builders, their agents, servants etc. to enter into the said property, building/s including the terrace and other open space in the building/s for the purpose of putting and preserving and/or maintaining and/or removing/replacing the advertisement and/or hoarding, neon lights or such installations etc. The Builders/Promoters shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company/co-operative society shall not raise any objection thereto.

- xxiv. The Promoter has also brought to the notice and knowledge of the Purchaser that as per the sanction plan, there is a provision for covered parking/ puzzle parking/ parking tower for four wheelers in the entire scheme of construction and the Promoter shall provide the parking facility to the purchaser as per their mutual understanding only.



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xxv. The Stilts / Garage / stag / puzzle / covered parkings shall belong to the Builders/Promoters who alone have right to deal with or allot, dispose of the same to any prospective flat purchasers for their exclusive use and benefit and purchasers will not raise any objection for the same. The person/s to whom the Stilts / Garage / stag / puzzle / covered parkings may be sold or disposed of will be admitted as members to the co-operative society/societies or the condominium/s of apartment owners as the case may be and the purchasers confirm that they have no objection and shall not dispute the same at any time hereafter.

xxvi. The purchasers have seen the layout of the proposed building of Project and have agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., when shall be the common property and shall be available for common use by all the flats purchasers in the said Project and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage lines etc.

xxvii. In the event of any portion of the said property being required for putting up an electric sub-station, the Builders/Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Builders shall think fit.

xxviii. IT is hereby agreed that the Builders/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 said land so amalgamated/combined sanctioned from the planning authority and in such event, form and get registered co-operative housing society of all the Flats purchasers in the said building/s and the purchasers herein shall not, in any manner object the said right of the Builders/Promoters. IT is further agreed that in such event (for the purpose of development) the Builders/Promoters shall be at liberty and/or entitled to grant a right of way from and through the said land for approaching (or of the better approach) to the adjacent land those would be acquired with a view to developing them and the purchasers herein shall not object the said right of the Builders in any manner and hereby have given consent for same.



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 Promoters/Builders by Registered Post A.D and notified Email ID at their respective addresses specified above.

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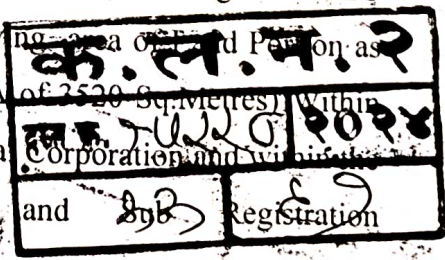
It shall be the duty of the Purchasers and the Builder/Promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address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

- xxx. 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 Purchaser/s.
- xxxi. Stamp Duty and Registration and Taxes etc.:- The charges towards stamp duty and Registration of this Agreement shall be borne by the purchasers and they will deposit the same with Builders/Promoters as and when demanded.
- xxxii. 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 Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- xxxiii. 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 and the Kalyan courts will have the jurisdiction for this Agreement.

SCHEDULE OF PROPERTY

All that piece and parcel of FLAT No: 1201, 1st Floor, measuring 56.99 sq. metres (Rera Carpet Area) and terrace area of — sq. metres in the high rise Building Project known as "MID-TOWN EVE" constructed on pieces and parcels of Land, Lying at Village Wadeghar, Tal. Kalyan, Dist. THANE (M.S.) bearing SURVEY No. 40, HISSA No. 1, Plot No. A having a total area of 1545 Sq.Metres (out of TOTAL AREA of 2520 Sq.Metres) within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration THANE and KALYAN (M.S.)



Bunapurna *Builder* *Prakash*

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
BUILDERS/PROMOTERS
M/S MOONSTAR DEVELOPERS, (L.L.P.),
a Limited Liability Partnership, through its Partner,



Prakash



MR. PRAKASH T. SACHANANDANI

SIGNED & DELIVERED
by the within named
PURCHASERS



Annapurna



1. **MRS. ANNAPURNA AJAY BHALERAO**



Siddhant



2. **MR. SIDDHANT VIKAS POTDAR**

WITNESS:

1. *Ajay Bhagawan Bhalerao*

(Signature)

A. Bhalerao

(Signature)



RECEIPT

RECEIVED WITH THANKS FROM]
WITHIN NAMED PURCHASER/S]
THE SUM OF Rs. 13,50,000 /-]
(Rupees Thirteen Lakh Fifty]
Thousand Only) being the part price]
/consideration in respect of sale of the]
Flat/Shop/Office Hereinabove mentioned.]

38 59 05 2024
38 59

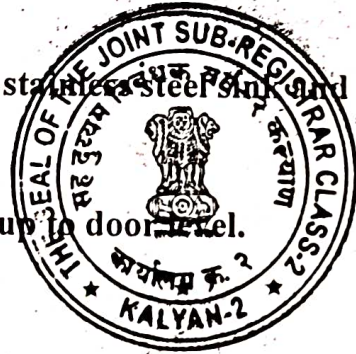
Prakash

**WE SAY RECEIVED
BUILDERS/PROMOTERS**

ANNEXURE "E"

LIST OF AMENITIES

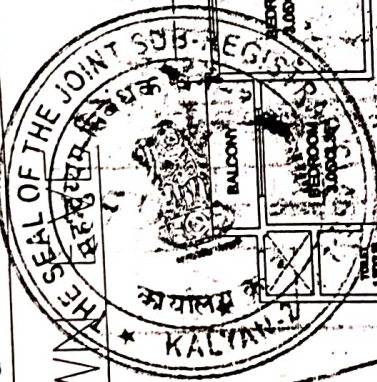
- ❖ The Royal Majestic Main Entrance lobby.
- ❖ Elegant Imported Marble/Vitrified in the entrance lobby.
- ❖ Automatic High speed branded lifts.
- ❖ Generator Back up for Lifts, Staircase lights, Compound lights and Water supply Pumps.
- ❖ Elegant tiles in Living, Dining, Kitchen, Passage & Bedrooms.
- ❖ Gypsum/Plaster of Paris in the full flat.
- ❖ Decorative Doors.
- ❖ Good quality wooden door frames with oil paint/Melamine Polish.
- ❖ Elegant French widows with Marble/Granite sill's.
- ❖ Color Anodized/powder coated aluminum windows with Tinted glass.
- ❖ Granite kitchen platform with drain board stainless steel sink and service platform.
- ❖ Good designer quality tiles above platform up to door level.
- ❖ Concealed plumbing fittings.
- ❖ Well planned concealed electrical points with branded ISI quality wiring.
- ❖ Branded modular switches.



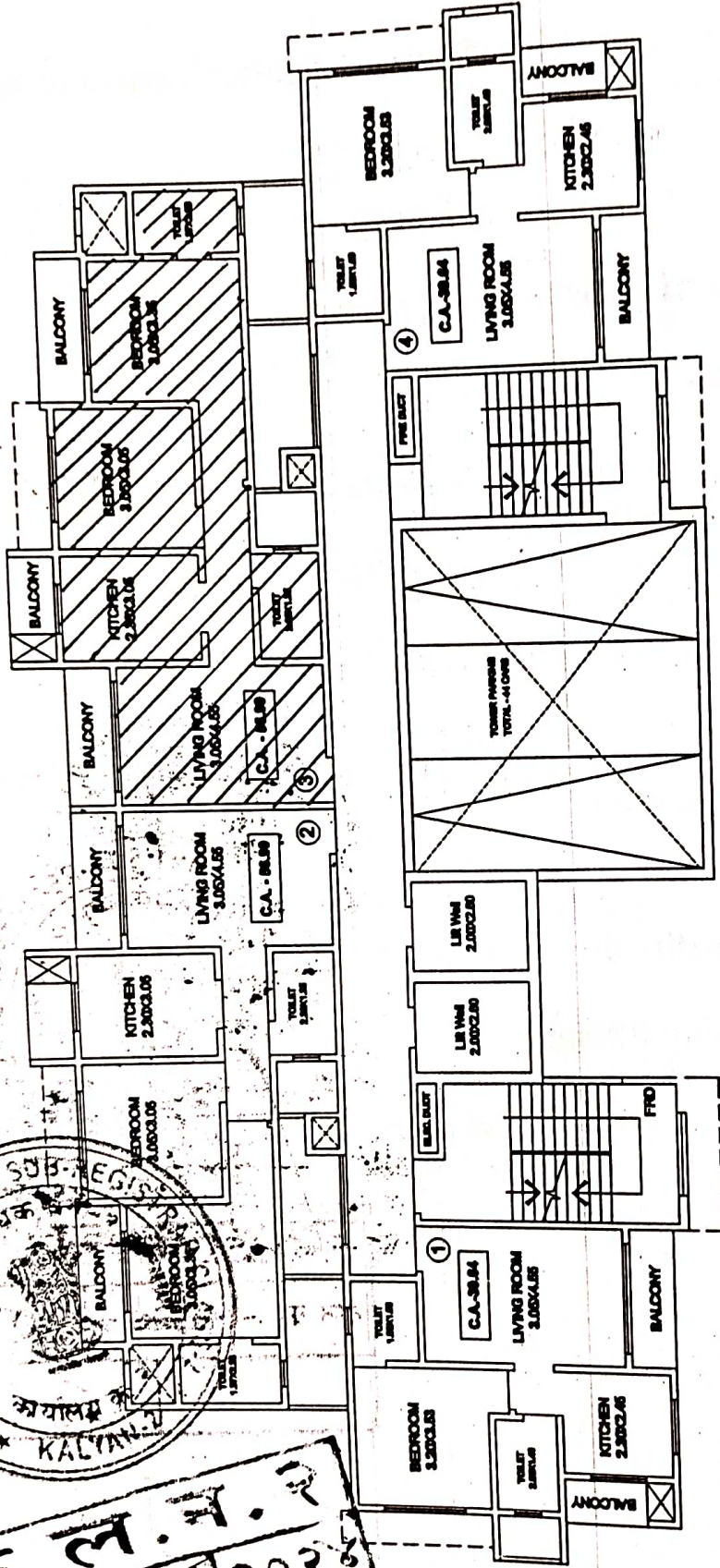
क.ल.म.२	
दस्ता क्र. १५२२०	२०२४
३५	६९

Signature

Signature
Prikash



क. ल. व. र.
 ३६ ६९
 २०२३



TYPICAL FLOOR 3RD TO 6TH 8TH TO 11TH 15TH TO 16TH 18TH TO 20TH 22ND

FLAT NO.	RERA CARPET	OPEN BALC.	TOTAL
1	39.64	4.31	43.95
2	56.99	7.09	64.08
3	56.99	7.09	64.08
4	39.64	4.31	43.95

FLOOR NO.

FLAT NO.

Pankaj
 SELLER'S SIGNATURE

DATE:

Bunapir
 BUYER'S SIGNATURE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700049094

Project: **MIDTOWN EVE**, Plot Bearing / CTS / Survey / Final Plot No.: **40/1 at adharwadi, Kalyan, Thane, 421301;**

1. **Moon Star Developers Llp** having its registered office / principal place of business at Tehsil: **Ulhasnagar, District Thane, Pin: 421003.**

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

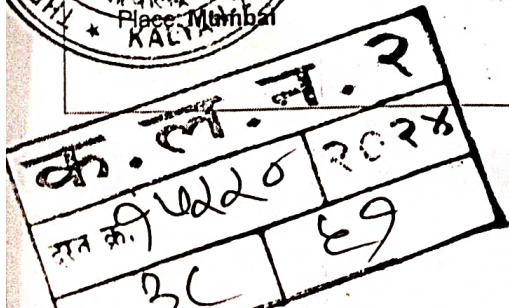
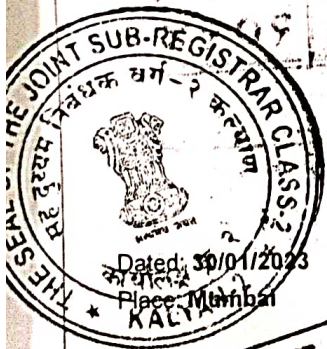
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **30/01/2023** and ending with **30/06/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 30-01-2023 12:53:16

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



**तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण
ता. कल्याण यांचे कार्यालय**

परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२ब/४२क/४२ड मधील तरतुदीन्वये
भोगवटादारास घावयाची सनद
(अकृषिक वापराची परवानगी)



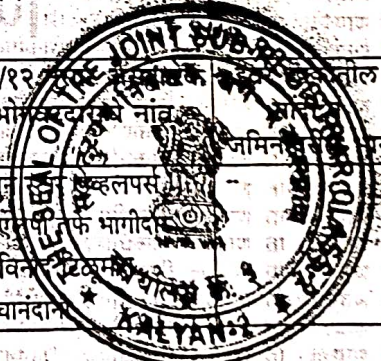
वाचले :-

१. अर्जदार मे.मून स्टार डेव्हलपर्स एलएलपी तर्फे भागीदार श्री विनोद टिळूमल सच्चानंदानी, पत्ता- वारावेगांव, ता. कल्याण, जि. ठाणे. यांचा सनद मिळणेकामी अर्ज दिनांक २१/०९/२०२२
३. कनिष्ठ अभियंता, कल्याण डोंविवली महानगरपालिका यांचेकडील जा.क्र.कडॉमपा/नरवि/३३०९ दिनांक १९/०९/२०२२ अन्वये रहिवास प्रयोजनार्थ झोन दाखला.
४. अर्जदार यांचे दिनांक २१/०९/२०२२ रोजीचे क्षतिपूर्ती बंधपत्र
५. महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील अधिसूचना दिनांक ०५/०१/२०१७
६. महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्रमांक: एनएपी - २०२१/प्र.क्र.११८/ज-१अ दिनांक १३/०४/२०२२.
७. महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२अ व ४२ब.

ज्याअर्थी मे.मून स्टार डेव्हलपर्स एलएलपी तर्फे भागीदार श्री विनोद टिळूमल सच्चानंदानी, पत्ता- वारावेगांव, ता. कल्याण, जि. ठाणे. यांनी मौजे वाडेघर, ता. कल्याण जिल्हा ठाणे, येथील खालील नमूद जमिनीवर महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-ब च्या तरतुदीन्वये उक्त संहितेच्या कलम ४७ अ नुसार देय रूपांतरण कराची रहिवास प्रयोजनार्थ या अकृषिक प्रयोजनार्थ वापरापोटी रूपांतरित कर व अकृषिक कराची एकत्रित रक्कम रुपये १९०१/- मात्र शासनजमा केलेबाबत चलन क्रं. MHOO ८१९७८०७ २०२२२३M दिनांक २३/०९/२०२२, रोजी भरणा केली आहे.

प्रस्तावित जमिनीचा तपशिल
जमिनीचा तपशिल

अ. क्र.	गावाचे नाव	स.नं. / हि.नं.	क्षेत्र (चौ.मी)	जमिनीचा वर्ग	७/१२ मालकी नोंदणीत भोगवटारक्ष नांव
१	वाडेघर	४०/१	७६१०.०० पैकी ३५२०.००	वर्ग १	मे.मून स्टार डेव्हलपर्स एलएलपी तर्फे भागीदार श्री विनोद टिळूमल सच्चानंदानी
एकूण क्षेत्र			७६१०.०० पैकी ३५२०.०० चौ.मी.		

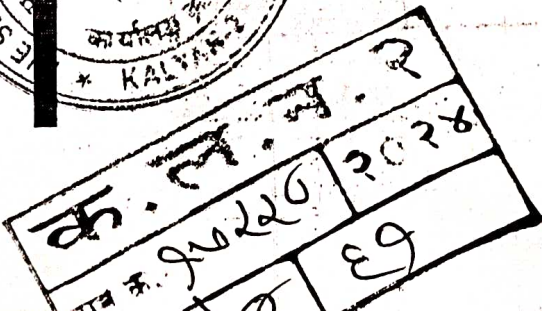


क. ल. न. २
दिनांक १५/१२/२० १०२४
३९ ६९

कार्यालय पत्ता :- दिवाणी न्यायालयासमोर, रेल्वे स्टेशन जवळ, ता. कल्याण, जि. ठाणे. पिन कोड - ४२९ ३०९.
संपर्क क्र. ०२५१ - २३९५९२४ ■ ई-मेल : tahkalyan@gmail.com

ज्याअर्थी कनिष्ठ अभियंता, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील रहिवास प्रयोजनार्थ झोन दाखला जा.क्र.कडोमपा/नरधि/3309 दिनांक 19/09/2022 अन्वये दिला आहेत. त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधीन राहून उपरोक्त जमिनीच्या धारकास सदर जमिनीवर, उक्त नमुद करण्यात आलेला अकृषिक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम ४२ब अन्वये ही सनद देण्यात येत आहे.

१. वरीलप्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.
२. आकारणी :- उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणीऐवजी वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक ३१ जुलै (वर्ष) रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये ०.१२० प्रति चौ.मी. या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये मा. जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.
३. जमिनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरू करण्यापूर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी घेणे आवश्यक राहिल.
४. कल्याण डोंबिवली महानगरपालिकेकडून सदर जमिनीवर अनुज्ञेय असणाऱ्या बांधकामाचे आराखडे मंजूर केलेले नाहीत, परंतु जागेच्या वापराबाबत झोन दाखला दिलेला आहे. सदर झोन दाखल्यानुसार अर्जदार यांनी विनंती केलेले नियोजन प्राधिकारी यांचेकडील विकास आराखडयामधील विषयांकित मिळकतीमधील बांधकाम अनुज्ञेय असलेल्या क्षेत्रावर कल्याण डोंबिवली महानगरपालिका यांचेकडून एका वर्षाचे आत बांधकाम आराखडे मंजूर करून त्यानुसार जमिनीचा विकास करणे अनुज्ञाप्राही यांचेवर बंधनकारक राहिल.
५. कल्याण डोंबिवली महानगरपालिका यांनी दिलेला झोन दाखला तसेच नियोजन प्राधिकारी यांचेकडून मंजूर करण्यात येणाऱ्या बांधकाम परवानगीमधील अटी व शर्तीचे अनुषंगाने संबंधित विभागाकडील परवानग्या घेणे अनुज्ञाप्राही यांचेवर बंधनकारक राहिल.
६. मा.जिल्हाधिकारी / नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भूखंड करून विक्री करता येणार नाही.
७. नियोजन प्राधिकरणाच्या मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास, त्याची माहिती अशा मंजूरीपासून ३० दिवसांच्या आत मा. जिल्हाधिकारी यांना देणे बंधनकारक राहिल.
८. उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर भरील.
९. उक्त जमिनीची मोजणी करून मोजणीच्या अनुषंगाने अधिलेख दुरुस्ती करून घेणे अनुज्ञाप्राही यांचेवर बंधनकारक राहिल.
१०. उक्त जमिनीवरील संबंधित नियोजन प्राधिकरणाचे सार्वजनिक प्रयोजनासाठीचे आरक्षण असल्यास सदरची जमीन प्रचलित नियमानुसार संबंधित प्राधिकरणाकडे वर्ग करणे किंवा प्रचलित नियमानुसार जमिनीचा वापर करणे बंधनकारक असेल तसेच सदर जमिनीबाबत भूसंपादनाचे तरतुदीनुसार अकृषिक जमिनीसाठी देय असणाऱ्या मोबदल्याची मागणी करणे अनुज्ञाप्राही यांना अनुज्ञेय असणार नाही.



११. तसेच विषयांकीत जमिनीचे कोणत्याही प्राधिकरणाकडून भूसंपादन प्रस्तावित असल्यास किंवा भविष्यात भूसंपादन झाल्यास सदर जमीनीबाबत सनद परवानगीचे आदेश निर्गमित केलेल्या तारखेपासून रद्द समजण्यात येतील.
१२. अनुज्ञाप्राही यांनी सदर जमिनीबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत व इत्यादीबाबत क्षतिपूर्ती बंधपत्र दिनांक २१/०९/२०२२ रोजी दिलेले आहे. सदर क्षतिपूर्ती बंधपत्रामधील सर्व अटीशर्ती अनुज्ञाप्राही यांचेवर बंधनकारक असतील व सदर क्षतिपूर्ती बंधपत्रामधील अटी व शर्तीचे उल्लंघन झाल्यास दिलेली सनद परवानगी रद्द झाली असे समजण्यात येईल.
१३. अर्जदार यांनी सादर केलेली कागदपत्र खोटी अथवा दिशाभूल करणारी आढळून आल्यास सदरची सनद परवानगी आपोआप रद्द झाली असे समजण्यात येईल.
१४. सदर सनद परवानगीने जमिनीचे फक्त कृषिक प्रयोजनाकडून अकृषिक प्रयोजनाकडे रूपांतरण करण्यात येत असून मालकी हक्कामध्ये कोणताही बदल करण्यात येत नाही. सदरची सनद म्हणजे मालकी हक्काचे प्रमाणपत्र नाही. प्रश्नांकित जमीनीच्या मालकी हक्काबाबत भविष्यात काही वाद उद्भविल्यास किंवा न्यायालयात जमिनीचे मालकी हक्काबाबत बदल झाल्यास सदर सनद परवानगी एकतर्फी रद्द होण्यास अर्जदार हे पात्र राहतील.
१५. सदरची सनद हि महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम १५७ चे तरतूदीनुसार आजरोजीचे अभिलेखावरून देण्यात येत आहे. सदर मिळकतीबाबत कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदर सनद ही आपोआप रद्द झाली असे समजण्यात येईल व याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही.
१६. अकृषिक वापर अनुज्ञेय करण्याच्या या सनदेव्यतिरिक्त वित्तीय संस्था/ नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील बिनशेती आदेशाची मागणी करू नये.

(जयराज देशमुख)
तहसीलदार कल्याण

क्र.महसूल/क-१/टे-२/जमिनबाब/सनद/एसआर-७८/२०२२
तहसीलदार कार्यालय कल्याण
दिनांक :- २८/०९/२०२२

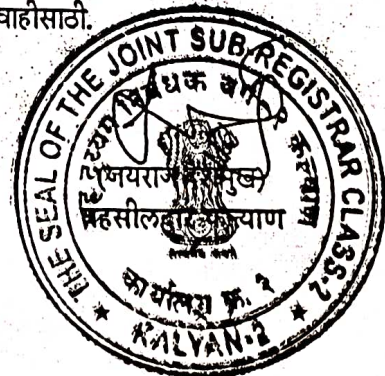
प्रत :- अर्जदार मे.मून स्टार डेव्हलपर्स एलएलपी तर्फे भागीदार श्री विनोद टिळूमल सच्चानंदानी,
पत्ता-वारावेगांव,ता.कल्याण,जि.ठाणे.

प्रत :- उपअधिक्षक भूमि अभिलेख कल्याण,यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

२/- प्रकरणी अनुज्ञाप्राही यांचेकडून मोजणी फी शासन जमा करून मोजणीची योग्य ती कार्यवाही करावी.

प्रत :- तलाठी सजा वाडेघर यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

प्रत :- कार्यालयीन संचिका.



क.ल.न.२	
दस्त क्र. ७५२०	२०२४
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Kalyan Dombivli Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Permit No. : KDMCC/B/2022/APL/00094

Date : 14/11/2022

Building Permit No - 147639

Proposal Code : KDMCC-22-72881

Building Name : MIDTOWN EVE
(Mixed)

Floors :

GROUND FLOOR ,FIRST FLOOR ,SECOND FLOOR ,THIRD
FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR

To,

i) MOON STAR DEVELOPERS LLP, VINOD T SACHANANDANI,

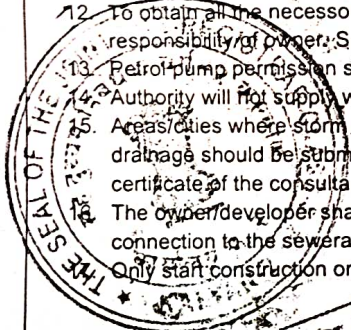
S.NO. 40/1 WADEGHAR KALYAN

ii) ANIL NIRGUDE (Architect)

Sir/Madam,

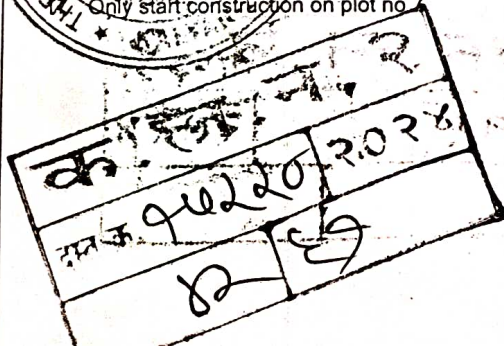
With reference to your application No **KDMCC202200130**, dated **01-11-2022** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949**, to carry out development work / Building on Plot No **A**, Revenue S.No. / Khasra no. / Gut no **40/1**, City Survey No **A**, Mouje **WADEGHAR** situated at Road / Street **RING ROAD**, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. To obtain all the necessary NOC/permission from any other concern offices(both Central and State Government) is solely responsibility of owner. Such NOCs to be submitted to authority before while applying for occupancy certificate
13. Petrol pump permission subjected to condition to acquire NOC of Chief controller of explosives
14. Authority will not supply water for construction.
15. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary) Only staff construction on plot no 7



Validity unknown

Digitally signed by DISA PRABHAKAR
SAWANT
Date: 2022.11.18 16:36:38 IST
Reason: Approved Certificate
Location: Kalyan Dombivli Municipal
Corporation





Kalyan Dombivli Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



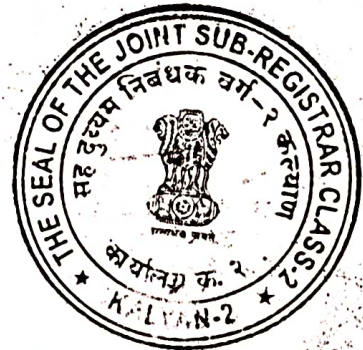
Building Permit No - 147639
Proposal Code : KDMCC-22-72881

Permit No. : KDMCC/B/2022/APL/00094
Date : 14/11/2022



Assistant Director Town Planning,
Kalyan Dombivli Municipal Corporation.

Scan QR code for verification of authenticity.



क.ल.न.२	
दस्ता क्र. ७०२०	२०२४
४७	६९

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE**

To,
M/s. Moon Star Developers LLP Through Mr. Vinod T. Sachanandani
Architect:- Shri. Anil Nirgude, Kalyan (W)
Structural Engg:- Mr. Anand Sawant, Thane.

Sir,

With reference to your application dated 28/03/2023 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work/ Building on , Survey No.40 Hiss no.1 Plot - A Village – Wadeghar Situated at Ring Road /Street Kalyan west, the Revised Commencement Certificate /Building Permit is granted under Section 45 of the said Act, subject to the following conditions.

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

Office No. KDMC/TPD/BP/KD/2022-23/APL/00094/19

Office Stamp

Date 05/2023.



Yours faithfully,

[Handwritten Signature]

for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.



कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग
अटी व शर्ती

सुधारीत बांधकाम परवानगी क्र. KDMC/TPD/BP/KD/2022-23/APL/00034/19
Dt 09/05/2023.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व.न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-वाडेघर येथील स.नं.४० हि.नं.१ प्लॉट - अ येथील १५४५.०० चौ.मी. क्षेत्राच्या भूखंडावर एकुण २५२२.१३ चौ.मी. चटई क्षेत्रास प्रारंभ बांधकाम परवानगी प्रदान करण्यात आलेली आहे. सद्यस्थितीत UDCPR नुसार Basic FSI, Premium FSI, TDR FSI व Ancillary FSI चा विचारात घेऊन एकुण ७४९७.७९ चौ.मी. बांधकाम क्षेत्राचा विकास करण्यासाठी केलेल्या दिनांक २८/०३/२०२३ च्या अर्जास अनुसरून, खालील अटी व शर्तीस अधिन राहून तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडेभंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

इमारत:- तळ मजला + पहिला मजला ते बावीसावा मजला (रहिवास + वाणिज्य)

१) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.२.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

२) UDCPR मधील विनियम क्र.१.५ Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.

३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

४) UDCPR मधील Appendix-F नुसार वाडेभंती व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.

६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer यांच्यावर राहिल, याची नोंद घ्यावी.

७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपणांवर राहिल. बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम म.प्रा.व.न.र. कार्यालयास व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास तो निराकरण मालकाने करणे आवश्यक राहिल.

९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगीशिवाय बुजवू नये.

१०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो मलनिःसारण विभाग (क.व.म.स.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.



क.ल.म.२	
२०२४	२०२४
मलनिःसारण विभाग (क.व.म.स.)	

११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.

१२) सादर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिक्रमीत (Supersede) झाला असे समजण्यात यावे.

१३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.

१४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.

१५) वापर परवाना दाखला घेण्यापूर्वी जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.

१७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१८) UDCPR मधील विनियम क्र. १३.२ नुसार ४००० चौ.मी. पेक्षा जास्त क्षेत्राच्या भूखंडावरील इमारतीत सौरडर्जा उपकरणे बसवणे आपणांवर बंधनकारक राहिल.

१९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.

२०) UDCPR मधील विनियम क्र. ३१.४ नुसार रेल्वे विभागाकडील ना हरकत दाखला सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

२१) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेल्याचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

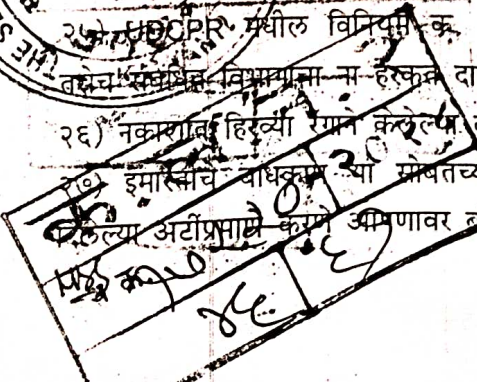
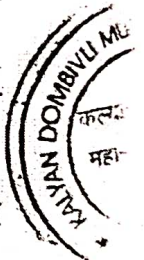
२२) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.

२३) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलींग बाबत कार्यवाही करणे तसेच संघटित विभागांना ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

२४) UDCPR मधील विनियम क्र. ३१.५ नुसार पर्यावरण विभागाकडील सादर केलेल्या (Environmental Clearance) ना हरकत दाखल्या मधील अटी/बाबींचे पालन/पुर्तता करणे आपणांवर बंधनकारक राहिल.

२५) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संघटित विभागांना ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

२६) नकाशावरील हिश्या रंगाने केलेल्या डुरुस्त्या आपल्यावर बंधनकारक राहतील. इमारतीचे बांधकाम या संघटितच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणांवर बंधनकारक राहिल.



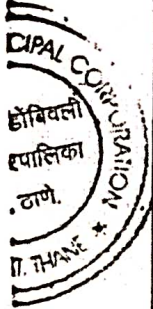
२८) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

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

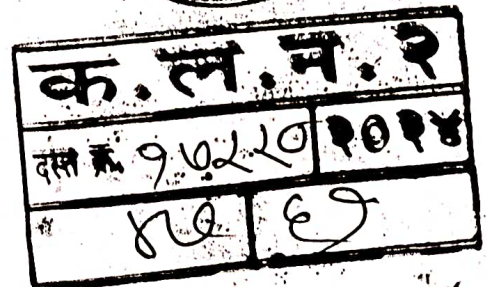
इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

अ.क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकूण भरणा तपशिल	शेरा
१	ARI 020101	१३९३२८०/-	AC3667	२६/०४/२०२३	-	-
२	ARI 020102	-	-	-	-	-
३	ARI 020103	४०२०८००/-	AC3667	२६/०४/२०२३	-	-
४	ARI 020104	-	-	-	-	-
५	ARI 020105	-	-	-	-	-
६	ARI 020106	-	-	-	-	-
७	ARI 020107	-	-	-	-	-
८	ARI 020108	-	-	-	-	-
९	ARI 020109	-	-	-	-	-
१०	ARI 020110	१८९३८५०/-	AC3667	२६/०४/२०२३	-	-
१०	ASI 010304	१४९२८००	AC3669	२६/०४/२०२३	-	-
११	ASI 010513	१३२४६११	AC3667	२६/०४/२०२३	-	-
१२	ASI 010518	१३९३२८०/-	AC3670	२६/०४/२०२३	-	-
१३	ARI 020519	१८९३८५०/-	AC3667	२६/०४/२०२३	-	-
	Total	१३४१२४७१/-	-	-	-	-



प्रत:- १) करनिर्धारक व संकलक कडोमपा कल्याण
२) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र



शैलेन्द्र द. जल्लावार
बी.कॉम., एलएलबी.
अॅडवोकेट हायकोर्ट
१०५, विकास हाईट्स, संतोषीगाता 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 : lawmen2011@yahoo.com

Format A
(Circular No. 28/2021)

Date : 14.12.2022

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

LEGAL TITLE REPORT

Sub : All that piece and parcel of land admeasuring 1545 sq. metres forming an integral part of all that piece and parcel of land lying, being and situate at village Wadeghar, Taluka Kalyan, bearing Survey No. 40 Hissa No. 1, admeasuring 3520 sq. metres within the limits of the Kalyan Dombivali Municipal Corporation belonging to Moon Star Developers LLP.

I have investigated the title of the said plot on the request of my client M/s. Moon Star Developers LLP situated at Village Wadeghar, Taluka Kalyan and following documents i.e.:

1) Description of the property

All that piece and parcel of land admeasuring 1545 sq. metres forming an integral part of all that piece and parcel of land lying, being and situate at village Wadeghar, Taluka Kalyan, bearing Survey No. 40 Hissa No. 1, admeasuring 3520 sq. metres within the limits of the Kalyan Dombivali Municipal Corporation

2) Documents of allotment of property

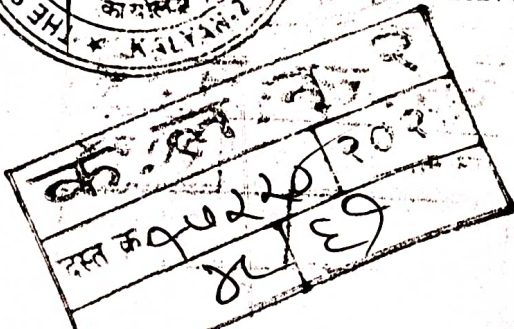
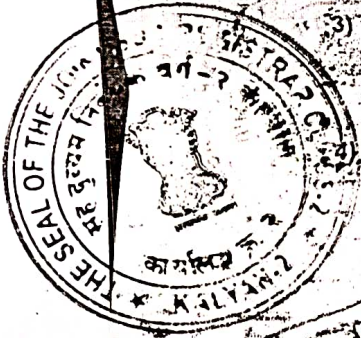
- i. Agreement for Sale dated 25.05.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No. 9898/2021 made and executed between M/s. Suchi Lifespaces LLP as the Owner and Moon Star Developers LLP as the Purchaser.
- ii. Deed of Conveyance dated 25.05.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No. 9905/2021 made and executed between M/s. Suchi Lifespaces LLP as the Owner and Moon Star Developers LLP as the Purchaser

3) 7/12 extract or property card

- i) Survey No. 40 Hissa No. 1
- ii) Mutation Entry No. 1673.

Search Reports

Search Report carried out in the Office of Sub-Registrar of Assurances at Kalyan for a period of 1992 to 2021 dated 09.07.2021 and further for a period 2021 to 2022 dated 12.12.2022.



Handwritten signature.

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. Moon Star Developers LLP is well and sufficiently to develop the aforesaid property.

(1) Owners of the land

Moon Star Developers LLP in respect of Survey No. 40 Hissa No. 1, admeasuring 3520 sq. metres lying, being and situate at village Wadeghar, Taluka Kalyan.

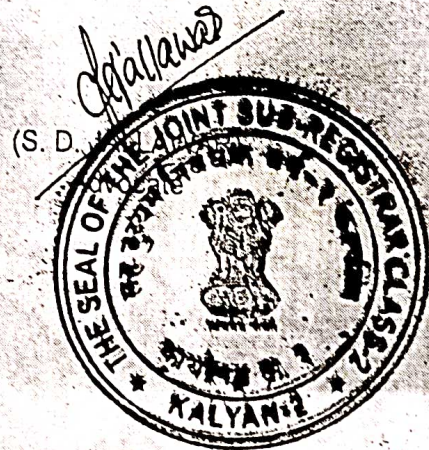
(2) Qualifying comments

It appears that

i) Prakash Krishna Niljekar and others had filed RTS No. 87/2021 in the Court of Sub-Divisional Office Kalyan at Kalyan and for cancellation of Mutation Entry No. 1661 and the said Application stood rejected by Sub-Divisional Office Kalyan at Kalyan by and under the Order dated 12.09.2022.

ii) Prakash Krishna Niljekar and others filed a Special Civil in the Civil Judge Senior Division Kalyan at Kalyan bearing Special Civil Suit No. 23/2022 against Chintaman Dharma Niljekar and others and in the said suit M/s. Moon Star Developers LLP had filed an application for joining as a Party Defendant and in the said suit there are no prohibitory orders against the Defendants and the said suit is pending for hearing and final disposal. I have also perused the copy of status certificate dated 13.12.2022 issued by Advocate Shri Sunil H. Bhatia representing M/s. Moon Star Developers LLP stating that there are no restrictive and prohibitory orders passed against the Defendants therein and the next date is on 22.12.2022.

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



क. ल. न. २	
दस्ता क्र. १५२२०	२०२४
४६	६९

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.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 : lawmen2011@yahoo.com

3

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. Extract of 7/12 bearing Survey No. 40 Hissa No. 1
2. Mutation Entry No. 1673.
3. Search Report for thirty years from 1992 to 2021
4. Search Report for two years from 2021 to 2022.
5. Any other relevant title deed – Not Applicable
6. Litigation if any – as per qualifying remark.


(S. D. JALLAWAR)
Advocate

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएलबी.
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 : lawmen2011@yahoo.com

3

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. Extract of 7/12 bearing Survey No. 40 Hissa No. 1
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3. Search Report for thirty years from 1992 to 2021
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5. Any other relevant title deed – Not Applicable
6. Litigation if any – as per qualifying remark.

Shailendra D. Jallawar

(S. D. JALLAWAR)
Advocate





CHALLAN
MTR Form Number-6



GRN MH002828030202324E	BARCODE	Date 30/05/2023-20:28:35	Form ID 25.2
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Department Inspector General Of Registration	Payer Details
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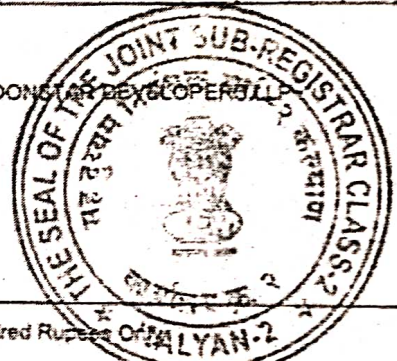
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)
	PAN No.(If Applicable)

Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name SHANKER P MALANI
Location THANE	

Year 2023-2024 One Time	Flat/Block No. MID TOWN EVE
Account Head Details	Premises/Building

Account Head Details	Amount In Rs.	Road/Street	VILLAGE WADEGHAR
0030046401 Stamp Duty	500.00	Road/Street	VILLAGE WADEGHAR
0030053301 Registration Fee	100.00	Area/Locality	KALYAN
		Town/City/District	
		PIN	4 2 1 3 0 1

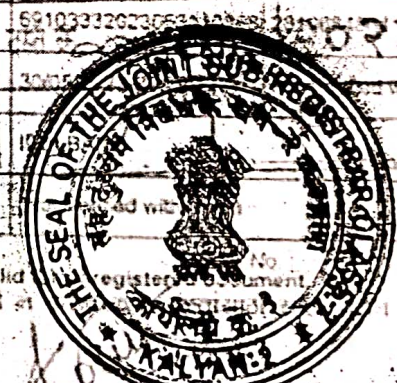
Remarks (If Any)	
SecondPartyName*MOONSTAR DEVELOPER	



Total	Amount In 600.00	Words Six Hundred Rupees Only
-------	------------------	-------------------------------

Payment Details IDBI BANK	FOR USE IN RECEIVING BANK
---------------------------	---------------------------

Cheque/DD Details	Bank CIN Ref. No. 62103332023053000000000000000000
Cheque/DD No.	Bank Date RBI Date 30/05/2023
Name of Bank	Bank-Branch
Name of Branch	Scroll No. Date



Department ID: _____
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document elsewhere.
 कायदे माली कडल द्यावळ निवाळक कार्यालयत सोपणी करवयवयवळ वेळवेळीं च्या अंतर्गत सोपणी अर्जात घ्यावळ.

Signature: Shankar

क. ल. न. २	
दस्तावेज क्र. १०२०२०२४	
५९/६९	

"POWER OF ATTORNEY"

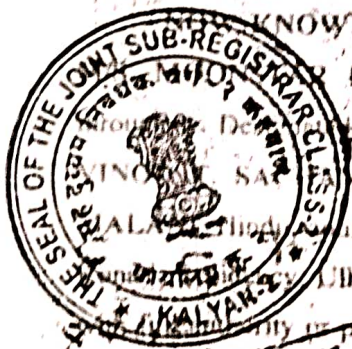
TO ALL TO WHOM THESE PRESENTS SHALL COME We, M/S. MOONSTAR DEVELOPERS L.L.P., having (PAN No. ABHFM9701A), a Limited Liability Partnership Firm, through its Designated Partners 1) MR PRAKASH T. SACHANANDANI, Hindu, adult, aged about 53 years, and (2) MR VINOD T. SACHANANDANI, Hindu, adult, aged about 47 years, having its office at C/o Royal Marbles, Opp. Radha Swami Satsang Hall, Near Follower Lane Chowk, Kalyan Ambernath Road, Ulhasnagar - 421003, Dist. Thane. SEND GREETINGS:

WHEREAS we are Partners of the Firm M/S. MOONSTAR DEVELOPERS L.L.P., a Limited Liability Partnership Firm, and carrying on business of Developers, Builders and Contractors in the vicinity of Kalyan, Dist. Thane.

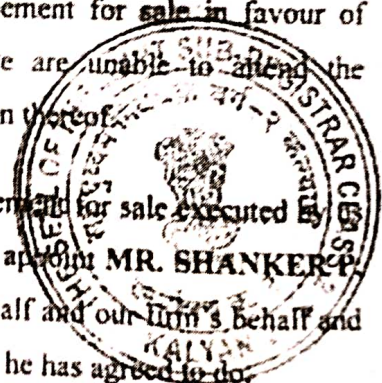
AND WHEREAS that we are developing the property by constructing multi storied building of flats / shops / offices premises under the Firm named as M/S. MOONSTAR DEVELOPERS L.L.P., situated at Survey No.40, Hissa No.1, Plot A having area of Land Portion as 1545 sq. mtrs. (out of total area of 3520 sq.mtrs.) Village: Wadeghar, Taluka Kalyan, Dist. Thane, in the name and style of "MID TOWN EVE". That registered agreements and other documents are required to be executed and registered in favour of the prospective purchaser/s.

AND WHEREAS that we are able to execute agreement for sale in favour of prospective purchaser/s but due to our pre-occupation we are unable to attend the concerned Sub-Registrar of assurances and admit the execution thereof.

AND WHEREAS in order to admit execution of agreement for sale executed in favour of the prospective purchaser/s we have proposed to appoint MR. SHANKER P. MALANI, as our express and authorised attorney on our behalf and our firm's behalf and to do the following acts as mentioned herein below and which he has agreed to do.



Handwritten notes and stamps in the bottom left corner. A rectangular stamp contains the number '20' and '2026'. Below it, there are handwritten numbers '20' and '29'. A signature 'Prakash' is written next to the stamp.



Handwritten notes and stamps in the bottom right corner. A rectangular stamp contains the number '23'. Below it, there are handwritten numbers '23' and '2'. A signature 'Anandani' is written next to the stamp.

Handwritten signatures 'Prakash' and 'Anandani' at the bottom of the page.

KNOW YOU ALL AND THESE PRESENTS WE, M/S. MOONSTAR DEVELOPERS L.L.P., a Limited Liability Partnership Firm, through its Designated Partners 1) MR PRAKASH T. SACHANANDANI and 2) MR VINOD T. SACHANANDANI, hereby appoint and constitute MR. SHANKER P. MALANI, Hindu, adult, aged about 44 years, residing at Flat No. 402/7, Daisy Building, Ulhasnagar-421001, Dist. Thane, to be our true and lawful attorneys to do and execute the following acts deeds and things in our name and on our behalf and any one for us viz.

- 1) To lodge the Agreement for Sale, T.D.R. Agreement, Correction Deed, Cancellation Deed, Declaration, Confirmation and other documents if any executed by us and requiring registration in the office of the Registrar or Sub-registrar of assurances, concerned and to admit execution thereof on our behalf.
- 2) To receive original document from the Sub-registrar.
- 3) And generally, to do all acts and things incidental to the powers hereinbefore and other acts and things necessary.
- 4) And we agree to ratify all lawful acts things done and executed by the said attorney pursuant to the powers.

IN WITNESSES WHEREOF we have signed and executed the said General Power of Attorney on this 1st day of June 2023 at Kalyan.

M/S. MOONSTAR DEVELOPERS L.L.P.,

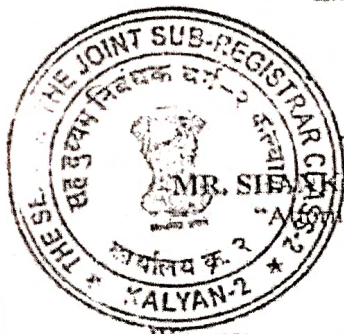
a Limited Liability Partnership Firm,

through its Designated Partners

Prakash
1) MR PRAKASH T. SACHANANDANI



Vinod T
2) MR VINOD T. SACHANANDANI
"Executants"



Witness:

क.ल.स.२	
1. दिनांक १३/६/२३	
2. दिनांक १३/६/२३	
3. दिनांक १३/६/२३	

- Imani Nitesh

क.ल.स.२	
दस्ता क्र. १०२२०२०२४	
५३	६९

Prakash

25/05/2021

सूची क्र. 2

दुयम निबंधक वर्ग 2

दस्त क्रमांक: 9905/2021

नोदणी:

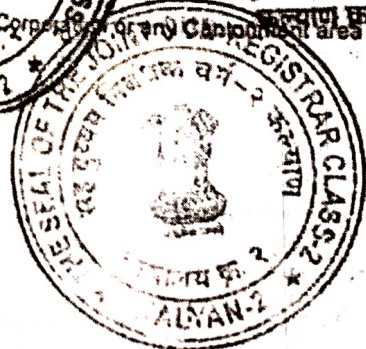
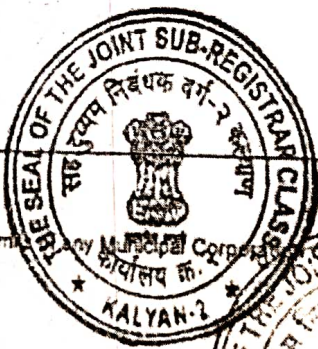
Regn: 83m

गावाचे नाव: वाडेघर

(1) विवेकाचा प्रकार	बरेदीघत
(2) नोंदवहा	114000000
(3) बाजारभावा/भाडेपट्टाकार बाजारात/भाडेपट्टाकार अकारणी देतो की परदेशी ने नमुद करावे)	34339200
(4) भू-मापन, पोटहिस्ता व परकमाक(असल्यास)	1) पालिकेचे नाव-कल्याण-श्रीविक्रमी इतर वर्णन: इतर माहिती: गावे वाडेघर सर्व्हे नं 40 हिस्ता नं. 1 क्षेत्र 3520 चौ. मीटर. दि. 25/05/2021 रोजीच्या करारनामा दस्त क्रं. 9898/2021 अन्वये भू. व नोदणी की बहुत ((Ward no. :))
(5) क्षेत्रफळ	1) 3520 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करत देणा-या/सहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा अदेश असल्यास, प्रतिवारिचे नाव व पत्ता.	1): नाव:- भुची मारुफतेहेल एलएलपी लॉफे भागीदार श्री. जयदीप कर्तूपात्तल खेठवानी यांचे कमुती जवाब करीता जितेंद्र बी. पाटील बघ:-41; पत्ता:- प्लॉट नं: ऑफिस नं. 1, माळा नं: विसरा मजला, इमारतीचे नाव: रोसा विस्ता, ब्लॉक नं: सुरज बॉटर पार्क समोर, रोड नं: मायेरा कंपाऊंड जी बी रोड ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ACJFS3440F 2): नाव:- भुची मारुफतेहेल एलएलपी लॉफे भागीदार श्री. सुरेश देविचंद जैन/मेहता यांचे कमुती जवाब करीता जितेंद्र बी. पाटील बघ:-41; पत्ता:- प्लॉट नं: ऑफिस नं. 1, माळा नं: विसरा मजला, इमारतीचे नाव: रोसा विस्ता, ब्लॉक नं: सुरज बॉटर पार्क समोर, रोड नं: मायेरा कंपाऊंड जी बी रोड ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ACJFS3440F
(8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा अदेश असल्यास, प्रतिवारिचे नाव व पत्ता	1): नाव:- भू. मून स्टार डेव्हलपर्स एलएलपी लॉफे भागीदार श्री. विनोद टिळकमल झुजातदानी बघ:-44; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: रचिल मारुबळे, ब्लॉक नं: राधा स्वामी सत्यम हॉल समोर प्लॉट नं: 1 श्री, रोड नं: कल्याण-श्रीविक्रमी रोड उल्हासनगर-3, महाराष्ट्र, ठाणे. पिन कोड:-421003 पॅन नं:- ABHFM9701A
(9) दस्तऐवज करत दिनाचा दिनांक	25/05/2021
(10) दस्त नोदणी केल्याचा दिनांक	25/05/2021
(11) अनुक्रमांक, खट व पृष्ठ	9905/2021
(12) बाजारभावा/भाडेपट्टाकारे शुल्क	500
(13) बाजारभावा/भाडेपट्टाकारे नोदणी शुल्क	100
(14) क्षेत्र	

मुल्यांकनासाठी विवादायक घेतली/हपदील
मु. म. शुल्क अकारणाताना निवडलेला अनुच्छेद

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





(सही) श्री. वी. वी. शिंदे
सह. दुयम निबंधक वर्ग 2,
कल्याण क्र. 2

क. ल. न. 2
दस्त क्र. 9905/2021
58 89

क. ल. न. 2
दस्त क्र. 9905/2021
8 1 5

भारत सरकार
प्रकाश टीनुमन सचानंदानी
Prakash Taimal
Sachanandani
जन्म तारीख/ DOB: 27/01/1970
पुरुष / MALE

6033 7773 2642

माझा - सामान्य माणसाचा अधिकार
Prakash

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

संयुक्त अकाउंट नंबर कार्ड
Permanent Account Number Card
ABHFM9701A

व्यक्ति / Name
MOON STAR DEVELOPERS LLP

दिनांक / Date of Incorporation / Foundation
02/01/2018

भारत सरकार
पत्ता:
CO, एफ नो. 703 - 704,
मिडटोबन एपाइयर,
मोदरेड हिल्स रस्ता, बारावे
घाम, व मीज़न रेसीडेन्स,
कल्याण, ठाणे,
महाराष्ट्र - 421301

Address:
CO, F No. 703 - 704, Midtown
Empire, Godrej Hill Road, Barve
Village, Nr. Seash Residency
Kalyan, Thane
Maharashtra - 421301

6033 7773 2642

भारत सरकार
Government of India


विशेष टीनुमन सचानंदानी
Vinod Taimal Sachanandani
जन्म तारीख / DOB: 15/09/1978
पुरुष / Male




8042 7638 4958

4000 साझे आधार, माझी ओळख



भारत सरकार
SHANKER PANDAJIRAJ MALANI
जन्म तारीख / DOB: 13/03/1978
पुरुष / MALE
Mobile No.: 8869 1028 7007



माझे आधार, माझी ओळख
Shankar

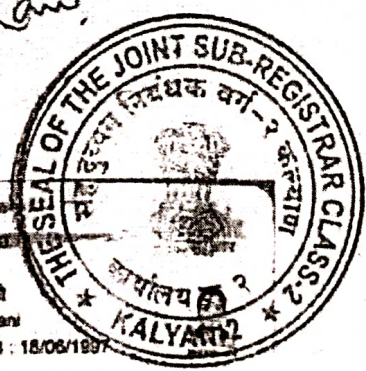
भारत सरकार
Government of India

विशेष टीनुमन सचानंदानी
Vinod Taimal Sachanandani
जन्म वर्ष / Year of Birth: 1978
पुरुष - Male





8917 6186

आधार - सामान्य



भारत सरकार
नितेश मुकेश इरानी
Nitesh Mukesh Irani
जन्म तारीख / DOB: 18/06/1997
पुरुष / MALE



2642 8880 9574 ६६५ २०२३

मेरा आधार, मेरी पहचान

Nitesh

क.ल.न.२	
दस्ता क्र ५५२२०	२०२४
५५	६९

01/23, 12:48 PM

71/12695

पुस्तक, 01 जुन 2023 12:48 म.न.

दास गोबारा भाग-1

कलम 2
पुस्तक क्रमांक: 12605/2023

पुस्तक क्रमांक, कलम 2/12605/2023

बाजार मूल्या: रु. 01/-

मोबदला: रु. 00/-

पारमेले मूल्यांक मूल्या: रु. 500/-

रु. नि. म.रु. ति. कलम 2 चाबे कापीकरण

न. न. 12695 पर दि 01-06-2023

रो.सी 12-44 म.न. का. हजर केला.

पावती 13850

पावती दिनांक: 01/06/2023

सादाकरभाराने नाव: मे मुनस्टार केव्हापर्यंत एम एम पी तर्फे सागीदार प्रकाश टिपुपल मन्नामवाणी - -

मोबदी पी

रु. 100.00

पुस्तक हानाकणी पी

रु. 160.00

पुस्तकी संख्या: 0

एकूण: 260.00

Prakash

पुस्तक हजर करणाऱ्याची मदी.

Joint Sub Registrar Kalyan-2

Joint Sub Registrar Kalyan

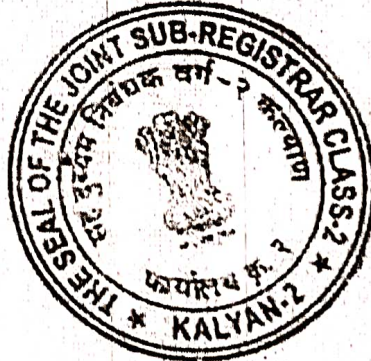
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.

मुद्रांक मुद्रांक (48-थी) च्या एकाच संव्यवहाराच्या संवेधाने एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केव्हाचे कडून करण्यासाठी केला असेल तेव्हा

दिनांक: 1 01 / 06 / 2023 12 : 44 : 31 PM ची वेळ: (सादरीकरण)

दिनांक: 2 01 / 06 / 2023 12 : 45 : 21 PM ची वेळ: (पी)



प्रतिज्ञा पत्र







सदर दस्तऐवज नोंदणी क्रमांक १२६०५/२०२३ दिनांक १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केलेल्या दस्तऐवजाच्या संपूर्ण मजकुर, निष्पादक व्यक्ती, साक्षीवृत्त व संपूर्ण नोंदणीस दाखल केलेल्या दस्तऐवजाच्या सत्यता, वैधता कायदेशीर बाबींसाठी जबाबदार निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर दस्तऐवजातल्या दस्तांमुळ राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिभाषके यांचे उल्लंघन होत नाही.



देणार सही

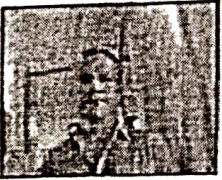



Prakash
देणार सही

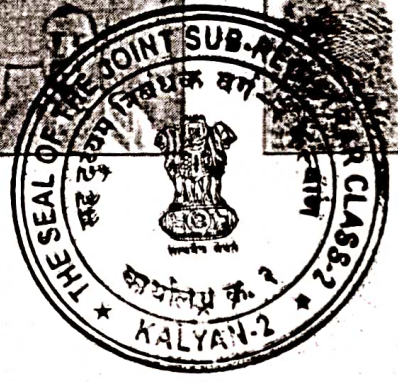
क. ल. न. २
२०२३

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे मूनन्टार डेव्हलपमें एन एम पी वर्क भागीदार प्रकाश टिपुसल सद्धानंदानी - पत्ता: प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: रॉयल मार्वलम, राधा स्वामी सत्यंग हॉम समोर, कल्याण अंबरनाथ रोड, उल्हासनगर-3, प्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ABNFM0407F	कुसमुखत्यार देणार वय :- 53 स्वाधरी:- <i>Ankash</i>		
2	नाव: मे मूनन्टार डेव्हलपमें एन एम पी वर्क भागीदार शिंदोर टिपुसल सद्धानंदानी - पत्ता: प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: रॉयल मार्वलम, राधा स्वामी सत्यंग हॉम समोर, कल्याण अंबरनाथ रोड, उल्हासनगर-3, प्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ABNFM0407F	कुसमुखत्यार देणार वय :- 47 स्वाधरी:- <i>Shinde</i>		
3	नाव: शंकर पी मालानी - पत्ता: प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: 402/7 कोणार्क रेमिटेन्सी, उल्हासनगर, प्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 44 स्वाधरी:- <i>Shankar</i>		

वरील दस्तऐवज करून देणार तयारकीत कुसमुखत्यारपत्र चा दस्त ऐवज करून दिव्याचे प्रयुक्त करतात.
शिफ्टा क्र.3 ची वेळ: 01 / 06 / 2023 12 : 46 : 51 PM

खालील इतर असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना स्वकीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विद्याल अयकिशन नंदवानी -- वय: 38 पत्ता: उल्हासनगर पिन कोड: 421003	स्वाधरी <i>Widyal</i>		
2	नाव: निदेश मुकेश इसरानी -- वय: 25 पत्ता: कल्याण पिन कोड: 421301	स्वाधरी <i>Nishad</i>		



शिफ्टा क्र.4 ची वेळ: 01 / 06 / 2023 12 : 47 : 22 PM

Joint Sub Registrar, Kalyan-2

मह. दायम निबंधक कार्यालय

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHANKER P MALANI	eChallan	69103332023053110368	MH002828030202324E	500.00	दस्ता क्र. 12695/2023	0001540522202324	05/06/2023
2		DHC		3105202315846	160	RF प्रमाणित	105202315816D	05/06/2023
3	SHANKER P MALANI	eChallan		MH002828030202324E	100	RF द.क्र.	0001540522202324	05/06/2023

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



.....पाने आहेत.
पुस्तक ४ द.क्र. 12695/2023
११६/२०२३ वर नोंदला.

1. Verify Scanned Document for correctness through thumbnail (check the side) before scanning.
2. Get print immediately after registration.



For feedback, please write to tsai@feedback.kalyan2@gmail.com

मह. दायम निबंधक कार्यालय
कल्याण क्र. २

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

ANNA PURNA AJAY BHALERAO
 AJAY BHAGWAN BHALERAO
 02/07/1964

Permanent Account Number
 GIUPB3963K

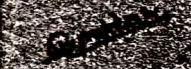

Signature



Bhalerao

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SIDHANT VIKAS POTDAR
 VIKAS PRABHAKAR POTDAR
 29/08/1982

Permanent Account Number
 BMSPP6455P



Signature



Potdar

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

AJAY BHAGWAN BHALERAO
 BHAGWAN RAMESH BHALERAO
 24/07/1964

Permanent Account Number
 AJSPB0415F



Signature



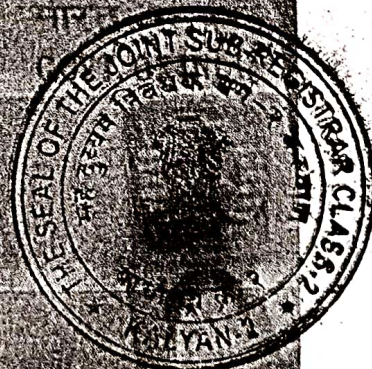
Bhalerao

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

ANNA PURNA AJAY BHALERAO
 MANGHAR LKSHAMAN SALVE
 14/04/1974

Permanent Account Number
 AIUPB5245F

Signature





MKS

क.ल.न.२	
दस्ता क्र. १७२०	२०२४
५९	६९

गुरुवार, 29 ऑगस्ट 2024 12:46 म.नं.

दस्त गापवारा भाग-1

कलन 2

दस्त क्रमांक: 17220/2024

दस्त क्रमांक: कलन2 /17220/2024

बाजार मूल्य: रु. 55,02,710/-

मोबदला: रु. 67,52,450/-

भारतेले मुद्रांक शुल्क: रु.4,72,675/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

अ. क्र. 17220 वर दि.29-08-2024

गेजी 12:44 म.नं. वा. हजर केला.

पावती:18508

पावती दिनांक: 29/08/2024

मादरकरणाराचे नाव: अन्नपूर्णा अजय भालेराव - -

नोंदणी फी

रु. 30000.00

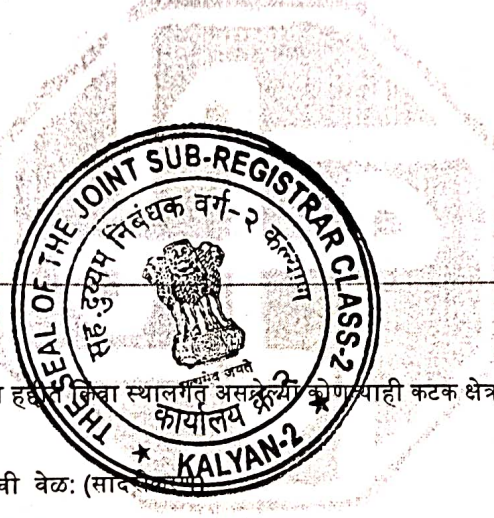
दस्त हाताळणी फी

रु. 1220.00

पृष्ठांची संख्या: 61

एकूण: 31220.00

Sunapurra
दस्त हजर कोणाच्याची सही:



Sunapurra

सह दुय्यम निबंधक वर्ग-2,
कल्याण क्र. 2

सह. दुय्यम निबंधक वर्ग 2,
Joint Sub Registrar, Kalyan 2
कल्याण क्र. 2

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 29 / 08 / 2024 12 : 44 : 42 PM ची वेळ: (सादर)

शिक्रा क्र. 2 29 / 08 / 2024 12 : 45 : 37 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्ताऐवज नोंदणी कागद १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताच्या सत्यता, वैधता कायदेशीर बाबींसाठी खात्रील निष्पादक व्यक्ती संपूर्णरूपे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळ राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

Sunapurra
घणार सही

Sunapurra
देणार सही

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मे मूनस्टार डेव्हलपर्स एल एल पी तर्फे भागीदार प्रकाश टिलुमल सञ्जानंदानी यांचे तर्फे कबुलीजबाबा करिता कु मु म्हणून शंकर पी मलानी पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402/7, कोणार्क रेसिडेन्सी, उल्हासनगर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: ABHFM9701A	लिहून देणार वय :- 46 स्वाक्षरी:- <i>M. Malani</i>		
2	नाव: अन्नपूर्णा अजय भालेराव -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-02, श्री चिंतामणी प्लाझा, कात्रप रोड, चैतन्य संकुल, बदलापूर ईस्ट, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: CIUPB3963K	लिहून घेणार वय :- 31 स्वाक्षरी:- <i>Annapurna</i>		
3	नाव: सिद्धांत विकास पोतदार पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-02, श्री चिंतामणी प्लाझा, कात्रप रोड, चैतन्य संकुल, बदलापूर ईस्ट, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: BMSPP6455P	लिहून घेणार वय :- 32 स्वाक्षरी:- <i>Siddhant</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 29 / 08 / 2024 01 : 14 : 57 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: अजय भगवान भालेराव -- वय: 60 पत्ता: बदलापूर पिन कोड: 421503	 स्वाक्षरी	
2	नाव: ज्योती अजय भालेराव -- वय: 50 पत्ता: बदलापूर पिन कोड: 421301	 स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 29 / 08 / 2024 01 : 15 : 37 PM

शिक्का क्र.5 ची वेळ: 29 / 08 / 2024 01 : 16 : 07 PM नोंदणी पुस्तक 1 मध्ये

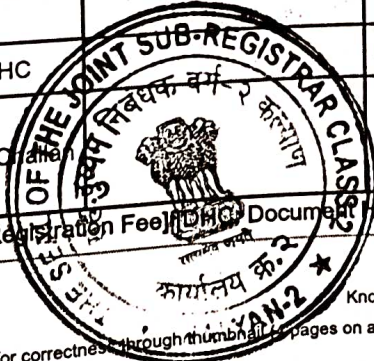
सह. दुय्यम निबंधक वर्ग २,
कार्यालय क्र. २

प्रमाणित करण्यात येते की,
द.क्र. 96220 / 2024 मध्ये

.....पाने आहेत.
पुस्तक 9द.क्र. 96220

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used/At	Deface Number	Deface Date
1	ANNAPURNA AJAY BHALERAO	eChallan	69103332024082910536	MH007446411202425E	472675.00	SD	0004128372202425	29/08/2024
2		DHC		0824281220507	1220	RF	0824281220507D	29/08/2024
3	ANNAPURNA AJAY BHALERAO	eChallan		MH007446411202425E	30000	RF	0004128372202425	29/08/2024

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



3/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.ान. कल्याण २

दस्त क्रमांक : 17220/2024

नोंदणी :

Regn:63m

गावाचे नाव : वाडेघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6752450
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5502710
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: , इतर माहिती: 16/58 विभाग 8 ए,मौजे वाडेघर येथील सव्हे नं.40 हिस्सा नं.1,यांवरील प्लॉट नं.ए,मिड टाऊन ईव मधील सदनिका क्र.1503,पंधरावा मजला,क्षेत्र 56.99 चौ मी रैरा कारपेट + 7.09 चौ मी बाल्कनी + 1 कार पार्किंग सह((Survey Number : 40/1 ;))
(5) क्षेत्रफळ	1) 56.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे मूनस्टार डेव्हलपर्स एल एल पी तर्फे भागीदार प्रकाश टिलुमल सञ्चानंदानी यांचे तर्फे कबुलीजवाबा करिता कु मु म्हणून शंकर पी मलानी वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 402/7, कोणार्क रेसिडेन्सी, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ABHFM9701A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अन्नपूर्णा अजय भालेराव -- वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-02, श्री चिंतामणी प्लाझा, कात्रप रोड, चैतन्य संकुल, बदलापूर ईस्ट, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-CIUPB3963K 2): नाव:-सिद्धांत विकास पोतदार वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-02, श्री चिंतामणी प्लाझा, कात्रप रोड, चैतन्य संकुल, बदलापूर ईस्ट, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-BMSPP6455P
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17220/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	472675
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २