

49-60

338/13503

पावती

Original/Duplicate

Wednesday, August 21, 2024

नोंदणी क्र.: 39म

10:21 AM

Regn.: 39M

पावती क्र.: 14455 दिनांक: 21/08/2024

गावाचे नाव: नवागाव

दमनोग्रजाचा अनुक्रमांक: कलन4-13503-2024

दमनोग्रजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: सौरभ श्रीरंग सोमण

नोंदणी फी

₹. 30000.00

दमन हाताळणी फी

₹. 1560.00

पृष्ठांची संख्या: 78

एकूण:

₹. 31560.00

आपणाम मूळ दमन, थंबनेल प्रिंट, सूची-२ अंदाजे
10:41 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

सह. मुख्य निबंधक कल्याण - ४

वाजार मूल्य: ₹. 3750000/-

मोबदला ₹. 6200000/-

भरलेले मद्राक शुल्क: ₹. 434000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1560/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0824205413417 दिनांक: 21/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH007003206202425E दिनांक: 21/08/2024

बँकेचे नाव व पत्ता:

मुळ जप्त करणारा पोलिस ठाणे मिळाला

पं.स. कार्यालय

सह. मुख्य निबंधक कल्याण

वर्ष	2024
ठाणे	
भाग	तालुका : कल्याण
विभाग	4/21-विभाग 18अ: नवागाव - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग वि.स.न.न झालेल्या नवागाव भागातील सर्व क्रमांक
नाम	Kalyan/Dombival Municipal Corporation
	म्हले नंबर /न. भू. क्रमांक : सर्वे नंबरां 29

मूल्य दर तक्त्यानुसार मूल्यदर रु.

मीटर	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
1	69300	79300	91300	79300	चौ. मीटर
क्षेत्राची माहिती					
क्षेत्र (Built Up)-	54.109 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वाणीय
एतल वर्गीकरण-	1-आर सी सी	मिळकतीचे बंधन -	0 TO 2वें	बांधकामाचा दर-	Rs.26620/-
सुविधा -	आले	सजला -	1st To 4th Floor	कार्पेट क्षेत्र-	49.19 चौ. मीटर

Type - First Sale

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

निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.69300/-

कारणानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-वानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((69300-25900) * (100 / 100)) + 25900
 = Rs.69300/-

मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 69300 * 54.109
 = Rs.3749753.7/-

क ल न - ४
 दस्त क्र ९३५०३/२०२४
 ९/०८

Applicable Rules = 3, 9, 18, 19

अंतिम मूल्य = मूल्य मिळकतीचे मूल्य + उदाहरणानुसार मूल्य + मंडळीत मरता क्षेत्र मूल्य + लागतपत्र गल्लीचे मूल्य (खुली जाळकनी) + वरील गल्लीचे मूल्य + बंदित वाहन उदाहरणानुसार मूल्य + खुल्या जमिनीवरील वाहन उदाहरणानुसार मूल्य + इतरांनी भोवतीच्या खुल्या जमिनीचे मूल्य + बंदित जाळकनी + मर्यादित वाहनमरता
 = A + B + C + D + E + F - G + H + I + J
 = 3749753.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.3749754/-
 = ₹ सहातीस लाख एकोणपन्नास हजार सात शे चोपन्न /-

Home

Print





CHALLAN
MTR Form Number-6



CHALLAN MH007003206202425E	BARCODE	Date 20/08/2024-16:52:54	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Mode of Payment Registration Fee	PAN No.(If Applicable)	ADRF6346P	
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	M/s. SHREE UMA DEVELOPERS through its Partner Ashok Shankar Netaikar	
Location THANE	Flat/Block No.	Flat No.204, Second Floor SHREE UMA	
Period 2024-2025 One Time	Premises/Building	RESIDENCY	
Account Head Details	Amount In Rs.	Road/Street	NAVAGAON
1046401 Stamp Duty	434000.00	Area/Locality	DOMBIVALI WEST
063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 2 1 2 0 1
		Remarks (If Any)	PAN2=BNPPS2289J-SecondPartyName=SAURABH SHRIRANG SOMAN-
		Amount In	Four Lakh Sixty Four Thousand Rupees Only
	4,64,000.00	Words	
Account Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	69103332024082018290 2885021208
DD No.	Bank Date	RBI Date	20/08/2024-16:53:35 Not Verified with RBI
Bank	Bank-Branch	IDBI BANK	
Branch	Scroll No. , Date	Not Verified with Scroll	

कलन - ४
दस्त क्र. ९३५०३ / २०२४
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ent ID : Mobile No. : 9819684589
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हाचा चौकस दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

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Corresponding City Survey No: 1408 to 1411 and 1437, 1438 totally admeasuring about 518.38 Sq.Mtrs. situate at Village - Navagaon within the limits of Kalyan Dombivli Municipal Corporation.

C. Owners of the said property and seized and possessed of land sufficiently entitled to following immoveable property mentioned herein under and more particularly described in Schedule written hereunder and marked as "B" (hereinafter referred to as the said property).

D. The Original land owner executed Development Agreement and Power of Attorney in favour of M/s.MORYA CONSTRUCTION & BUILDERS a Proprietorship firm through its Proprietor Shir.MANGESH BHAURAO HARNE, on 02.01.2014 And same was Registered vide Registration No.22/2014 and 23/2014 respectively before Sub-Registrar of Assurances Kalyan -3 The Original land Owner transferred all rights in respect of land bearing Old S.No:256 Hissa No.B (Part) New Survey No.29 Hissa No:B (Part) C.T.S. No:1412 to 1414 Admeasuring about 338.62 Sq.Mtrs. situate at Village - Navagaon within the limits of Kalyan Dombivli Municipal Corporation.

E. M/s.MORYA CONSTRUCTION and BUILDERS due to technical difficulties not able to develop the property marked "B" and M/s.MORYA CONSTRUCTION and BUILDERS executed a development Agreement and Power of Attorney in favour of M/S.SHREE UMA DEVELOPERS on 06.12.2018 and same was registered before the Sub-Registrar Kalyan - 2 vide Registration No. 14375/2018 and 14376/2018 and M/s.MORYA CONSTRUCTION and BUILDERS transferred all his/their rights together with land lords rights in favour of M/s.SHREE UMA DEVELOEPRS.

F. M/s.SHREE UMA DEVELOPERS got amalgamated the properties marked "A" and "B" together and submitted building plan before the Town Planning Authority of Kalyan Dombivli Municipal Corporation.

G. After scrutinizing all the documents and building plan submitted by M/s.SHREE UMA DEVELOPERS to Town Planning Authority & Kalyan Dombivli Municipal Corporation sanctioned the building plan of property mentioned in Annexure "A" and "B" together and sanctioned building plans. According to the work commencement certificate vide letter No. KDMC/TPD/BP/DOM/CC/0068/19 dated 19.09.2019. Revise building plan of property according to the work commencement certificate vide letter No.KDMC/TPD/BP/DOM/CC/0068/10 dated 30/07/2020. Revise building plan of property according to the work commencement certificate vide letter No.KDMC/TPD/BP/DOM/CC/0068/100 dated 09/06/2021. Revise building plan of property according to the work commencement certificate vide letter No.KDMC/TPD/BP/DOM/CC/0068/18 dated 07/04/2022 Kalyan Dombivli Municipal Corporation, permitted M/s.SHREE UMA DEVELOPERS to construct the building on property mentioned in Annexure "A" and "B" together admeasuring to 795 Sq.,Mtrs. A building having ground + 7 upper floors. The copy of the C.C. have marked and annexed here in after.



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H. Common N.A. order issued by the Collector Thane vide its No. SR/034/1930 dt 10.07.1930 The said properties have been converted from Agricultural to non-agricultural use a copy of which is annexed hereto and marked as Annexure - II.

As per the Development Plan of Kalyan Dombivli Municipal Corporation the said land comes under the D.P. Plan As per 7/12 Extract total area of the property was 911.29 Sq.Mtrs. but as per TILR Survey of Kalyan Dombivli Municipal Corporation available area was 116.29Sq.Mtrs. about 24 Sq.Mtr. of land area comes under wide D.P.Road and balance available land for construction was 795 Sq.Mtrs. which comes under Residential Zone.

I. Under the circumstances the Promoters have commenced the development of the said property by constructing residential buildings and permitted offices/shops as per plan duly approved and sanctioned by the Kalyan Dombivli Municipal Corporation (herein after referred to as a said building).

J. The Promoters have entered into a standard agreement with the Architects registered with the council of Architecture and such Agreement is as per the agreement prescribed by the council of Architecture. The Promoters have further appointed structural Engineers for the preparation of the structural designs and drawings of the Building and the Promoters accepted the professional supervision of the Architects and structural Engineers till the completion of the Building.

K. The copies of certificates of title issued by the Advocates Mr. M. L. Mhatre and the copies of property card showing the nature of the title of the owners to the said property on which the building and flats are to be Constructed as per the sanctioned plans and specification of the building and flats agreed to be purchased by the Purchaser/s herein are attached hereto and marked Annexure IV, V, VI respectively.

L. The Promoters alone have the sole and exclusive rights to sell the flat/tenements in the said building to be constructed by the Promoters on the said property and to enter into agreements with the purchasers of the flat/tenements etc and to receive the sale price in respect thereof in their own name.

M. The Allottee/Purchaser/s/ purchaser/sherein has/have applied to the Promoters for the allotment of a flat bearing provisional Flat No: 204, Second Floor in the building known as "SHREE UMA RESIDENCY" under construction on the said property. The flat applied for purchase is herein referred to as the SAID FLAT.

N. Relying upon the said declaration and the application mentioned above the Promoters have agreed to sale flat to purchaser/s at the price and on the terms & conditions hereinafter mentioned.



O. AND WHEREAS, the Promoter have registered the Project under the Provisions of the RERA Act (Real Estate Regulatory Authority) at Mumbai vide its Reg. No: P51700027328 Dated: 02/12/2020 authenticated copy is attached in Annexure "F".

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P. AND WHEREAS, on demand from the Allottee/ Purchaser/s /Purchaser/s Promoters have given inspection to the Allottee/ Purchaser/s /Purchasers of all documents of title relating to the project land and the plans, designs specifications prepared by the Promoter's Architects M/s. R. K. ASSOCIATES, B. Ranade and of such other documents are specified under the RERA (Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

Q. AND WHEREAS, the Promoters have accordingly commenced construction of the said building/s in accordance with the sanctioned plans.

R. AND WHEREAS, the Allottee/Purchaser/s/Purchasers has/have applied to the Promoter for allotment of an Flat No: 204, Second Floor situated at Near 52 Chaw Railway Ground, M G Road, Dombivali (West) 421202.

S. AND WHEREAS, the carpet area of the said Flat is 49.19 Sq Mtr "carpet area" means the net usable floor area of an Flat/Shop/Office, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/Purchaser/s/Purchaser/s or verandah area and exclusive open terrace area covered by the internal partition walls of the Flat/Shop/Office.

T. 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.

U. AND WHEREAS, prior to the execution of these presents the Allottee/Purchaser/s/Purchaser/s has/have paid to the Promoter a sum of Rs.62,00,000/- (Rupees Sixty Two Lakh only) being Part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee/Purchaser/s/Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/Purchaser/s/Purchaser/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

V. AND WHEREAS, under section 3 of the said Act the Promoter is required to execute a written Agreement for Sale of said Flat/Shop/Office with the Allottee/Purchaser/s and the Promoter hereby presents and also to register said Agreement under the Registration Act, 1908.



In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoters hereby agree to sell the flat and the Allottee/Purchaser/s/Purchaser/s hereby agrees to purchase the Flat/Shop/Office Premises and the garage/covered parking (if applicable).

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

1. The Promoters shall construct the said building/s consisting of Stilt + basement and ground + 7 upper floors on the project land in accordance with the sanctioned plans, designs and specifications as approved by the concerned local authority from time to time.

1(a) The Allottee/Purchaser/s/Purchaser/s hereby agree to purchase from the Promoter and the Promoters hereby agree to sell to the Allottee/Purchaser/s/Purchaser/s Flat No:204, of carpet area admeasuring 49.19 Sq mtr on Second Floor in the building "SHREE UMA RESIDENCY" (hereinafter referred to as "the Flat") as shown in the floor plan thereof hereto annexed and marked Annexures C for the consideration of Rs.62,00,000/- (Rupees Sixty Two Lakh only) being the proportionate price of the common area and facilities appurtenant to the premises the nature extent and description of the common area and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Flat/Shop/Office including the proportionate price of the common area and facilities and parking spaces should be shown separately).

1(b) The Total Price mentioned above excludes Taxes (consisting of tax paid or payable by the Promoter 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 Promoter/s) up to the date of handing over the possession of the Flat/Shop/Office.

1(c) The Total Price is escalation-fee, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee/Purchaser/s/Purchaser/s

for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall ensure that no notification / order / rule / regulation published / issued in the past or future along with the demand letter being issued to the Allottee/Purchaser/s/Purchaser/s, which shall only be applicable on subsequent payments.



1(d) The Promoters may allow, in its sole discretion, a reduction for early payments of equal installments payable by the Allottee/Purchaser/s/Purchaser/s by discounting such early payments @ 8 % per annum for the period by which the respective installment has been proposed.

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The provision for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal, once granted to an Allottee/Purchaser/s/Purchaser/s by the Promoters.

1(e) The Promoters shall confirm the final carpet area that has been allotted to Allottee/Purchaser/s/Purchaser/s after the construction of the Building is complete and the occupancy certificate was granted by the competent authority by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee/ Purchaser/s /Purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such excess amount was paid by the Allottee/Purchaser/s/Purchaser/s, if there is any increase in the carpet area allotted to Allottee/Purchaser/s/Purchaser/s, the Promoter shall demand additional amount from the Allottee/Purchaser/s/Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause I(a) of this Agreement.

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

NOTE : Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums / floors in case of multi-storied building / wings.

2.1 The Promoters hereby agrees to observe, perform and comply with all the terms conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans of the project. The Promoters shall hand over possession of the Flat/Shop/Office to the Allottee/Purchaser/s from the concerned local authority occupancy certificate and/or completion certificate in respect of the Flat/Shop/Office.

2.2 Time shall be of the essence for the Promoters as well as the Allottee/Purchaser/s. The Promoter shall abide by the time schedule for completing the project and handing over the (Apartment/Plot) to the Allottee/Purchaser/s and the common areas to the association of the Allottee/Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly,



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

3. The Promoters hereby declare that the Floor Space Index available as on date in respect of the project land was 795 Square meters only and Promoters have planned to utilize floor Space Index of 795 Sq.Mtrs. by availing of TDR or FSI available on payment of premium or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project . The Promoters have disclosed the Floor Space Index of 795 Sq Mtr. T.D.R. available as proposed to be utilized by him on the project land in the said Project and Allottee/Purchaser/s has agreed to purchase the said Flat/Shop/Office based on the proposed construction and sale of Flat/Shop/Offices to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

4.1 if the Promoters fail to abide by the time schedule for completing the project and handing over the (Flat/Shop/Office/Plot) to the Allottee/Purchaser/s, the Promoters agree to pay to the Allottee/Purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/Purchaser/s, for every month of delay, till the handing over of the possession. The Allottee/Purchaser/s agrees to pay to the

Promoters, interest as specified in the Rule, on all the delayed payment which may become due and payable by the Allottee/Purchaser/s to the Promoters under the terms of this Agreement from the date the said amount was payable by the Allottee/Purchaser/s(s) to the Promoters.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee/Purchaser/s committing default in payment on due date of any amount due and payable by the Allottee/Purchaser/s to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/Purchaser/s committing three defaults of payment of installments, the Promoters shall at their own option, may terminate this Agreement. Provided that, Promoters shall give notice fifteen days in writing to the Allottee/Purchaser/s, by Registered Post AD as per standards provided by the Allottee/Purchaser/s and mail at the e-mail address provided by the Allottee/Purchaser/s, of his intention to terminate



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21.12.2024

Allottee/Purchaser/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee/Purchaser/s agree(s) to pay the maintenance charges as determined by the Promoters or association of Allottee/Purchaser/s, as the case may be. The Promoters on their behalf shall offer the possession to the Allottee/Purchaser/s in writing within 30 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/Purchaser/s shall take possession of the Flat/Shop/Office within 07 days of the written notice from the Promoters to the Allottee/Purchaser/s intimating that the said Flat/Shop/Offices was ready for use and occupancy.

7.3 **Failure of Allottee/ Purchaser/s to take Possession of [Apartment/Plot]** - Upon receiving a written intimation from the Promoters as per clause 8.1, the Allottee/Purchaser/s shall take possession of the Flat/Shop/Office from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Flat/Shop/Office to the Allottee/Purchaser/s. In case the Allottee/Purchaser/s fails to take possession within the time provided in clause 8.1 such Allottee/Purchaser/s shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Flat/Shop/Office to the Allottee/Purchaser/s, the Allottee/Purchaser/s brings to the notice of the Promoters any structural defect in the Flat/Shop/Office or the building in which the Flat/Shop/Office were situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoters at his own cost and in case it was not possible to rectify such defects, then the Allottee/Purchaser/s shall be entitled to receive from the Promoters compensation for such defect in the manner as provided under the Act.

8. The Allottee/Purchaser/s shall use the Flat/Shop/Office or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business (*strike of which is not applicable). He shall use the garage or parking for the purpose of keeping or parking vehicle.

9. The Allottee/Purchaser/s along with other Allottee/Purchaser/s OF Flat/Shop/Office in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member.



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this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/Purchaser/s fails to rectify the breach or breaches mentioned by the Promoters with the period of notice then at the end of such notice period Promoters shall be entitled to terminate this Agreement.

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

5. 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 (unbranded) to be provided by the Promoters in the said building and the Flat/Shop/Office as are set out in Annexure "C" annexed hereto.
6. The Promoters shall give possession of the Flat/Shop/Office to the Allottee/Purchaser/s on or before 31st day of December 2023 If the Promoter fail or neglect to give possession of the Flat/Shop/Office to the Allottee/Purchaser/s on account of reasons beyond his control and of his agent by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/Purchaser/s the amounts already received by him/them in respect of the Flat/Shop/Office with interest at the same rate as may be mentioned in the clause 4.1 hereinabove from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Office on the aforesaid date, if the completion of building in which the Flat/Shop/Office is to be situated is delayed on account of



7. Procedure for taking possession - The Promoters, upon obtaining the necessary certificate from the competent authority and the payment made by the Allottee/Purchaser/s as per the agreement shall offer in writing the possession of the Flat/Shop/Office/Plot, to the Allottee/Purchaser/s in terms of this Agreement to be taken within 01 months from the date of issue of such notice and the Promoters shall give possession of the Flat/Shop/Office/ Plot to the Allottee/Purchaser/s. The Promoters agree and undertake to indemnify the

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Sh. Somnath

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31. **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.
32. It is hereby agreed by and between the parties hereto that the Promoters herein will observe and follow all the terms and conditions and rules mentioned in the Real Estate (Regulation and Development) Act with Maharashtra Rule, 2017 and the party of the FIRST PART promoters hereby assures and agrees that they are bound by all the provisions mentioned in Real Estate Regulation and Development Act.
33. It is hereby agreed by and between the parties hereto that the Promoters herein will provide all project details on Real Estate Regulation Website and provide regular updates regarding the progress of construction of the Flat/shop/office purchaser that also assure in case of delay in delivering possession of the Flat/shop/office in such circumstances the Promoters are liable to pay 2% interest above bank lending rate to the Flat/shop/ office purchaser.

FIRST SCHEDULE "A" ABOVE REFERRED TO

That piece or parcel of land heredeterment and premises admeasuring 518.38 Sq. Mtrs. Promoter will convey the land admeasuring 518.38 Sq. Mtrs. in the name of Society only in the land bearing Old Survey No: 256 Hissa No:3 Part, New Survey No:L 29, Hissa No: B (Part), having Corresponding C.T.S. Nos. 1408 to 1411 and 1437 & 1438 lying and being situate at Village : Navagaon, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the Registration District - Thane, Sub-Registration District - Kalyan and bounded as follows :-

- On or towards East : Property belongs to Annaji Tower
 On or towards West : Property belongs to Saanjha
 On or towards South : By Road
 On or towards North : Property belongs to Sidhant Society



SECOND SCHEDULE "B" ABOVE REFERRED TO

That piece or parcel of land heredeterment and premises admeasuring 338.62 Sq.Mtrs. Promoter will convey the land admeasuring 338.62 Sq.Mtrs. in the name of Society only in the land bearing Old Survey No: 256 Hissa No: B (Part), New Survey No: 29, Hissa No. B(Part), having Corresponding C.T.S.Nos. 1412 to 1414 lying and being situate at Village : Navagaon, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the Registration District - Thane, Sub-Registration District - Kalyan and bounded as follows :-

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Handwritten text: २०२४ - २०२५ मधील २२/०६

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२३/५८

On or towards East :
On or towards West :
On or towards South :
On or towards North :
As per Government Record

- ANNEXURE : Schedule of Property
ANNEXURE : Copies of Plans & Layout as approved by concerned Local authority
ANNEXURE : Copies of Plans and Layout as approved by concerned Local authority
ANNEXURE : Copies of Title Report
ANNEXURE : Copy of Search Report
ANNEXURE : Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project
ANNEXURE : Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser as approved by the concerned local authority.
ANNEXURE : Specification and amenities for the Premises

THIRD SCHEDULE ABOVE REFERRED TO

Flat No: 204, Second Floor building known as "SHREE UMA RESIDENCY" ar
admeasuring Carpet area 49.19 Sq Mtr

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IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands, seals the day and year hereinabove mentioned.

SIGNED, SEALED AND DELIVERED by the with in named

M/s. SHREE UMA DEVELOPERS

Through its Partner

Shri. ASHOK S. NETALKAR

the Promoters above named



Handwritten signature of Ashok S. Netalkar

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दस्त क्र. ९३५०३ / २०२४
२४/०८

PROMOTERS

in the presence of

Handwritten signature of witness

SIGNED, SEALED AND DELIVERED by the with in named

MR. SAURABH SHRIRANG SOMAN



Handwritten signature of Mr. Saurabh Shirrang Soman

MRS. SWATI SHRIRANG SOMAN



Handwritten signature of Mrs. Swati Shirrang Soman
PURCHASER/S

the Allottee/Purchaser/s above named

in the presence of

Handwritten signature of witness



कलन - ४

दस्तावेज क्र. १३५०३/२०२४

२०/०८



Kalyan Dombivli Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCO/FO/2023/APL/00022
Proposal Code : KDMCO-23-ENTRY-68609

Building Proposal Number - 205471
Date : 22/08/2023

Building Name:	SHREE UMA RESIDENCY CHS LTD (Mixed)	Floor:	GROUNDFLOOR(92.14 Sq m), FIRST FLOOR(102.41 Sq m), SECOND FLOOR(152.00 Sq m)
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SHREE U
RESIDEN
CHS LTD

i) Mr. Uday Sadashiv Gokhale And Others P.O.A. Shree Uma Developers Through Partner Mr. Ashok S. Joshi, Nandekar And Others.

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1408 TO 1411, 1437 TO 1438, 1412 TO 1414 SHREE UMA RESIDENCY CHS LTD, MAHATMA GANDHI ROAD, NEAR GANDHI GARDEN, DOMBIVALI(W) MOUJE- DOMBIVALI, TAL:- KALYAN, DIST:- THANE

ii) BHALCHANDRA RANADE (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name SHREE UMA RESIDENCY CHS LTD (Mixed) Plot No. -, Final Plot No. -, City Survey No / Survey No. / Khasara No / Gut No. C.T.S. NO. 1408 TO 1414, 1437 TO 1438, 1412 TO 1414, Village Name / Mouje DOMBIVALI, Sector No. -, completed under the supervision of Architect, License No CA/0075/02276 as per approved plan vide Permission No. KDMC/TPD/DP/DOH/2019-20/0068/18 Date 07/04/2022 may be occupied on the following conditions,

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system. (if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal. (if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/DP/DOH/2019-20/0068/18 Date 07/04/2022



Signature valid

Digitally signed by Disha P. ...
Date: 2023.08.22 11:44:04
Reason: Approved
...
Proposal Number: 205471
Certificate Number: KDMCO/FO/23/APL/00022

Yours faithfully,
Assistant Director Town Planning
Kalyan Dombivli Municipal Corporation

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Kalyan Dombivli Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : KDMCC/POI/2022/APL/00004
Proposal Code : KDMCC-22-ENTRY-70001

Building Proposal Number - 140240
Date : 25/11/2022

Building Name	Shree Uma Chs (Mixed)	Floor :	THIRD FLOOR(189.04 Sq mt), FOURTH FLOOR(212.20 Sq mt), FIFTH FLOOR(211.83 Sq mt), SIXTH FLOOR(224.25 Sq mt), SEVENTH FLOOR(224.25 Sq mt)
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- To,
- ASHOK S. NETALKAR, MR. UDAY SADASHIV GOKHALE AND OTHERS P O A SHREE UMA DEVELOPERS THROUGH PARTNER MR. ASHOK SHANKAR NETALKAR AND OTHERS, PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1408 TO 1411, 1437 TO 1438, 1412 TO 1414 SHREE UMA CHS, MAHATMA GANDHI ROAD, NEAR GANDHI GARDEN, DOMBIVALI (W) MOWJE, NAVAGAON, TAL. KALYAN, DIST. THANE
 - BHALCHANDRA RANADE (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name Shree Uma Chs (THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR) Plot No. City Survey No. / Survey No. / Khassara No. / Gul No. C.T.S. NO. 1408 TO 1414, 1437 TO 1438, Village Name/Mouja MOWJE NAVAGAON, TAL KALYAN, DISTRICT THANE, completed under the supervision of Architect, License No CA/0075/02278 as per approved plan vide Permission No. KDMC/TPD/BP/DOM/2019-20/0088/18 Date 07/04/2022 may be occupied on the following conditions -

- Authority will supply only drinking water as per availability
- All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
- It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system. (if applicable)
- It is responsibility of Developer / Society to keep in Operation the system of CCTV, LIn & Organic Waste Disposal (if applicable)

Permitted under approved plan No. KDMC/TPD/BP/DOM/2019-20/0088/18 Date 07/04/2022



Signature valid

Digitally signed by DR. P. BHASHAMUR
& ANANT
Date: 2022.11.25 10:06:15T
Reason: Approved for Issue
Location: Kalyan Dombivli Municipal Corporation

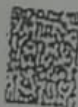
Yours faithfully,

Assistant Director Town Planning

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Kalyan Dombivli Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FC/2023/A=U/00022
Proposal Code : KDMCC-23-ENTRY-66600

Building Proposal Number - 205417
Date : 22/08/2023

Building Name: SHREE UMA RESIDENCY Floor: GROUND FLOOR(52.14 Sq m), FIRST FLOOR(102.41 Sq m), SECOND FLOOR(152.88 Sq m)
CHS LTD(Mixed)

Mr Uday Sadashiv Gokhale And Others P O A Shree Uma Developers Through Partner Mr Anand Sankar And Others.

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1408 TO 1411, 1437 TO 1438, 1412 TO 1414 SHREE UMA RESIDENCY CHS LTD, MAHATMA GANDHI ROAD, NEAR GANDHI GARDEN, DOMBIVALI(W) MOUJE- DOMBIVALI, TAL:- KALYAN, DIST:- THANE
B) BHALCHANDRA RANADE (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name SHREE UMA RESIDENCY CHS LTD(Mixed) Plot No., Final Plot No., City Survey No./Survey No./Khasara No./ Gut No. C.T.S.NO.1408 TO 1414, 1437 TO 1438, 1412 TO 1414, Village Name/Mouje DOMBIVALI, Sector No. -, completed under the supervision of Architect, License No CA/0075/02276 as per approved plan vide Permission No. KDMC/TPD/BP/DO/W/2019-20/0068/18 Date 07/04/2022 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/BP/DO/W/2019-20/0068/18 Date 07/04/2022

Signature valid

Digitally signed by DEEPA P. SANKAR BANSANT
DN: cn=DEEPA P. SANKAR BANSANT, o=Kalyan Dombivli Municipal Corporation, ou=Director Town Planning, email=deepsa.p.sankar@kalyan.gov.in, c=IN
Date: 2023.08.22 11:04:00 +05'30'
Approval Number: 205417
Proposal Number: 2023/17
Certificate Number: KDMCC/FC/23/A=U/00022



Yours faithfully,
Director Town Planning,
Kalyan Dombivli Municipal Corporation.

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Kalyan Dombivli Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FO/2023/APL/00022
Proposal Code : KDMCC-23-ENTRY-66609

Building Proposal Number - 205471
Date : 22/08/2023

Building Name :	SHREE UMA RESIDENCY CHS LTD (Mixed)	Floor :	GROUNDFLOOR (92.14 Sq m), FIRST FLOOR (102.41 Sq m), SECOND FLOOR (152.00 Sq m)
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To,
 1) Mr. Uday Sadashiv Gokhale And Others P O A Shree Uma Developers Through Partner Mr. Ashok S. ...
 2) Mr. Uday Sadashiv Gokhale And Others,
 PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 1408 TO 1411, 1437 TO 1438, 1412 TO 1414 SHREE
 UMA RESIDENCY CHS LTD, MAHATMA GANDHI ROAD, NEAR GANDHI GARDEN, DOMBIVALI (W) MOUJE,
 DOMBIVALI, TAL- KALYAN, DIST:- THANE
 3) BHALCHANDRA RANADE (Architect)

Sir/Madam,

The FULL development work / erection re-erection, or alteration in of building / part building No / Name SHREE
 UMA RESIDENCY CHS LTD (Mixed) Plot No. -, Final Plot No. -, City Survey No./Survey No./Khasara No./ Gut
 No. C.T.S.NO.1408 TO 1414, 1437 TO 1438, 1412 TO 1414, Village Name/Mouje DOMBIVALI, Sector No. -,
 completed under the supervision of Architect, License No CA/0075/02276 as per approved plan vide
 Permission No. KDMC/TPD/BP/DO/2019-20/0068/18 Date 07/04/2022 may be occupied on the following
 conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Fire, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain
Water Harvesting system, (if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste
Disposal, (if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide
 Permission No KDMC/TPD/BP/DO/2019-20/0068/18 Date 07/04/2022.



Signature valid
 Digitally signed by Disha P. ...
 Date: 2023.08.22 11:44:04
 Reason: I am the author
 Proposed Date: 2023.08.22 11:44:04
 Approval Number: 11/2023/02/02/004/17/2018
 Proposal Number: 205471
 Certificate Number: KDMCC/FO/23/APL/00022

Yours faithfully,
 Assistant Director Town Planning,
 Kalyan Dombivli Municipal Corporation.



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 34/64

SECOND FLOOR PLAN



DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED BUILDING ON PLOT BEARING
 C.T.S NO 1408 TO 1411, 1437 TO 1438, 1412 TO 1414
 MOJJE NAVAGAOIN TAL KALYAN DIST-THANE

PURCHASER
 SHRI SMT MR SUDARSH SRIKANT SOMAN
 MRS SWATI SRIKANT SOMAN
 BLDG NO 204
 CARPET AREA 49.19 SQ.MTRS.
 ON SECOND FLOOR

BUILDERS & DEVELOPERS
 SIGN OF PURCHASER
 SIGN OF BUILDER

M/S SHREE UMA DEVELOPERS

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गावाचे नाव : नवागाव

क्रमांक	करारनामा
6200003	
3750003	
1) पासिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग क्र 4/21-विभाग 18 अ, दर 69300 मीने नवागाव पेघोल जुना मळें नं.256, हिस्सा क्र. बी(पार्ट)नवीन मळें क्र.29, हिमा क्र.बी(पार्ट)मिठी मळें क्रमांक: 1408 ते 1411 आणि 1437, 1438 याबरोबर श्री उमा रेसिडेन्सी या इमारतीमधील मदतिका क्र 204 दुसरा मजला कार्पेट क्षेत्र 41.94 चौगुम मीटर + एनक्लेव्ह बाळकनी 2.47 चौगुम मीटर + टेरस, 4.78 चौगुम मीटर एकूण क्षेत्र 49.19 चौगुम मीटर (Survey Number : जुना मळें नं.256, हिस्सा क्र. बी(पार्ट)नवीन मळें क्र.29, हिमा क्र.बी(पार्ट)मिठी मळें क्रमांक: 1408 ते 1411 आणि 1437, 1438 ;)	
2) 49.19 चौ.मीटर	
3) नाव:-मे. श्री उमा डेव्हलपर्स तर्फे भागीदार अशोक शंकर नेताळकर बय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/404, ओम रिकू के-ऑपरेटिव्ह हाउसिंग सोसायटी, वीर मावरकर रोड, डोंबिवली (पूर्व) ए/404, ओम रिकू के-ऑपरेटिव्ह हाउसिंग सोसायटी, वीर मावरकर रोड, डोंबिवली (पूर्व), प्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ADRF6346P	
4) नाव:-सौरभ श्रीरंग सोमण बय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-6, पहिला मजला, त्रिभुवन ज्योत सी.एच.एस. म्हात्रेवाडी, प्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-BNPPS2289J	
5) नाव:-म्वाती श्रीरंग सोमण बय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-6, पहिला मजला, त्रिभुवन ज्योत सी.एच.एस. म्हात्रेवाडी, प्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-CNQPS9302E	
दिनांक	21/08/2024
दस्तावेजाचा दिनांक	21/08/2024
दस्तावेजाचा क्रमांक	13503/2024
दस्तावेजाचे मूद्रांक शुल्क	434000
दस्तावेजाचे नोंदणी शुल्क	30000

नोंदणी विभागात घेतलेला तापशील:-

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



सह. दुय्यम निबंधक कल्याण - ४