

Receipt (pavti)

71/17849

Friday, September 06, 2024

10:54 AM

पानती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19170

दिनांक: 06/09/2024

गावाचे नाव: मांडा

दस्तऐवजाचा अनुक्रमांक: कलन2-17849-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: बाळकृष्ण शिवा कोरडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:13 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

कल्याण क्र. २

वाजार मूल्य: रु.2948595 /-

मोवदला रु.4393519/-

भरलेले मुद्रांक शुल्क : रु. 307550/-

1) देयकाचा प्रकार: DHC रकम: रु.1420/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924053320965 दिनांक: 06/09/2024

वर्कचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007889989202425E दिनांक: 06/09/2024

वर्कचे नाव व पत्ता:

S. K. K. K.

मुळ दस्त परत मिळाले.

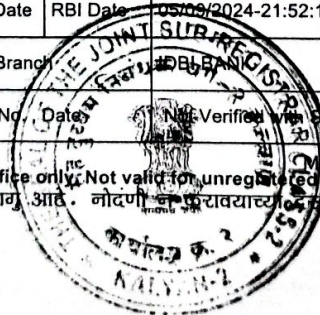


CHALLAN
MTR Form Number-6



SRN	MH007889989202425E	BARCODE	Date 05/09/2024-21:50:18				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)	AHOPK7819A					
Location	THANE		Full Name	BALKRUSHNA SHIWA KORADE AND OTHER					
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 708 7TH FLOOR MEGA PEARL					
Account Head Details		Amount In Rs.	Premises/Building	VILLAGE MANDA					
130046401 Stamp Duty		307550.00	Road/Street	KALYAN					
130063301 Registration Fee		30000.00	Area/Locality	PIN					
			Town/City/District	4 2 1 3 0 1					
			PIN	Remarks (If Any)					
				SecondPartyName=MS MEGA CREATIVE LLP-					
			Amount In	Three Lakh Thirty Seven Thousand Five Hundred Fift					
		3,37,550.00	Words	y Rupees Only					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332024090610496	2887663020			
Cheque/DD No.			Bank Date	RBI Date	05/09/2024-21:52:11	Not Verified with RBI			
Name of Bank			Bank-Branch						
Address of Branch			Scroll No. / Date / Not Verified with Scroll						

Document ID :
 E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी सदर चलन लागू



क.ल.न.२
 २६/०९/२०२४
 २ ७९

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 17849/2024

नोंदणी :

Regn:63m

गावाचे नाव : मांडा

करारनामा

4393519

2948595

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे मांडा ता कल्याण जि ठाणे सर्वे न 50 हिस्सा न 1/बी/2 या जमीन मिळकतीवरील मेगा प्लॅट बिल्डिंग मधील सदनिका नं 708 सातवा मजला क्षेत्र 48.94 चौ मी कारपेट + 11.98 चौ मी बाल्कनी((Survey Number : सर्वे न 50 हिस्सा न 1/बी/2 ;))

1) 60.92 चौ.मीटर

1): नाव:-मे मेगा क्रीएटीव्ह एल एल पी तर्फे भागीदार रामचंद्र परशुराम वरक यांचे तर्फे कु मु धारक म्हणून कबुलीजबाबकरीता प्रविण अरुण पाटील -- वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वे न 50 हिस्सा न 1/बी/2 गणेश मंदिर रोड मांडा टिटवाळा पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:-ABMFM4680M

1): नाव:-बाळकृष्ण शिवा कोरडे -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जय विनायक पार्क सी एच एस रूम न 1/बी-202 सुमुख सोसायटी रोड मांडा टिटवाळा पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-AHOPK7819A

2): नाव:-हेमलता बाळकृष्ण कोरडे -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जय विनायक पार्क सी एच एस रूम न 1/बी-202 सुमुख सोसायटी रोड मांडा टिटवाळा पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-BFLPK4851A

(9) दस्तऐवज करून दिल्याचा दिनांक

06/09/2024

(10)दस्त नोंदणी केल्याचा दिनांक

06/09/2024

(11)अनुक्रमांक,खंड व पृष्ठ

17849/2024

(12)वाजारभावाप्रमाणे मुद्रांक शुल्क

307550

(13)वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Village : Manda
 Flat / shop No. : 708, On 7TH Floor,
 Flat / shop Area : 48.94 sq. meters (Carpet)
 Market Value : Rs. ~~29,48,595~~ /-
 Agreement Value : Rs. 43,93,519 /-



AGREEMENT FOR SALE

This Agreement is made at KALYAN

On this 06 September 2024

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BETWEEN

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M/s. **Mega Creative LLP**, limited liability partnership formerly known as M/s. Mega Realty, a partnership firm, having its office at Shop No. 16, Mega Silver, Near Holy Cross School, Karnik Road, Kalyan (West) through its partner **MR. RAMCHANDRA PARSHURAM VARAK** hereinafter called and referred to as the "**Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, executors, administrators and assigns) being the **Party of the First Part.**

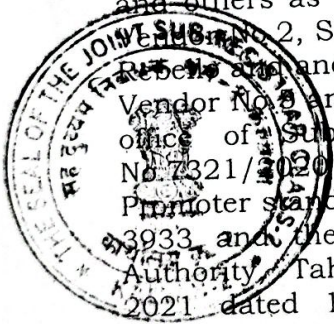
A N D

1. **MR. BALKRUSHNA SHIWA KORADE** aged about **51** Years
Occupation **SERVICE.**
 2. **MRS. HEMLATA BALKRUSHNA KORADE** aged about **47** Years
Occupation **HOUSEWIFE.**
Both Residing at **JAI VINAYAK PARK CHS , ROOM NO. 1/B-202, SUMUKH SOCIETY ROAD , MANDA , TITWALA (E)- 421605.**
- hereinafter called and referred to as the "**Purchasers**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the **Party of the Second Part.**

WHEREAS Promoter is the owner of that piece and parcel of land lying, being and situate at village Manda, Taluka Kalyan, bearing Survey No. 50 Hissa No. 1/B/2 admeasuring 3000 sq. metres within the limits of Kalyan Dombivali Municipal Corporation hereinafter called and referred to as the "said property" for the sake of brevity and more particularly described in the First Schedule hereunder written.

AND WHEREAS the Promoter by and under the Deed of Conveyance dated 07.09.2020 made and executed between Umashankar Buddhilal Agnihotri and others as Vendor No.1, Josephine Robert Gomes and others as the Vendor No.2, Shri Peter Diago Fernandes as the Vendor No.3, Luis Hillary Vendor No.4 and M/s. Mega Realty as the Purchaser and registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No. 7321/2020 has acquired the said property and the name of the Promoter stands mutated in the records of right as per mutation entry No. 3933 and thereafter by and under the Order passed by Competent Authority Tahasildar bearing No. Hakkanond/T-10/KV-1338/2021 / 2021 dated 17.08.2021, the old extract of 7/12 stood closed and accordingly new extract of 7/12 bearing Survey No. 50 Hissa No. 1/B/2 admeasuring 3000 sq. metres stood issued in the name of M/s. Mega Realty as the absolute owner thereof and the same is evident from mutation entry No. 3976 dated 20.08.2021;

AND WHEREAS the said property is converted to non-agricultural tenur under the reference No. Mahasul /T-2 /Jaminbab-1/Rupantarankal /SR-162/2021 dated 22.09.2021 issued by the Tahasildar, Kalyan;



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AND WHEREAS the Promoter has submitted the plans to the Kalyan Dombivali Municipal Corporation for sanction and approval on the land admeasuring 3000 sq. metres and during the course of sanction, an area admeasuring 874 sq. meters stood deducted for 18 meters wide DP Road and the balance land stood at 2126 sq. metres and accordingly the Kalyan Dombivali Municipal Corporation granted the Building Commencement Certificate under the provisions of Unified Development Control and Promotion Regulations bearing No. KDMC/TPD/BP/KD/2021-22/89 dated 29.03.2022 for construction of building comprising of stilt (part), ground floor (part), first to tenth floors (residential + commercial) on the said property;

AND WHEREAS the Promoter after acquiring the Transferable Development Rights have obtained the revised sanction from Kalyan Dombivali Municipal Corporation under No. KDMC/TPD/BP/ KD/2021-22/89/357 dated 14.02.2024 which comprises of stilt (part), ground floor (part), first to tenth floors plus eleventh floor to eighteen floor (residential + commercial).

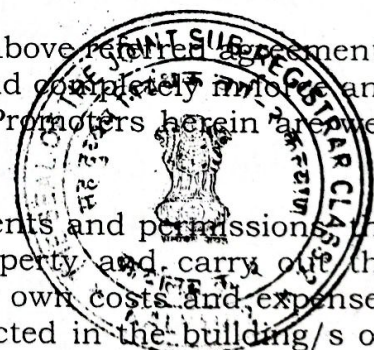
AND WHEREAS M/s. Mega Reality, a partnership firm stood converted into limited liability partnership in the name and style as **"Mega Creative LLP"** under Identification Number ABB-7360 dated 14.07.2022.

AND WHEREAS in pursuance to the sanctioned plans the Promoter have obtained the Transferable Development Rights to the extent of 737 sq. metres having potentiality of 1648.30 sq. metres under Agreement dated 29.11.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 24753/2023 from Macrotech Developers Limited to be used, utilised and consumed on the said property.

AND WHEREAS the Promoter also intends to have revised sanction, modifications and renewals from time to time in the sanctioned plan by the Kalyan Dombivali Municipal Corporation by following due process of law.

AND WHEREAS the Promoters declares that the above recited agreements permissions and sanctions are still, subsisting and completely in force and in terms of said sanctions and permissions the Promoters herein are well and sufficiently entitled to develop said property ;

AND WHEREAS as per the above recited agreements and permissions the Promoters are entitled to develop the said property and carry out the construction of the proposed building/s at their own costs and expenses and to dispose of the flats/shops/units constructed in the building/s on ownership basis and to enter into agreements with the purchaser/s and to receive the sale price in respect thereof and upon such disposal of flats/ shops/units to convey the said land together with the building/s constructed thereon in favour of the co-operative housing society and/or the condominium of the apartment owners or corporate body of all those several persons acquiring the respective flats/shops/units;



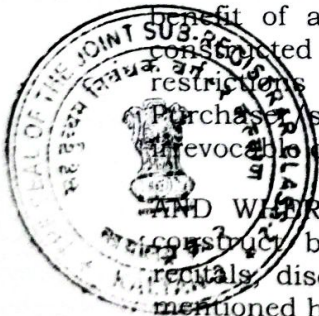
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AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights and the increases and incentives in the floor space index as may be permitted under the provisions of Unified Development Control and Promotion Regulation to be used and utilized on the said property as may be granted by the Kalyan Dombivali Municipal Corporation and to exploit the maximum potentiality floor space index on said property, as well as the Promoters further intent to amalgamate the abutting, adjoining and adjacent properties with said property thereby forming a single consolidated holding from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building and the further proposed expansion, amalgamation and extension to the said property and the Purchaser/s herein have granted his/her/ their unequivocal consent for the same;

AND WHEREAS the Promoters herein have specifically brought to the notice of the Purchaser/s herein that Promoters herein further intent to acquire abutting, adjacent and/or adjoining properties to said property for development and all such abutting, adjacent and/or adjoining properties acquired by the Promoters would be amalgamated with said property and said Building sanctioned on the said property is being developed by the Promoters herein and further proposed building/s to be sanctioned on such amalgamated property would be developed by the Promoters and /or their nominees and all buildings developed on such amalgamated properties shall form the part of entire Complex to be developed on the said amalgamated property and all common areas, internal roads, recreational areas and other amenities shall form the part of entire complex to be developed on said amalgamated property and will be for the use, enjoyment and benefit of all the flat/unit purchasers of all the buildings to be constructed on said property and/or amalgamated property subject to restrictions as may be imposed by the Promoters herein and Purchaser/s has/have given his/her/their unequivocal and irrevocable consent for the same;



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

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AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser/s to which the Purchaser/s has/have granted his/ her / their consent, the Purchaser/s is/are offered a Flat / Shop bearing No. 708, on SEVENTH Floor, admeasuring 48.94 Sq. meters (Carpet) plus 11.98 sq.mts. carpet Balcony in the Building known as 'MEGA

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PEARL' (herein after referred to as the "said premises") being constructed on the said property;

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

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

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

AND WHEREAS the Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority under No. **P51700046279** dated 02.12.2022 in the name of Mega Creative LLP, authenticated copy is attached in Annexure 'F'.

AND WHEREAS the Promoter have availed construction loan, overdraft facility and credit facilities from State Bank of India in terms of the sanction letter bearing No. SBI/SME Mumbai/RMRE/2022-23/008 dated 27.12.2022 and has executed Deed of Mortgage on dated 28/12/2022 in favour of State Bank of India and the same is registered at the office Sub-Registrar of Assurances Kalyan-2 under serial No.29453/2022 and has created charge on the said property and in terms of such charge and mortgage, the Promoter shall obtained the requisite permission from the said State Bank of India to effectuate the legal and perfect execution and registration of this agreement in favour of the Purchaser herein and accordingly the Promoters agree and assure to repay the said construction loan and cash credit facility to the said State Bank of India along with the interest, dues and charges thereto and shall settle the said loan account of the State Bank of India and shall safeguard the interest of the Purchaser as regards the premises agreed to be sold herein.



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

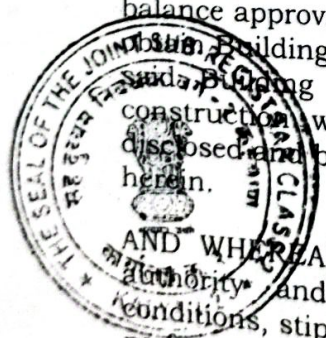
AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoters to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' respectively.

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

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

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

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



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

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

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[Signature]

premises being Flat / Shop bearing No. 708, on SEVENTH Floor, measuring 48.94 Sq. meters (Carpet) plus 11.98 sq.mts. carpet Balcony in the Building known as 'MEGA PEARL' (herein after referred to as the "said premises") being constructed on the said property as shown in the Floor plan annexed hereto for the price/consideration of Rs. 43,93,519/- (Rupees Forty Three Lakhs Ninety Three Thousand Five Hundred Nineteen Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(c) The Promoter hereby agrees to allot to the Purchaser a Car parking space situated at ground level ~~still~~ / Dependent Stack Parking System being constructed in the project and the location of the car parking space with the said flat has not been identified and the same shall be provided to the Purchaser at the time of handing over possession of the said flat.

1(d) The Purchaser/s has/ have agreed and assured to pay the total consideration of Rs. 43,93,519/- (Rupees Forty Three Lakhs Ninety Three Thousand Five Hundred Nineteen Only) to the Promoters herein in the following manner :

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

ii) 35% of the total amount to be paid to the Promoters on completion of the Plinth of the building in which the said Premises is situated.

iii) 25 % of the total amount to be paid to the Promoters on completion of slabs of the Building in which the said Premises is situated (___ % x ___ slabs).



iv) 10% of the total amount to be paid to the Promoters on completion of the walls and internal plaster of the said Premises.

v) 10% of the total amount to be paid to the Promoters on completion of the, floorings and tiling work of the said premises.

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११	१०%
१०%	
१०%	

vi) 10% of the total amount to be paid to the Promoters on completion of the staircases, lift wells, lobbies up to the level of the said premises.

vii) 10% of the total amount to be paid to the Promoters on completion of the external plaster and elevation of the building in which the said premises is situated.

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H. B. Kulkarni.

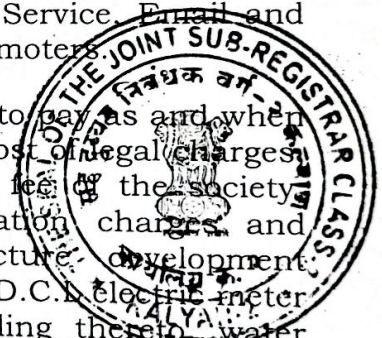
- viii) 05 % of the total amount be paid to the Promoters on completion of the doors, windows, sanitary fittings, lifts, water pumps, electrical fittings, floorings of staircase, common lobbies, entrance lobby terraces with water proofing, external plumbing, paving of area.
- ix) 05 % of the total amount to be paid to the Promoters at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of occupancy certificate or completion certificate.

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

Name : Mega Creative LLP
A/C No. : 41533045098
IFSC CODE : SBIN0013340
BANK : STATE BANK OF INDIA
BRANCH : SME CHEMBUR BRANCH

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoters sending a notice to the Purchaser/s, calling upon him/her to make payment of the same or via SMS Service. Email and this will be sufficient discharge to the Promoters.

That the Purchaser/s herein undertakes to pay as and when demanded by the Promoters herein the cost of legal charges, share money, application and entrance fee of the society, cost of society formation and registration charges and incidental charges thereto, infrastructure development charges for the complex, requisite M.S.E.D.C. electric meter charges, Transformer charges and cabling thereto, water connection charges, requisite share for installation of solar system, Goods and Services Tax, Stamp Duty and Registration Charges and any other tax or charges of any competent government authority out of pocket expenses in respect of this agreement.



9028	2
9028	2
92	67

- 1(e) The Total Price above excludes all Property Taxes, Goods and services Tax, Land Revenue, Non Agricultural Taxes, Other Taxes (Municipal/ State/Federal) and /or other statutory duties (as and when applicable), levies, cesses, charges, deposits, premiums, duties imposed by the statutory authorities, stamp duty, registration charges, maintenance charges, layout maintenance charges and other outgoings by any other name in respect of and applicable to the said property project, building, flat existing on or Allotment / Request for Allotment, whether payable now and/or in future and / or those which is / are sub-judice, including interest

AP
B. Korade

H.B. Korade.

44) **Stamp Duty and Registration and statutory taxes and levies**
 :- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser/s alone. The Purchaser/s shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending purchaser/s subject to the provisions of the said Act.

45) **DISPUTE RESOLUTION:**

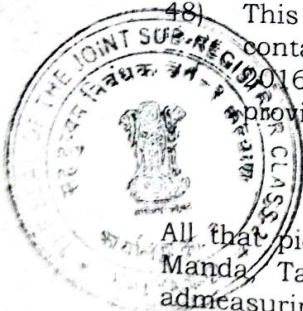
Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations there under.

46) **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.

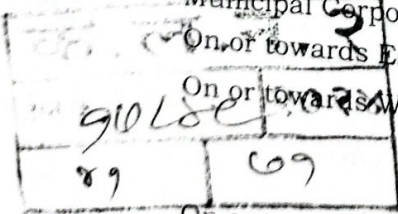
47) It is hereby made clear that furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the purchaser/s and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed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

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



FIRST SCHEDULE

All that piece and parcel of land lying, being and situate at village Manda, Taluka Kalyan, bearing Survey No. 50 Hissa No. 1/B Municipal Corporation and bounded as follows:



- On or towards East : Property belonging to Chimanlal Gupta
- On or towards West : Property belonging to Agnihotri family (old street rolling mill)
- On or towards North : Property belonging to Agnihotri family and Chimanlal Gupta

AT

Rosade

H.B. Korade

On or towards South : Titwala Mandir Road
together with all easement rights and benefits thereto.


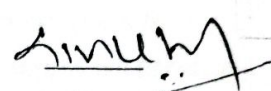
SECOND SCHEDULE ABOVE REFERRED TO

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

1. club house

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

SIGNED & DELIVERED
by the within named
M/s. Mega Creative LLP
formerly known as
Mega Realty through its partner
MR. RAMCHANDRA PARSHURAM VARAK




SIGNED & DELIVERED
by the within named
Purchasers
1. MR. BALKRUSHNA SHIWA KORADE






2. MRS. HEMLATA BALKRUSHNA KORADE


H. B. Korade

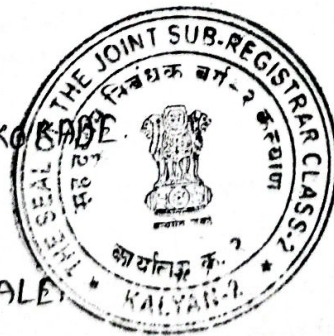


WITNESS :
1. **SIDDHESH .B. KORADE**



2. **RAMU .B. CHIKHALE**





क. ल. न. २	
४२	२०२४
४२	५९



State Bank of India
SME Chembur Branch
Corporate Park No. 11, Unit No. 11, Plot No.
8, Sion-Trombay Road, Chembur, Mumbai-
400071
Email: sbi.13340@sbi.co.in

To,
The Branch Head
Bank of India
Titwala

Ref No. SBI/SMECH/MEGA/NOC/2024-25/13

Date: 31.08.2024

No Objection Certificate (NOC) for sale of the Flat No 708, Mega Pearl, Area 48.94 Sq.mts, on S. No. 50 H. No. 1/B/2, Street - Titwala Mandir Road, Village: Manda, Locality: Titwala, Taluka: Kalyan, District: Thane, Maharashtra- 421605 to be purchased by Mr Balkrushna Shiwa Korade and Mrs Hemlata Balkrushna Korade

With reference to the letter dated 12.08.2024 received by us from the Mortgagors and Borrower, whereby request was made for issue of NOC for sale of the above-mentioned unit.

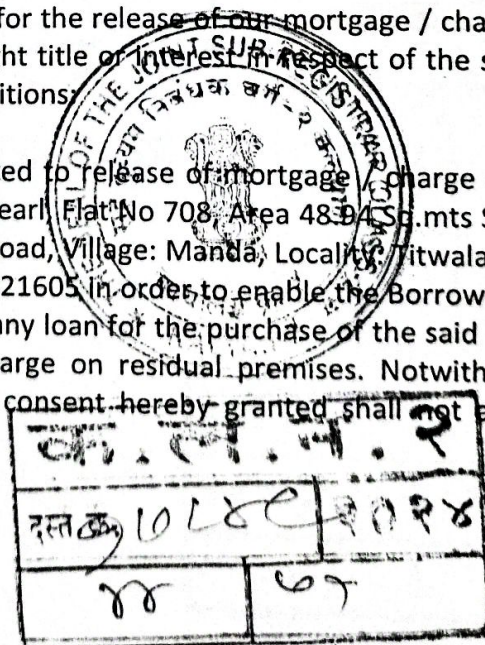
1. This is to confirm that the aforesaid unit has been mortgaged by M/S MEGA CREATIVE LLP in favor of State Bank of India, with respect to the facilities sanctioned to the M/S MEGA CREATIVE LLP by us.

2. We have been informed by the Borrower that **Mr Balkrushna Shiwa Korade and Mrs Hemlata Balkrushna Korade** have agreed to purchase the said unit (as mentioned in the Annexure) from the Borrower.

3. The Borrower / Mortgagor has requested us to release our charge on the said Unit to enable the Borrower to sell the said Unit.

4. We state that the consent is hereby accorded, for the release of our mortgage / charge over the said Unit and that we shall have no claim, right title or interest in respect of the said Unit whatsoever upon fulfillment of the following conditions:

- i. The consent hereby granted is restricted to release of mortgage / charge over the said Unit in the Project named Mega Pearl Flat No 708, Area 48.94 Sq.mts S. No. 50 H. No. 1/B/2, Street - Titwala Mandir Road, Village: Manda, Locality: Titwala, Taluka: Kalyan, District: Thane, Maharashtra- 421605 in order to enable the Borrower to sell the said Unit and to facilitate to raise any loan for the purchase of the said Unit and will not in any manner affect SBI charge on residual premises. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize



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M/S MEGA CREATIVE LLP to sell any other unit in the said project without applying to State Bank of India for its consent

ii. The consent hereby granted is subject to the Purchaser/Borrower, depositing all the moneys /balance money payable that from consideration for the purchase of the said unit / premises into the "Borrower's SBI Account no. 41533045098 (IFSC Code SBIN0013340) "opened by the Borrower with State Bank of India, SME Chembur Branch, Chembur. The money is to be paid through cheque that are drawn in favour of the above-mentioned account or through any other mode of payment (RTGS/NEFT) only into the said account.

iii. In case of default in depositing the sale proceeds in the captioned account, SBI shall not be bound by the consent given hereby and shall retain all rights and claim over the property mortgaged to SBI.

5. Copy of the NOC acknowledged by the customer to whom the NOC is issued is required to be submitted to SBI for the purpose of record.

6. In the event the sale of the said Unit to the said purchaser is cancelled for any reason, the consent accorded above shall stand revoked forthwith. The Company / Firm shall have to apply for a fresh consent for NOC in relation to sale of the said Unit to any other person.

7. This NOC shall not be valid for creating a charge by any other bank in their favor. In case, Mr Balkrushna Shiwa Korade and Mrs Hemlata Balkrushna Korade avail a loan in future from NBFC/ Bank, a fresh NOC in favour of the Financial Institution will have to be obtained from SBI.

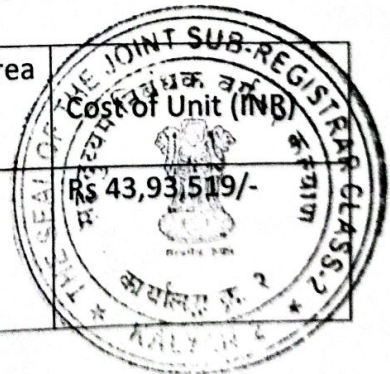
Yours faithfully,

Authorised Signatory

ANNEXURE

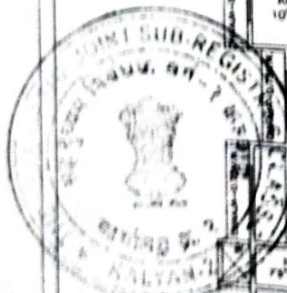
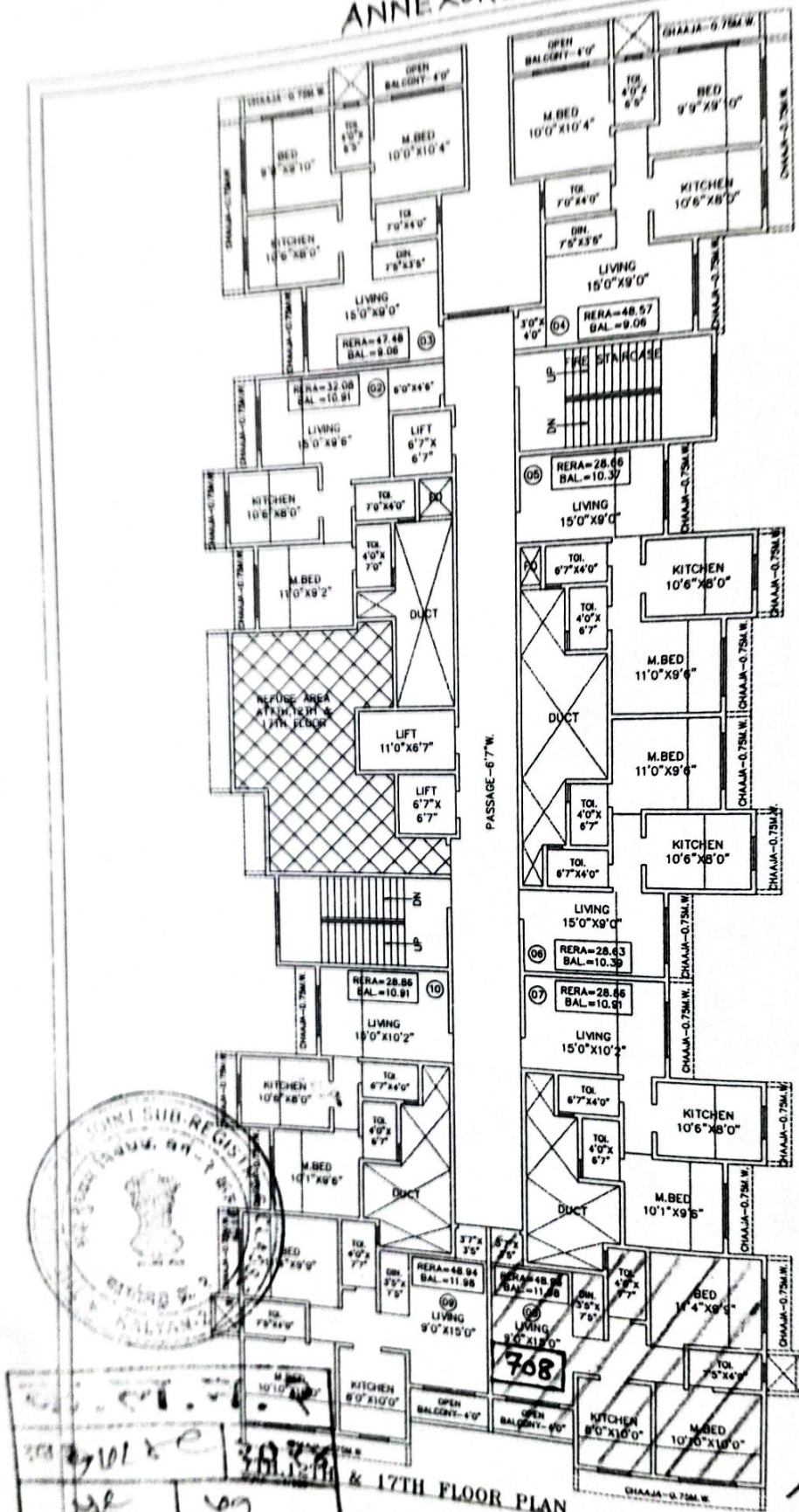
Detail of the Unit on which the charge is being released for sale to the Purchaser is as under:

Sr No	Name of the Purchaser	Unit No	Building Name	Carpet (Sq.Ft.)	Area
1	<u>Mr Balkrushna Shiwa Korade and Mrs Hemlata Balkrushna Korade</u>	Flat No. 708	Mega Pearl	48.94 Sq Mts	



क.ल.न.२	
दस्तावेज नं.	७०८८८२०२४
४५	६७

ANNEXURE - D



Handwritten notes and signatures in a rectangular box at the bottom left of the plan.

7TH FLOOR PLAN

FLAT NO. : 708 FLOOR : 7TH AREA : 48.94 Sq. MTR. RERA CARD

M/s. MIGA CREATIVE LLP.



ANNEXURE - F

Handwritten signature and initials 'H.B.K.' on the right side of the plan.



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 :
P51700046279

Project: MEGA PEARL Plot Bearing / CTS / Survey / Final Plot No.: S No 50 H No 1/B/2at Manda, Kalyan, Thane,
421605;

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

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

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

- o The Registration shall be valid for a period commencing from 20/06/2022 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- o 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

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



Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 02-12-2022 11:55:46

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

Dated: 02/12/2022
Place: Mumbai

60	60	60
60	60	60
60	60	60
60	60	60

06/09/2024 11:15:36 AM


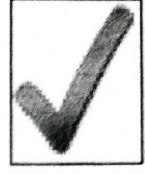
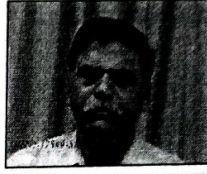



दस्त गोपवारा भाग-2

कलन2

दस्त क्रमांक:17849/2024

दस्त क्रमांक :कलन2/17849/2024

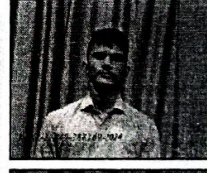
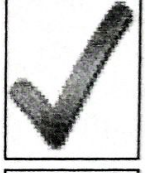

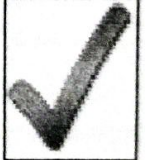
दस्तावा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे मेगा क्रीएटीव्ह एल एल पी तर्फे भागीदार रामचंद्र परशुराम वरक यांचे तर्फे कु मु धारक म्हणून कबुलीजबाबकरीता प्रविण अरुण पाटील -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्वे न 50 हिस्सा न 1/बी/2 गणेश मंदिर रोड मांडा टिटवाळा पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:ABMFM4680M	लिहून देणार वय :-36 स्वाक्षरी:- <i>Chavhan</i>		
2	नाव:बाळकृष्ण शिवा कोरडे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जय विनायक पार्क सी एच एस रूम न 1/बी-202 सुमुख सोसायटी रोड मांडा टिटवाळा पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AHOPK7819A	लिहून घेणार वय :-51 स्वाक्षरी:- <i>Korade</i>		
3	नाव:हेमलता बाळकृष्ण कोरडे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जय विनायक पार्क सी एच एस रूम न 1/बी-202 सुमुख सोसायटी रोड मांडा टिटवाळा पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BFLPK4851A	लिहून घेणार वय :-47 स्वाक्षरी:- <i>H.B. Korade</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 09 / 2024 11 : 07 : 30 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:सिद्धेश बाळकृष्ण कोरडे -- वय:19 पत्ता:टिटवाळा पूर्व पिन कोड:421605	<i>S. Korade</i> स्वाक्षरी		
2	नाव:रामू बुधा चिखले -- वय:58 पत्ता:टिटवाळा पूर्व पिन कोड:421605	<i>Ramu</i> स्वाक्षरी		

शिक्का क्र.4 ची वेळ:06 / 09 / 2024 11 : 15 : 04 AM

शिक्का क्र.5 ची वेळ:06 / 09 / 2024 11 : 15 : 16 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 2

रा. दस्तावा निबंधक वर्ग २,

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BALKRUSHNA SHIWA KORADE AND OTHER	eChallan	69103332024090610496	MH007889989202425E	307550.00	SD	0004366389202425	06/09/2024
2		DHC		0924053320965	1420	RF	0924053320965D	06/09/2024
3	BALKRUSHNA SHIWA KORADE AND OTHER	eChallan		MH007889989202425E	30000	RF	0004366389202425	06/09/2024

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