

AGREEMENT FOR SALE

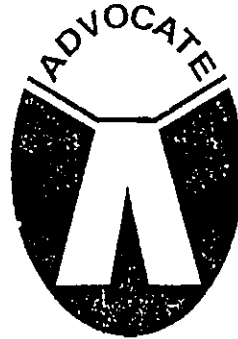
REG.NO.13722/2024, DATED 08/10/2024

FLAT NO.202, AREA 670 SQ.FT. BUILT-UP, SECOND FLOOR, B WING
"AMRUTA PARK", VILLAGE KON, TAL.BHIWANDI, DIST.THANE

M/S CHEROBA HOMES
A PARTNERSHIP FIRM THROUGH ITS PARTNER
MR.RAJENDRA HENDAR MHATRE

AND

MR.PRAVIN LAXMAN TAVHARE
MRS. SAVITA PRAVIN TAVHARE



ADV. SANDIP V. MHATRE

B.A. LL.B.

MOB :- 9970908797

Email :- sandipvish.mhatre@gmail.com

ADV. DHANASHREE S. MHATRE

B.COM. LL.B., G.D.C. & A.

MOB :- 9029116433

Email :- advdhanashrisonalkar@gmail.com

-: OFFICE AT :-

SHOP NO.6, FIRST FLOOR, JAMUNAI APARTMENT, 'B' WING, NEAR
VASUDEV PATIL NAGAR GATE, KON, TAL. BHIWANDI, DIST. THANE.

351/13722

पावती

Original/Duplicate

Tuesday, October 08, 2024
10:51 AM

नोंदणी क्र 39म
Regn 39M

पावती क्र : 15558 दिनांक: 08/10/2024

गावाचे नाव. कोत
दस्तऐवजाचा अनुक्रमांक: ववड2-13722-2024
दस्तऐवजाचा प्रकार : विक्री करारनामा
सादर करणाऱ्याचे नाव: प्रवीण लक्ष्मण टाव्हरे

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1160.00
पृष्ठांची संख्या: 58

एकूण: ₹ 31160.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:10 AM ह्या वेळेस मिळेल



BVD2

बाजार मूल्य: ₹ 1768184 /-
मोबदला ₹.3300000/-
भरलेले मुद्रांक शुल्क : ₹. 198000/-

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

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक. MH009395189202425E दिनांक: 08/10/2024
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार. DHC रक्कम: ₹.1160/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024075118563 दिनांक: 08/10/2024
वैकेचे नाव व पत्ता:



मूळ दस्त पक्षकाराला
पूरत केले.



08/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 2

दस्त क्रमांक : 13722/2024

नोंदणी .

Regn 63m

गावाचे नाव : कोन

(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	3300000	
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1768184	
(4) भू-भापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 202,क्षेत्र 670 चौ फुट वाधीव, माळा नं: दूसरा मजला,, इमारतीचे नाव: अमृता पार्क,वी विंग, ब्लॉक न: कोन, रोड : ता. भिवंडी. जि. ठाणे((Survey Number : 218/2, 218/3, 219/8 p & 219/9 ;))	
(5) क्षेत्रफळ	1) 62.26 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:-चेरोवा होम्स भागीदारी सस्था तर्फे भागीदार राजेंद्र हेंदर म्हात्रे तर्फे कुलमुखत्यारी सुदर्शन शंकर म्हात्रे वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोन ता. भिवंडी, जि ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं.-AAMFC4639D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवीण लक्ष्मण टाळूरे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नाईकवाडी, कोन, ता. भिवंडी, जि. ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AFFPT0688H 2): नाव:-सविता प्रवीण टाळूरे वय:-33; पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव - , ब्लॉक नं नाईकवाडी, कोन, ता भिवंडी, जि ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-BXTPT8312H	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/10/2024	मुळ दस्तासोबतची प्रत
(10)दस्त नोंदणी केल्याचा दिनांक	08/10/2024	
(11)अनुक्रमांक,खड व पृष्ठ	13722/2024	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	198000	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

(इंद्रवदन अ. सोनवणे)
सह दुय्यम निबंधक (वर्ग-२)
भिवंडी क्रं. २, जि. टाण

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Index-2(सूची - २)

Payment Details

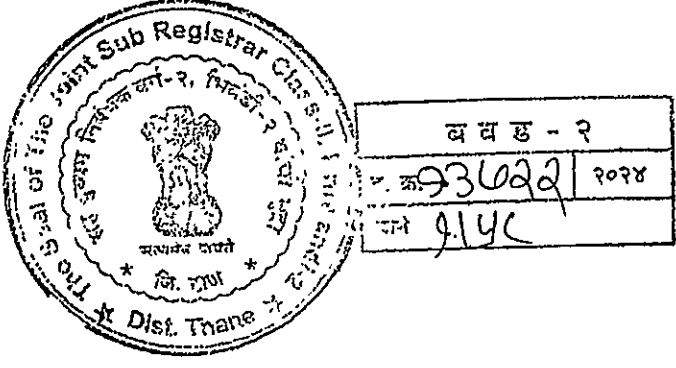
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAVIN LAXMAN TAVHARE	eChallan	69103332024100718836	MH009395189202425E	198000.00	SD	0005183687202425	08/10/2024
2	PRAVIN LAXMAN TAVHARE	eChallan		MH009395189202425E	30000	RF	0005183687202425	08/10/2024
3		DHC		1024075118563	1160	RF	1024075118563D	08/10/2024

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

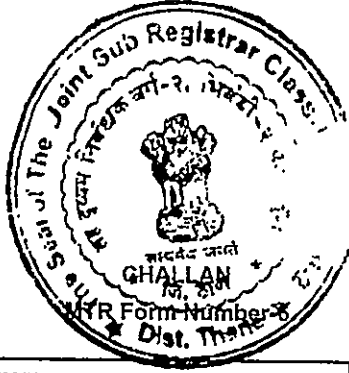
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20241008252			08 October 2024, 09:41:02 AM बवड 2		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	सातुका भिवडी					
उप मूल्य विभाग	1/2-रहोवात वापन खालील विक्रित जमिनी					
क्षेत्राचे नाव	Bhivandi-Njampur Municipal Corporation		सल्ले नम / म पू रूपाने	218		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
कुली जमीन	निवासी सदनिका	कार्यालय	दुकान	औद्योगिक	मातवागनाच एकक	
3540	28400	32700	35500	32700	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	62.26 चौ.मीटर	मिळकतीचा गण-	निवासी सदनिका	मिळकतीचा प्रकार-	वर्ग-1	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचा गण -	0 TO 2वर्ग	बांधकामाचा गण-	Rs 26620/-	
उद्वाहन सुविधा -	नाही	मजला -	Ground / 1 floor/Stilt / 1 floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs 28400/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((28400-3540) * (100 / 100)) + 3540) = Rs 28400/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 28400 * 62.26 = Rs 1768184/-						
Applicable Rules = 3, 9, 18, 19						
एकाधिक अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + सहाय्य मूल्य + वेगवेगळे मजला क्षेत्र मूल्य + लागतच्या गळतीचा मूल्य(मुक्ती बळकती) + वारंदात गळतीचा मूल्य + बदलत गळतीचा मूल्य + सुट्या जमिनीवरील बांधकामाचे मूल्य + इतरही पावलेल्या सुट्या जमिनीचे मूल्य + बदलत गळतीची + सहाय्य मूल्य = A + B + C + D + E + F + G + H + I + J = 1768184 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1768184/- = ₹ सतर लाख अठसह हजार एक शे चौन्व्याऐरौ /-						

Home Print

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



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4
4



93622 | 2024
214E



GRN	MH009395189202425E	BARCODE	[Barcode]				Date	07/10/2024-17 22 04	Form ID	25 1	
Department	Inspector General Of Registration				Payer Details						
Stamp Duty	Registration Fee				TAX ID / TAN (If Any)						
Type of Payment					PAN No.(If Applicable)	AFFPT0688H					
Office Name	BVD2_BHIWANDI 2 JOINT SUB REGISTRAR				Full Name	PRAVIN LAXMAN TAVHARE					
Location	THANE				Flat/Block No.	FLAT NO.202. AMRUTA PARK, B WING					
Year	2024-2025 One Time				Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	KON						
0030046401	Stamp Duty		198000.00	Area/Locality	BHIWANDI						
0030063301	Registration Fee		30000.00	Town/City/District							
				PIN		4	2	1	3	1	1
				Remarks (If Any)	PAN2=AAMFC4639D~SecondPartyName=CHEROBA HOMES-CA=3300000~Marketval=1769000						
				Amount In	Two Lakh Twenty Eight Thousand Rupees Only						
Total			2,28,000.00	Words							
Payment Details				FOR USE IN RECEIVING BANK							
IDBI BANK				Bank CIN	Ref. No.	69103332024100718836		2892906328			
Cheque-DD Details				Bank Date	RBI Date	07/10/2024-17.23.17		Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No , Date		Not Verified with Scroll					

Department ID :

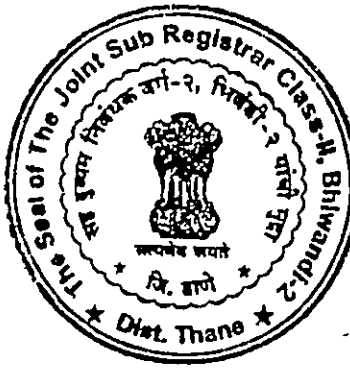
Mobile No

9970908797

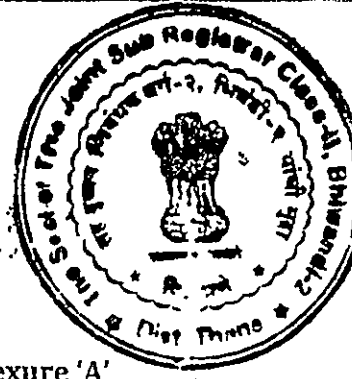
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024075118563	Date 07/10/2024
Received from Cheroba Homes, Mobile number 9970908797, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R Bhivandi 2 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 07/10/2024
Bank CIN 10004152024100717612	REF No. 428137456151
This is computer generated receipt, hence no signature is required	



बिल - २	
द. क्र. ९३७२२	२०२४
पाने ३१५८	



Annexure 'A'

AGREEMENT FOR SALE

This Agreement made at Village Kon, Tal. Bhiwandi, Dist. Thane this 8th day of October in the year 2024

Between

M/S. CHEROBA HOMES A PARTNERSHIP FIRM THROUGH ITS PARTNER SHRI. RAJENDRA HENDAR MHATRE Age - 40 years, Occ. Business, R/at. Village Kon, Tal. Bhiwandi, Dist. Thane 421311 hereinafter referred to as "the Promoter of the One Part

AND

1. MR. PRAVIN LAXMAN TAVHARE, (PAN NO.AFFPT06884H) Age - 40 years, Occ. Business, & 2. MRS. SAVITA PRAVIN TAVHARE, (PAN NO.BXTPT8312H) Age - 33 years, Occ. Housewife, Both having address at - Naikwadi, Village Kon, Tal. Bhiwandi, Dist - Thane 421311 hereinafter referred to as "The Allottee" (The Purchaser) of the Other Part.

WHEREAS originally Shri. Lahu Shankar Nikumbh, Sunanda Lahu Nikumbh & Sunanda Prabhakar Bodke is the owner of land bearing Survey No. 218/3, area admeasuring 0-06-3 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane;

AND WHEREAS Shri. Lahu Shankar Nikumbh, Sunanda Lahu Nikumbh & Sunanda Prabhakar Bodke are granted development right in favour of Shri. Vinod Hendar Mhatre & Rajendra Hendar Mhatre and said Development Agreement and Power of Attorney registered before sub-registrar Bhiwandi vide sr. No. 6052/2015 Dated 09.09.2015 and Power of Attorney vide Sr. No.6053/2015 Dated 09.09.2015.



ब व ठ - २	
स. नं. १३२२२	२०२४
पाने ५/६८	

AND WHEREAS originally Shri. Rajendra Hendar Mhatre & 1 are the owners of land bearing Survey No. 219/8p, area admeasuring 0-05-5 out of 0-06-1 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane;

AND WHEREAS originally Shri. Paresh Himmatlal Dani is the owner of land bearing Survey No. 219/8p, area admeasuring 0-00-6 out of 0-06-1 and land bearing Survey No. 219/9, area admeasuring 0-04-8 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane;

AND WHEREAS Shri. Paresh Himmatlal Dani is granted development right in favour of Shri. Vinod Hendar Mhatre & Rajendra Hendar Mhatre and said Development Agreement and Power of Attorney registered before sub-registrar Bhiwandi vide sr. No. 5179/2016 Dated 10.08.2016 and Power of Attorney vide Sr. No.5180/2016 Dated 10.08.2016.

AND WHEREAS originally Prabhakar Bhagawan Patil & others are the owner of land bearing Survey No. 218/2 P, area admeasuring 0-05-0 Out of 0-10-9 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land");

AND V/HEREAS Prabhakar Bhagawan Patil & others are granted development right in favour of Promoter and said Development Agreement and Power of Attorney registered before sub-registrar Bhiwandi vide sr. No. 5601/2019 Dated 13.08.2019 and Powers Of Attorney vide Sr. No. 5602/2019 Dated 13.08.2019.

AND WHEREAS Developer has obtained the Commencement Certificate and approved development plan from the Mumbai Metropolitan Region Development Authority (MMRDA) vide sr. no. SROT/BSNA/2501/BP/ Revised CC/KON-46/411/2022 dated 25th March 2022 for development of the above said land;

S. Tauhane.

D. S. D.

[Handwritten Signature]



ब ड ड - २	
स. क्र. 93629	२०१४
पान ६५८	

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project land;

AND WHEREAS the Promoter has proposed to construct on the project land having Ground / stilt + 7 upper floors;

First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the project land") and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney;

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor / Original Owner/Promoter is in possession of the project land;

AND WHEREAS the Promoter has proposed to construct on the project land having Ground / stilt + 7 upper floors;

AND WHEREAS the Allottee is offered an Flat bearing number 202 the Second floor, (herein after referred to as the said "Flat") in the 'B' wing of the Building called "AMRUTA PARK" (herein after referred to as the said "Building") of the said project, by the Promoter;

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

Atte.

Stavhane.

[Signature]



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क्र. सं. १३७२२	३०१४
दि. ०१/१२	

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at no. P51700049842 authenticated copy is attached in Annexure 'F';

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

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

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

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

Stavhane.

Pte.

P.



ब. व. ड. - २	
क्र. १३५३	२०२४
पान ५५८	

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

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

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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

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

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Flat No. 202 on Second floor in "B" wing being constructed in the phase of the said Project,

AND WHEREAS the carpet area of the said Apartment is square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for

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exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.2,30,000/- (**Rupees Two Lakh Thirty Thousand Only**) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. P51700049842;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat No.-202 on Second floor in the 'B' wing of the Building called "AMRUTA PARK" being constructed in the phase of the said Project.

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

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

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase the Promoter and the Promoter hereby agrees to sell to the Allottee flat bearing 202 of the type 1BHK of Built-up area admeasuring 670 Sq. Feet i.e 62.26 sq. meters on the Second floor, in the 'B' wing of the Building called "AMRUTA PARK" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs.33,00,000/- (Rupees Thirty Lakh Only) including being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

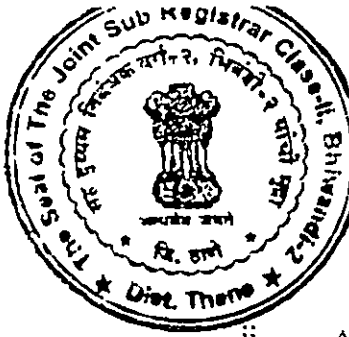
1(b) The Allottee has paid on or before execution of this agreement a sum of Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs.30,70,000/- (Rupees Thirty Lakh Seventy Thousand Only) in the following manner :-

- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.

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- ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs./-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

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1(d) The Total Price above excludes Taxes up to the date of handing over the possession of the Apartment/flat No.202 of the type 1BHK of Built-up area admeasuring 670 Sq. Feet i.e 62.26 sq. meters on the Second floor, in the 'B' wing of the Building called "AMRUTA PARK".

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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 Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary

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adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee 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 undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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

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

Similarly, the Allottee 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 Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 2185.68 square meters only and Promoter has planned to utilize Floor Space Index of by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of as proposed to be utilized by him on the project land

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in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

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

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the

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installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

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 (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of December 2026. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

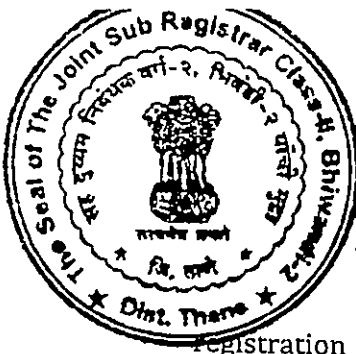
- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as

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Registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee 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 or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/ Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the

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Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

- (i) Rs for share money, application entrance fee of the Society /Federation/ Apex body.
- (ii) Rs for formation and registration of the Society /Federation/ Apex body.
- (iii) Rs. for proportionate share of taxes and other charges/levies in respect of the Society /Federation/ Apex body
- (iv) Rs. for deposit towards provisional monthly contribution towards outgoings of Society /Federation/ Apex body.
- (v) Rs For Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs for deposits of electrical receiving and Sub Station provided in Layout

11. The Allottee shall pay to the Promoter a sum of Rs. for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the

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said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

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

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

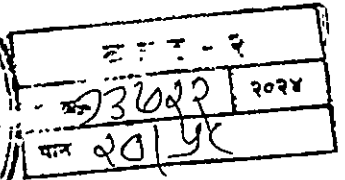
The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declare dint he title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

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v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment number 202 on the Second floor, (herein after referred to as the said "Flat") in the 'B' wing of the Building called "AMRUTA PARK" to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area soft he Structure to the Association of the Allottees;

x. The Promoter has 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

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outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. 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 Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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

i. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

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

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in

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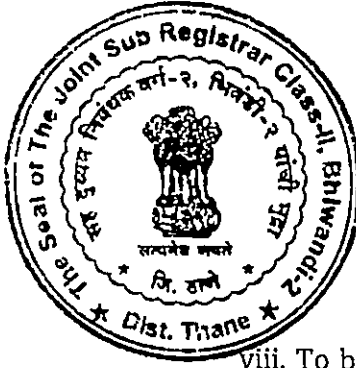
which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee 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 Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.



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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 Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment 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 in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or

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without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge 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 Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30

Promoter

Stavhare

Stavhare



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द. क्र. १३७२२ / २०२४
पाने २५/५८

(thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee 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 Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. 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 apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

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 Allottees of Apartment number 202 on the Second floor, in the 'B' wing of the Building called "AMRUTA PARK" , in case of a transfer, as the said obligations go along with the Apartment

Stavhare *Atre*

[Signature]



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number 202 'on the Second floor, in the 'B' wing of the Building called "AMRUTA PARK" for all intents and purposes.

22. SEVERABILITY

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

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

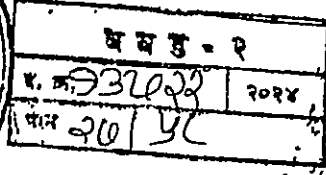
24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office,

Stavhame



or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar Bhiwandi. Hence this Agreement shall be deemed to have been executed at Bhiwandi.

26. The Allottee and/or Promoter shall present this Agreement as well as the onveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

NAME OF ALLOTTEE - MR. PRAVIN LAXMAN TAVHARE & 2. MRS. SAVITA PRAVIN TAVHARE

having address at – Naikwadi, Village Kon, Tal. Bhiwandi, Dist - Thane 421311

Notified Email ID: _____

M/S PROMOTER NAME - M/S. CHEROBA HOMES A PARTNERSHIP FIRM THROUGH ITS PARTNER SHRI. RAJENDRA HENDAR MHATRE

R/at. Village Kon, Tal. Bhiwandi, Dist. Thane 421311

Notified Email ID: _____

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

Pravinhare.

Pravinhare.

Rajendra Mhatre



28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee 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 Allottees.

29. STAMP DUTY AND REGISTRATION

The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. 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 RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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 Bhiwandi courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Village Kon, Tal. Bhiwandi, Dist. Thane in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

[Signature]

[Signature]

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पाने २९५२	

Immovable property being piece or parcel of freehold land bearing Survey No. 218/2 P, area admeasuring 0-05-0 Out of 0-10-9, Survey No. 218/3, area admeasuring 0-06-3, Survey No. 219/8p, area admeasuring 0-06-1 Survey No. 219/9, area admeasuring 0-04-8 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane

SECOND SCHEDULE ABOVE REFERRED TO

Piece or parcel of Apartment/Flat No. 202 of the type 1BHK of Built-up area admeasuring 670 Sq. Feet i.e 62.26 sq. meters on the Second floor, in the 'B' wing of the Building called "AMRUTA PARK" Situated at Village Kon, Tal.- Bhiwandi, Dist.-Thane

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee:



1. MR. PRAVIN LAXMAN TAVHARE

2. MRS. SAVITA PRAVIN TAVHARE



At on in the presence of WITNESSES:
SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter: M/S. CHEROBA HOMES

A PARTNERSHIP FIRM THROUGH ITS PARTNER

SHRI. RAJENDRA HENDAR MHATRE

WITNESSES:

(1) Pravin Rajendra Pawase

(2)



सौ. प्रमिता रजिंदर म्हात्रे

RECEIPT



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१९५६ - २
३०/१२

M/S. CHEROBA HOMES A PARTNERSHIP FIRM THROUGH ITS PARTNER SHRI. RAJENDRA HENDAR MHATRE Age - 40 years, Occ. Business, R/at. Village Kon, Tal. Bhiwandi, Dist. Thane 421311 has received by Cheque of Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only) in Following Manner :-

Sr. No.	Name of Bank	Particular & Date	Amount
1.	SBI Bank	Phone Pay Dt.26.09.2024	Rs.51,000/-
2.	SBI Bank	Phone Pay Dt.30.09.2024	Rs.98,000/-
3.	SBI Bank	Phone Pay Dt.01.10.2024	Rs.51,000/-
4.	SBI Bank	Phone Pay Dt.05.10.2024	Rs.30,000/-
Total			Rs.2,30,000/-

From the purchasers 1.MR. PRAVIN LAXMAN TAVHARE & 2. MRS. SAVITA PRAVIN TAVHARE, hence this receipt.

Pravin

M/S. CHEROBA HOMES A PARTNERSHIP FIRM
THROUGH ITS PARTNER
SHRI. RAJENDRA HENDAR MHATRE

WITNESS

1.

[Signature]

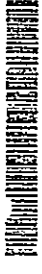
2.

[Signature]

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09/09/2015

सूची क्र.2

दुय्यम विभाग, स. वि. वि. वि. वि.
राज्य क्रमांक: 8052/2015
मोदणी
Regn 63m



स. वि. वि. वि. वि.
राज्य क्रमांक: 93622
मोदणी
Regn 63m

मागवने नाव 1) कोड

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(1) विभागावकाशनाम

(2) मागवनाम

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10/08/2016

सूची क्र.2

दुय्यम विभाग, स. वि. वि. वि. वि.
राज्य क्रमांक: 5179/2016
मोदणी
Regn 63m

मागवने नाव 1) कोड

विभागावकाशनाम

(1) विभागावकाशनाम

(2) मागवनाम

(3) मागवनाम/मागवनाम/मागवनाम

(4) मागवनाम/मागवनाम/मागवनाम

(5) क्षेत्रावकाश

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स. वि. वि. वि. वि.
राज्य क्रमांक: 5179/2016
मोदणी
Regn 63m

(i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1955

तहसीलदार व कार्यकारी दंडाधिकारी, भिवंडी यांचे कार्यालय.

महाराष्ट्र शासन
पर्यावरण व जल संचयन विभाग अथा रीड भिवंडी, ता. भिवंडी, जि. ठाणे ४२३३०२
दुरध्वनी क्र. ०२११२२ - २५७३१३ ई-मेल tahbhivnadi@gmail.com

क्र. महसूल/क.१८/१०/सम/एसआर-८३/२०२१ | १४८२२ दिनांक-१०/१०/२०२२

वाचते :-

१) अर्जदार श्री. भगवान मोतीराम पाटील व इतर यांचे तर्फे कु.मु.म्हणून मे. चेंरोबा होम्स भागीदारी संस्था तर्फे भागीदार श्री. राजेंद्र हेंदर म्हात्रे व इतर या. कोन, ता. भिवंडी जि. ठाणे यांचा दि. २१/०९/२०२२ रोजीचा अर्ज व अर्जदार यांनी दाखल केलेले दि. १७/०९/२०२२ रोजीचे वंचपत्र/सत्यप्रतिज्ञापत्र.

२) महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्रमांक एनएपी-२०२१/प्र.क्र.११८/ज.१ अ. दिनांक १३ एप्रिल, २०२२

३) नियोजक, मुंबई प्रदेश विकास प्राधिकरण, उप प्रादेशिक कार्यालय ठाणे यांचेकडील क्र.एसआरओटी/विएएसएनए/बीपी/ओसी/बिल्टिंग-अ/कोन-४६/८९३/२०२१ दि.८/१२/२०२१ रोजीचे दाखल्याची प्रत.

४) कार्यालयीन मंजूर टिप्पणी दिनांक : ०४/१०/२०२१ रोजी प्राप्त झालेली व अंकीकृत कर रकम दिनांक ०९/१०/२०२२ रोजी शासन जमा केलेबाबत सादर केल्या चालनाच्या छायांकित प्रती.



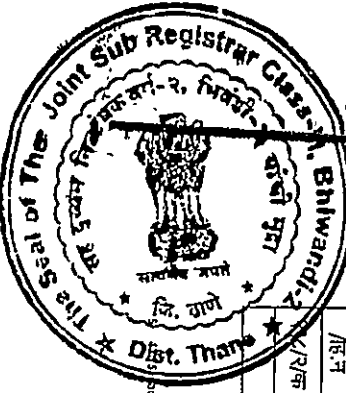
परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ब/ ४२क/ ४२ड मधील तरतुदीन्वये भोगदादास धारवाच्या सन्दर्भ (अंकीकृत वापराची परवानगी)

ज्याअर्थी, श्री. भगवान मोतीराम पाटील व इतर यांचे तर्फे कु.मु.म्हणून मे. चेंरोबा होम्स भागीदारी संस्था तर्फे भागीदार श्री. राजेंद्र हेंदर म्हात्रे व इतर या. कोन, ता. भिवंडी जि. ठाणे यांनी महाराष्ट्र जमीन महसूल संहिता १९६६ च्या कलम ४२ब/ ४२क/ ४२ड च्या तरतुदीन्वये खालील जमीन मिळकतीची सन्दर्भ मिळवण्याची मागणी केली आहे

जमीनीचा तपशील
मौजे कोन, ता. भिवंडी

स.न. /हि.नं	एकुण क्षेत्र (चौ.मी.)	देवी क्षेत्र (चौ.मी.)	भूधारणा पध्दती	भोगदादाराचे नाव
५००	५००	५००	वर्ग १	भगवान मोतीराम पाटील व इतर-३
एकुण क्षेत्र	५००-०० चौ.मी.			



Joint Sub Registrar Class, Bhivandi, Dist. Thane
Jd/Kon SN 2182/4 Area 500.-sqm 229 22

उक्त जमीन मिळकतीची "सर्व्हास-वाणिज्य" अंकीकृत प्रयोजनाय वापरपोटी रजिस्ट्रार कर रकम रु.५००/- चलन क्र G.N/MH00 8873254 202223M व अंकीकृत कर रकम रु. १००/- चलन क्र. GRN MH00 8873489 202223M अन्वये दि. ०९/१०/२०२२ रोजी प्रस्था केली आहे.

ज्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या नियमांच्या आणि खालील शर्तीना अधिन राहून उपरोक्त जमीनीच्या धारकास सादर जमीनीवर, उक्त नमुद्र करण्यात आलेला अंकीकृत वापर अनुशेष करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेच्या कलम ४२ब अन्वये सन्दर्भ देण्यात येत आहे.

१. वरीलप्रमाणे अनुशेष केलेल्या अंकीकृत वापरामध्ये नियोजन प्राधिकरणाचे पूर्व मंजूरीशिवाय कोणताही बदल करता येणार नाही.

२ जमीनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरू करण्यापूर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी देणे आवश्यक राहिल.

३ मा. किल्लाधिकारी/ नियोजन प्राधिकरण यांचे मान्यतेने रेडिकल मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भूखंड करून विक्री करता येणार नाही.

४ नियोजन प्राधिकरणाच्या मान्यतेने सादर जमीनीच्या वापरामध्ये किंवा वापरण्याच्या क्षेत्रामध्ये कोणताही बदल झाल्यास, त्याची माहिती अथवा मंजूरीप्राप्त ३० दिवसांच्या आत मा. जिल्हाधिकारी यांना देणे बंधनकारक राहिल

५. अंकीकृत वापर अनुशेष करण्याच्या या सन्दर्भात विविध वितीय संस्था/ नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील विविध आदेशाची मागणी करू नये



(आधिक पाटील)
तहसीलदार, भिवंडी

- प्रत- १) उपर मंडळ अधिकारी, भिवंडी यांचेकडे माहितीसाठी व पुढील कार्यवाहीसाठी
२) तलाठी साध्या, कोन यांच्या माहितीसाठी व पुढील कार्यवाहीसाठी
३) अर्जदार श्री. भगवान मोतीराम पाटील व इतर यांचे तर्फे कु.मु.म्हणून मे. चेंरोबा होम्स भागीदारी संस्था तर्फे भागीदार श्री. राजेंद्र हेंदर म्हात्रे व इतर या कोन, ता. भिवंडी जि. ठाणे यांना माहितीसाठी

Joint Sub Registrar Class, Bhivandi, Dist. Thane
Jd/Kon SN 2182/4 Area 500.-sqm 229 22

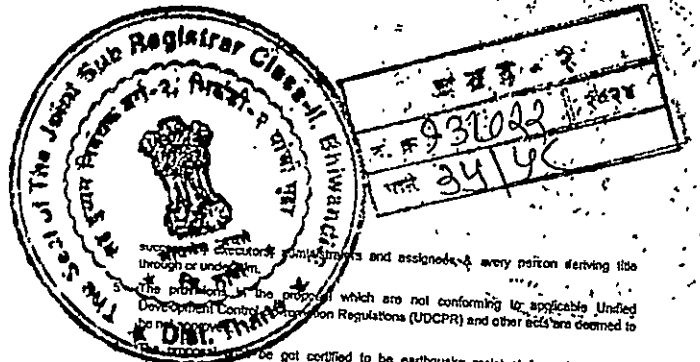


Revised Commencement Certificate

No. SROT/MSHA/2501/BP/Revised CC/Kon-46/ 4 11 /2022

Date 25 MAR 2022

To, Shri. Rajendra Hendar Mhatre (POAH), Shri. Vinod Hander Mhatre (POAH), Shri. Sonya Kashinath Patil, AL VII Kon, Tal - Bhiwandi, Dist - Thane



With reference to your application No. NM, dated 12.08.2021 for the grant of sanction under Section 44 of The Maharashtra Regional and Town Planning Act, 1968, based on the provision of the sanctioned UDCPR on land bearing S.No 218, H. No 2/Cpt. 3 & 3.Ho 219, H.No 5 & 8 of Village - Kon, Tal - Bhiwandi, Dist - Thane with net plot area of 2185.68 sq.m, with permissible built up area of 2183.96 sq.m and proposed built up area of 2182.63 sq.m as depicted on Drawing Sheet (Total 1 No.) the Revised Commencement Certificate for Residential Building B is hereby granted under Section 45 of the said Act, subject to the following conditions.

- 1. This permission / Commencement Certificate shall not enable the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner MMRDA II-
I The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
II Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
III The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1968.
3. This permission / commencement certificate shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue.
4. The conditions of this certificate shall be binding not only on applicant but his/her heirs

- 5. The provisions in the proposal which are not conforming to applicable Unified Development Control & Zoning Regulations (UDCZR) and other acts are deemed to be non-existent.
6. The proposed building shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
7. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the MRL&TP Act, 1968.
8. The applicant shall obtain permissions under the provisions of other applicable statutes whenever necessary, prior to commencement of the construction.
9. The applicant shall submit notice for 'start of work' before commencement of construction on site.
10. The applicant shall give intimation in the prescribed form in Appendix- F of sanctioned UDCZR certified by Architect / Licensed Engineer / Supervisor to the Authority after the completion of work upto plinth level.
11. The applicant shall provide, at his own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority.
12. The structural design, building materials, installations, electrical installations, etc. shall be in accordance with the provision as prescribed in the National Building Code (and as per sanctioned UDCZR).
13. The land vacated in consequence of the enforcement of the set back rule shall form part of public street in future.
14. The applicant shall permit the use of the internal access roads to provide access to adjoining land.
15. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.
16. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.
17. Prior permission is necessary for any deviation/ change in approved plan.
18. The owner and the architect are fully responsible for any ownership, boundary and area

Mumbai Metropolitan Region Development Authority

Head Office: Maharashtra Hqs. 2nd Floor, Near Oval Plot, Ferozshah Road No. 2, Nagaroda, Thane (W), 400 601. Tel: 022-21712194 / 21712197 Fax: 022-21712197 E-mail: m.mrda@mmrda.gov.in

disputes. In case of any dispute, MMRDA will not be responsible;

- 19. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site.
20. If any discrepancy found in field changes, the applicant shall be liable to pay the same.
21. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site.
22. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable.
23. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, Govt from time to time, for labours working on site.
24. To follow the duties and responsibilities as per provisions in Appendix-C of UDCZR is mandatory to Engineer/ structural engineer/ supervisor/ town planner/ licensing Site Engineer/ Geotechnical Engineer/ owner/ developer.
25. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances.
26. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by MMRDA.
27. This approval has been issued by considering the present available access to the plot as depicted on plans submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect.
28. The applicant shall deposit Labor Welfare Cr. 1 to Maharashtra Building and Other Labor Welfare Association, Mumbai in account no. 3071176591, IFSC Code No. CBNK0262811 of Central Bank of India, BKC Branch and submit a copy of receipt to this office before giving intimation for plinth completion of Building B.
As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
a. Name and address of the owner/developer, all concerned licensed persons.
b. Survey No./ City Survey No. of the land under reference.
c. Order No. and date of grant of development / building permission/ redevelopment permission issued by Authority.
d. Built up area permitted.
e. Rera Registration no.

All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinances No. 1 of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be binding on the applicant.

The applicant shall abide by all the conditions of all the NOCs obtained/ will be deemed/required to be obtained from the Competent Authorities for the proposed development on the land under reference.

The applicant shall install Electric Sub-Station as per Regulation no. 36 of sanctioned

UDCZR which shall be made operational on site before applying for Occupancy Certificate;

33 All conditions of the NOC granted by Chief Fire Officer, Bhiwandi Nizampur City Municipal Corporation Fire Services dt. 25.02.2022 shall be binding on the applicant.



- To: 1. Shri. Atul Anil Ghate (Consulting Engineer), Sudarshana, 1st Floor, Kalyan - Bhiwandi Road, At - Pimpalgaur, Tal - Bhiwandi, Thane - 421302.
2. Copy Forwarded to The Collector, Collector Office, Thane as required u/s 45 of MR & TP Act, 1966

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Seal of The



क्र. सं. ३३७२२	२०१९
पाने ३५५८	



S.V. MIHATRE



S.V. MIHATRE

Date 05/10/2019

Date 05/10/2019

FORMAT - A
Circular No. 28/2021
FLOW OF THE TITLE OF THE SAID LAND

FORMAT - A
Circular No. 28/2021

To
MADARIVA

LEGAL TITLE REPORT

1. Extract of Land bearing Survey No. 2182 P area measuring 0.0540 Ch. of 0.1090 Situated at Village - Kon Tal Bhivandi Dist. Thane.
2. Mutation Entry No. 2571, 2577, 4595, 3126
3. Search report for 30 years from Taken from Sub-Registrar office, Bhivandi-2 & .
4. No any Litigations pending in this property

Sub-Title documents verification with respect to Land bearing Survey No. 2182 P area measuring 0.0540 Ch. of 0.1090 Situated at Village - Kon Tal Bhivandi Dist. Thane (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Shri Hemant Laxman Mihatre and following documents etc

Date 05/10/2019

S.V.
Advocate
ADV SANDIP S. MIHATRE
S.A. LLB
Office No. 21
At Bhivandi, Dist. Thane

1. Description of the property - Land bearing Survey No. 2182 P area measuring 0.0540 Ch. of 0.1090 Situated at Village - Kon Tal Bhivandi Dist. Thane. Owned by Prabhakar Bhagwan Patil & others

2. The observations of abstract of plot

1. Sale Deed Dated 8 June 1992 registered with the office of sub-registrar Bhivandi vide Sr. No 2068/1992 between Shri Madhusudan S. Koli & others and Hanuman Nandu Koli
2. Sale Deed Dated 16 July 1992 registered with the office of sub-registrar Bhivandi vide Sr. No. 2068/1992 between Shri Madhusudan S. Koli & others and Hanuman Nandu Koli

A document to sale Dated 2 November 2001 registered with the office of sub-registrar Bhivandi vide Sr. No. 5180/2001 between Shri Hanuman Kanti Bhagat and Prabhakar Bhagwan Patil & others

3. The Mutation Entry Entry No. 5180 issued by Talathi Sanyal Kon Tal Bhivandi Dist. Thane

A document to sale Dated 10 July 2002 registered with the office of sub-registrar Bhivandi vide Sr. No. 5180/2001 between Shri Hanuman Kanti Bhagat and Prabhakar Bhagwan Patil & others

4. Search report for 30 years from 1990 till 2019. On perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that the title of the said plot is clear, marketable and without any encumbrances

5. The title of the land

A document to sale Dated 1 August 2019 registered with the office of sub-registrar Bhivandi vide Sr. No. 5601/2019 & 5602/2019 respectively

6. The Land bearing Survey No. 2182 P area measuring 0.0540 Ch. of 0.1090 Situated at Village - Kon Tal Bhivandi Dist. Thane Owned by Prabhakar Bhagwan Patil & others

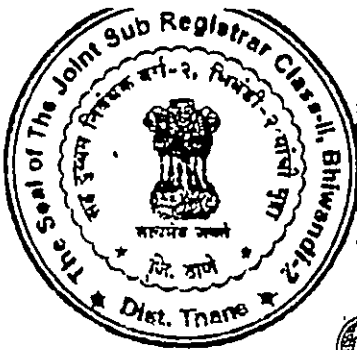
7. The title of the flow - the title of Owner Prabhakar Bhagwan Patil & others - Developers Shri Hemant Laxman Mihatre on the said land is enclosed herewith for annexures

1. Extract of property as related in mutation entry No. 2571, 2577, 4595, 3126 issued by Talathi Sanyal Kon Tal Bhivandi Dist. Thane of the said property bearing Survey No. 2182 P area measuring 0.0540 Ch. of 0.1090 Situated at Village - Kon Tal Bhivandi Dist. Thane
2. The Mutation Entry No. 2571 issued by Talathi Sanyal Kon Tal Bhivandi Dist. Thane
3. The Mutation Entry Entry No. 2577 issued by Talathi Sanyal Kon Tal Bhivandi Dist. Thane
4. The Mutation Entry Entry No. 4595 issued by Talathi Sanyal Kon Tal Bhivandi Dist. Thane

5. The Mutation Entry Entry No. 3126 issued by Talathi Sanyal Kon Tal Bhivandi Dist. Thane

Date 05/10/2019

S.V.
Advocate
ADV SANDIP S. MIHATRE
S.A. LLB
Office No. 21
At Bhivandi, Dist. Thane



बचक - २
 र.क्र. २३०२२ / २०२४
 पाने ४०१५८



S.V. MHATRE
 B.A.L.L.A. ADVOCATE
 CHIA. NO. 1700/1711/1712/1713

बचक-१
 र.क्र. ६९६० / २०२८
 पाने ३०१६०

बचक-१
 र.क्र. ६९६० / २०२८
 पाने ३०१६०

SEARCH REPORT

Sch. - Survey No. 217A, in a adjoining District of Thane
 Village - Kar. Tal. - District, Dist. Thane

I have taken the search of above property by observation in the year

SLNO	YEAR	REMARK
1	1981	TOWN
2	1982	TOWN
3	1983	TOWN
4	1984	TOWN
5	1985	TOWN
6	1986	TOWN
7	1987	TOWN
8	1988	TOWN
9	1989	TOWN
10	1990	TOWN
11	1991	TOWN
12	1992	TOWN
13	1993	TOWN
14	1994	TOWN
15	1995	TOWN
16	1996	TOWN
17	1997	TOWN
18	1998	TOWN
19	1999	TOWN
20	2000	TOWN
21	2001	TOWN
22	2002	TOWN
23	2003	TOWN
24	2004	TOWN
25	2005	TOWN
26	2006	TOWN
27	2007	TOWN
28	2008	TOWN
29	2009	TOWN
30	2010	TOWN
31	2011	TOWN
32	2012	TOWN
33	2013	TOWN
34	2014	TOWN
35	2015	TOWN
36	2016	TOWN
37	2017	TOWN
38	2018	TOWN
39	2019	TOWN
40	2020	TOWN
41	2021	TOWN
42	2022	TOWN
43	2023	TOWN
44	2024	TOWN



Sl.	Year	Remarks
19	2008	NIL
20	2009	NIL
21	2010	NIL
22	2011	ENTRY
23	2012	NIL
24	2013	NIL
25	2014	NIL
26	2015	NIL
27	2016	NIL
28	2017	NIL
29	2018	NIL
30	2019	NOT READY
31	2020	NOT READY
32	2021	NOT READY
33	2022	NOT READY
34	2023	NOT READY
35	2024	NOT READY

Sl.	Description	Vendor	Purchaser	Date & Time
1	Site Direct S.No.217A Area 0-01-0 out of 0-05-2	Prasa Varma Gokarn	Lata Shankar Nimbalkar & other	Reg.No. 1114 Dtd. 07.07.20
2	Site Direct S.No.217A Area 0-01-3 out of 0-05-2	Prasa Varma Gokarn	Suranda Prabhakar Nimbalkar	Reg.No. 1114 Dtd. 17.11.20
3	Development Agreement S.No.217A Area 0-06-1	Vinod Hunder Mhatre & Other	Lata Shankar Nimbalkar & other	Reg.No. 600 Dtd. 07.07.20
4	Power of Attorney S.No.217A Area 0-06-1	Vinod Hunder Mhatre & Other	Lata Shankar Nimbalkar & other	Reg.No. 600 Dtd. 07.07.20

IMPACT OF THIS REPORT
 Note - Search Report is subject to Town Plans and Map Analysis; of notes 2 requires as some of them are wrong/rectifying.

बचक-१
 र.क्र. ६९६० / २०२८
 पाने ३०१६०



S.V. MHATRE
 B.A.L.L.A. ADVOCATE
 CHIA. NO. 1700/1711/1712/1713

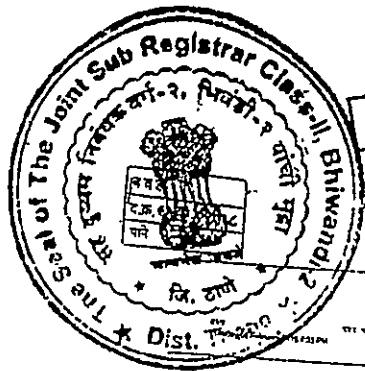
SEARCH REPORT

Sch. - Survey No. 217A, in a adjoining District of Thane
 Village - Kar. Tal. - District, Dist. Thane

I have taken the search of above property by observation in the year

SLNO	YEAR	REMARK
1	1981	TOWN
2	1982	TOWN
3	1983	TOWN
4	1984	TOWN
5	1985	TOWN
6	1986	TOWN
7	1987	TOWN
8	1988	TOWN
9	1989	TOWN
10	1990	TOWN
11	1991	TOWN
12	1992	TOWN
13	1993	TOWN
14	1994	TOWN
15	1995	TOWN
16	1996	TOWN
17	1997	TOWN
18	1998	TOWN
19	1999	NOT AVAILABLE
20	2000	NOT AVAILABLE
21	2001	NOT AVAILABLE
22	2002	NOT AVAILABLE
23	2003	NOT AVAILABLE
24	2004	NOT AVAILABLE
25	2005	NOT AVAILABLE
26	2006	NOT AVAILABLE
27	2007	NOT AVAILABLE
28	2008	NOT AVAILABLE
29	2009	NOT AVAILABLE
30	2010	NOT AVAILABLE
31	2011	NOT AVAILABLE
32	2012	NOT AVAILABLE
33	2013	NOT AVAILABLE
34	2014	NOT AVAILABLE
35	2015	NOT AVAILABLE
36	2016	NOT AVAILABLE
37	2017	NOT AVAILABLE
38	2018	NOT AVAILABLE
39	2019	NOT AVAILABLE
40	2020	NOT AVAILABLE
41	2021	NOT AVAILABLE
42	2022	NOT AVAILABLE
43	2023	NOT AVAILABLE
44	2024	NOT AVAILABLE





ब. नं. १३६२१
 दि. ०९/०९/२०१६

ब. नं. १
 दि. ०९/०९/२०१६
 पाने ३३/६३

१३ ३०० ३०६
 १४ ३०१ ३०६
 १५ ३०२ ३०६
 १६ ३०३ ३०६
 १७ ३०४ ३०६
 १८ ३०५ ३०६
 १९ ३०६ ३०६
 २० ३०७ ३०६
 २१ ३०८ ३०६

S. No.	Description	Vendor	Purchaser	Date & Doc. No.
1.	Joint Deed S. No. 2200 Ann. 4-8-61 Ann. 742/Ann-Ann Thane	Shri. Hanumanth Rao & Others	Deputed State & Other	Ann. No. 2200/1999 Doc. 818/2192
2.	Joint Deed S. No. 2200 Ann. 4-8-61 Ann. 742/Ann-Ann, Thane	Deputed State & Others	Subash S. Patil	Ann. No. 4233/04 Doc. 1411/04
3.	Joint Deed S. No. 2200 Ann. 4-8-61 S. No. 2200 Ann. 4-8-61 Ann. 742/Ann-Ann, Thane	Subash S. Patil	Parash D. Dhad	Ann. No. 1792/08 Doc. 2181/2009
4.	Joint Deed S. No. 2200 Ann. 4-8-61 Ann. 742/Ann-Ann, Thane	Subash S. Patil & Other	Shri. Hanumanth Rao & Other	Ann. No. 1091/04 Doc. 1182/10

HENCE THIS REPORT
 Has been prepared in accordance with the provisions of Section 24 of the Registration Act, 1908 and the provisions of Section 17 of the Registration Act, 1908 and the provisions of Section 17 of the Registration Act, 1908 and the provisions of Section 17 of the Registration Act, 1908.

S.V.
 (S.V. MIHATRE)
 ADVOCATE
 ADV. BANGOR VISHWANATHI AGARWAL
 P.O. No. 11
 Ad. No. 11/11/11
 Ad. No. 11/11/11
 Ad. No. 11/11/11



Date & Rec. No.
 Rec. No. 2554/15
 Date. 09.09.2015
 Rec. No. 15
 Date. 09.09.2015
 Rec. No. 0052/15
 Date. 09.09.2015



S.V. MIHATRE
 & S.B. MITAL
 COL. L.V. WIDHANATHI AGARWAL
 P.O. No. 11
 Ad. No. 11/11/11
 Ad. No. 11/11/11
 Ad. No. 11/11/11

ब. नं. १
 दि. ०९/०९/२०१६
 पाने ३३/६३

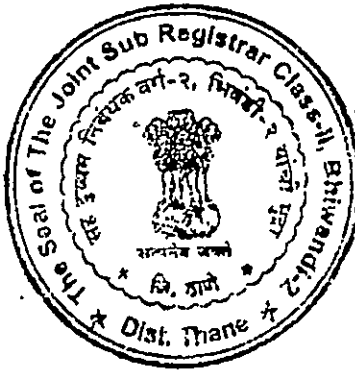
SEARCH REPORT

Sub. - Survey No. 2279 and adjoining G.O. District of Village - Kor, Tal. Bhiwandi, Dist. Thane

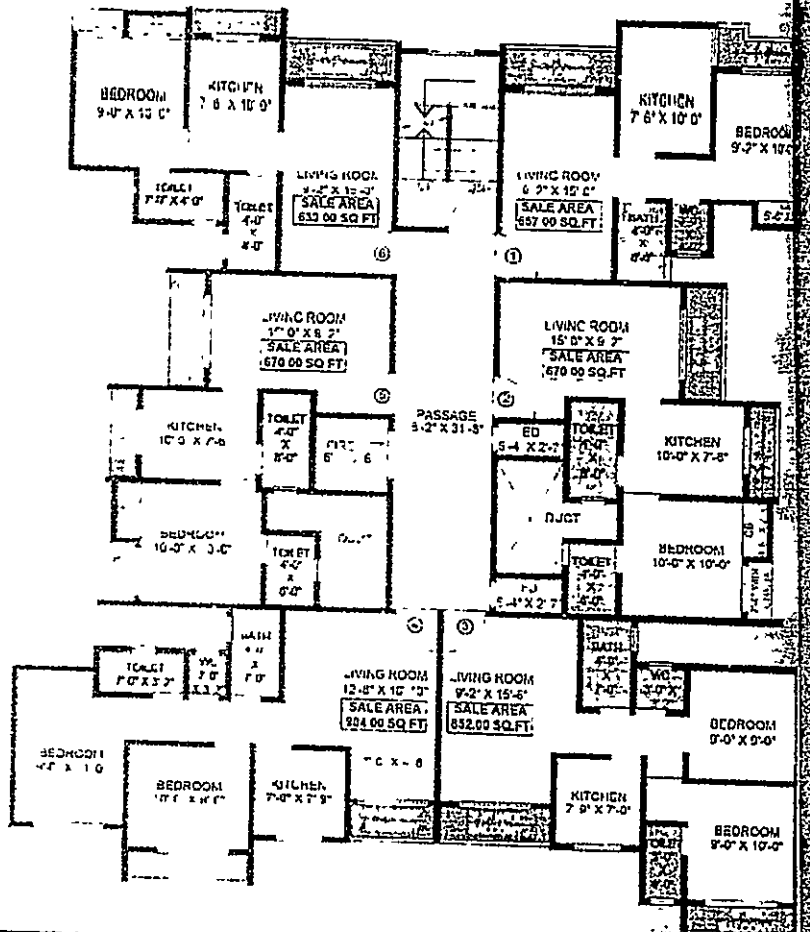
I have taken the search of above property my attention is to note

SERIAL	YEAR	REMARKS
1	1917	TDEN
2	1918	TDEN
3	1919	TDEN
4	1920	TDEN
5	1921	TDEN
6	1922	TDEN
7	1923	TDEN
8	1924	TDEN
9	1925	TDEN
10	1926	TDEN
11	1927	TDEN
12	1928	TDEN
13	1929	TDEN
14	1930	TDEN
15	1931	TDEN
16	1932	TDEN
17	1933	TDEN
18	1934	TDEN
19	1935	TDEN
20	1936	TDEN
21	1937	TDEN
22	1938	TDEN
23	1939	TDEN
24	1940	TDEN
25	1941	TDEN
26	1942	TDEN
27	1943	TDEN
28	1944	TDEN
29	1945	TDEN
30	1946	TDEN
31	1947	TDEN
32	1948	TDEN
33	1949	TDEN
34	1950	TDEN
35	1951	TDEN
36	1952	TDEN
37	1953	TDEN
38	1954	TDEN
39	1955	TDEN
40	1956	TDEN
41	1957	TDEN
42	1958	TDEN
43	1959	TDEN
44	1960	TDEN
45	1961	TDEN
46	1962	TDEN
47	1963	TDEN
48	1964	TDEN
49	1965	TDEN
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51	1967	TDEN
52	1968	TDEN
53	1969	TDEN
54	1970	TDEN
55	1971	TDEN
56	1972	TDEN
57	1973	TDEN
58	1974	TDEN
59	1975	TDEN
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62	1978	TDEN
63	1979	TDEN
64	1980	TDEN
65	1981	TDEN
66	1982	TDEN
67	1983	TDEN
68	1984	TDEN
69	1985	TDEN
70	1986	TDEN
71	1987	TDEN
72	1988	TDEN
73	1989	TDEN
74	1990	TDEN
75	1991	TDEN
76	1992	TDEN
77	1993	TDEN
78	1994	TDEN
79	1995	TDEN
80	1996	TDEN
81	1997	TDEN
82	1998	TDEN
83	1999	TDEN
84	2000	TDEN
85	2001	TDEN
86	2002	TDEN
87	2003	TDEN
88	2004	TDEN
89	2005	TDEN
90	2006	TDEN
91	2007	TDEN
92	2008	TDEN
93	2009	TDEN
94	2010	TDEN
95	2011	TDEN
96	2012	TDEN
97	2013	TDEN
98	2014	TDEN
99	2015	TDEN
100	2016	TDEN





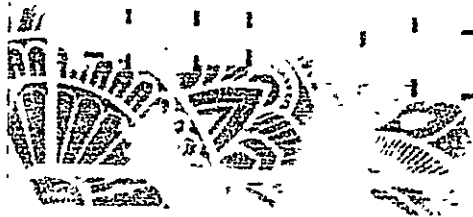
ख. प्र. २३०२२	
२०२४	४२/४८

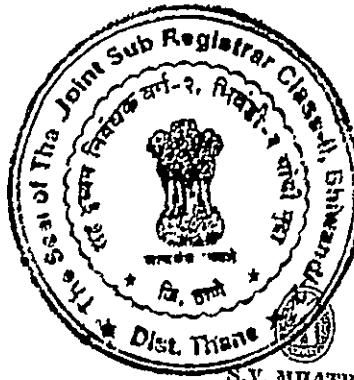


SALE AREA CALCULATION	
FLAT NO	TOTAL
101, 201, 301, 401, 501, 601, 701	
102, 202, 302, 402, 502, 602, 702	
103, 203, 303, 403, 503, 603, 703	
104, 204, 304, 404, 504, 604, 704	
105, 205, 305, 405, 505, 605, 705	
106, 206, 306, 406, 506, 606, 706	
TOTAL SALE AREA PER FLOOR (116 SQ. FT)	



Amruta
Park





अ. अ. अ. - २
 नं. अ. 30022 / २०१४
 दि. २३/१८

S.V. MHATRE
 B.A. LL.B. ADVOCATE
 CELL NO. 9999999999 9999999999
 21/02/2018

TRUE CERTIFICATE

Sub - Survey No. 218/3, area admeasuring 0.06-3 situated at Village Kori Tal. Shivajinagar, Dist. Thane

Following documents are submitted for registration of title:

- 1) True copy of the 218/3 extract of the land bearing Survey No. 218/3 area admeasuring 0.06-3 situated at Village Kori Tal. Shivajinagar, Dist. Thane
- 2) True copy of the Mutation Entry No. 3246 issued by Tal. Shivajinagar, Dist. Thane
- 3) True copy of the Mutation Entry No. 3246 issued by Tal. Shivajinagar, Dist. Thane
- 4) True copy of the Mutation Entry No. 3246 issued by Tal. Shivajinagar, Dist. Thane

It is hereby certified that the above documents are true and correct copies of the original documents on file of the office of the Joint Sub Registrar, Shivajinagar, Dist. Thane.

From the perusal of the above documents I am of the opinion that the documents are true and correct copies of the original documents on file of the office of the Joint Sub Registrar, Shivajinagar, Dist. Thane.

Original by High Change Register was the original documents of the land bearing Survey No. 218/3, area admeasuring 0.06-3 situated at Village Kori Tal. Shivajinagar, Dist. Thane

It is hereby certified that the above documents are true and correct copies of the original documents on file of the office of the Joint Sub Registrar, Shivajinagar, Dist. Thane.

entered in revenue record by way of the said Mutation Entry no. 1001 and said mutation entry certified on 01/10/76

Shri. Anant Shivanji Anant Prithvirajji land bearing Survey No. 218/3, area admeasuring 0.06-3 situated at Village Kori Tal. Shivajinagar, Dist. Thane from Karbhari Laxman Thakur & others by way of sale deed dated 22.03.1997 and sale deed registered before Sub-Registrar Shivajinagar on No. 1029/2009, and the name of Shri. Anant Shivanji Anant Prithvirajji has been entered in the Revenue Record by way of the said Mutation Entry no. 2657.

Shri. Anant Shivanji Anant Prithvirajji land bearing Survey No. 218/3, area admeasuring 0.06-3 situated at Village Kori Tal. Shivajinagar, Dist. Thane from Karbhari Laxman Thakur & others by way of sale deed dated 22.03.1997 and sale deed registered before Sub-Registrar Shivajinagar on No. 1029/2009, and the name of Shri. Anant Shivanji Anant Prithvirajji has been entered in the Revenue Record by way of the said Mutation Entry no. 2657.

Shri. Anant Shivanji Anant Prithvirajji land bearing Survey No. 218/3, area admeasuring 0.06-3 situated at Village Kori Tal. Shivajinagar, Dist. Thane from Karbhari Laxman Thakur & others by way of sale deed dated 22.03.1997 and sale deed registered before Sub-Registrar Shivajinagar on No. 1029/2009, and the name of Shri. Anant Shivanji Anant Prithvirajji has been entered in the Revenue Record by way of the said Mutation Entry no. 2657.

Subject to the Mutation Entry Commission's Certificate and the availability of Index 2 registers, the name of the said person is entered in the Revenue Record.

S.V. MHATRE
 B.A. LL.B. ADVOCATE
 ADV. SANDIP VISWANATH MATHRE
 S.A. LL.B.
 Cell No. 9999999999 9999999999
 21/02/2018

of the said Mutation Entry no. 3246 and said mutation entry certified on 24/04/2006.

3. Shri. Late. Nandubh & Smt. Sonanda Late Nandubh are purchased land bearing Survey No. 218/3, area admeasuring 0.06-3 situated at Village - Kori, Tal. Shivajinagar, Dist. Thane from Vijay Hagar Bharti & Premji Yashwantrao by way of sale deed dated 18/01/2007 and said sale deed registered before Sub-Registrar Shivajinagar on No. 4171/2007 and the name of Shri. Late. Nandubh & Smt. Sonanda Late Nandubh have been entered in the Revenue Record by way of the said Mutation Entry no. 3246 and said mutation entry certified on 15/02/2006.

4. Shri. Yashwanth Prabhakar Rodhe purchased land bearing Survey No. 218/3, area admeasuring 0.06-3 situated at Village - Kori, Tal. Shivajinagar, Dist. Thane from Vijay Hagar Bharti & Premji Yashwantrao by way of sale deed dated 17/11/2007 and said sale deed registered before Sub-Registrar Shivajinagar on No. 4558/2007 and the name of Shri. Yashwanth Prabhakar Rodhe has been entered in the Revenue Record by way of the said Mutation Entry no. 4221.

5. Shri. Late. Shankar Nandubh, Sonanda Late Nandubh & Smt. Sonanda Late Nandubh are granted development right in favour of Shri. Yashwanth Prabhakar Rodhe & Rajendra Nandubh and said development right Agreement and Power of Attorney registered before Sub-Registrar Shivajinagar on No. 4052/2015 dated 05/09/2015 and the name of Shri. Yashwanth Prabhakar Rodhe & Rajendra Nandubh has been entered in the Revenue Record by way of the said Mutation Entry no. 4221.

From the perusal of the above documents I am of the opinion that the documents are true and correct copies of the original documents on file of the office of the Joint Sub Registrar, Shivajinagar, Dist. Thane.

S.V. MHATRE
 B.A. LL.B. ADVOCATE
 ADV. SANDIP VISWANATH MATHRE
 S.A. LL.B.
 Cell No. 9999999999 9999999999
 21/02/2018

BEDROOM
 5'4" X 7'4"

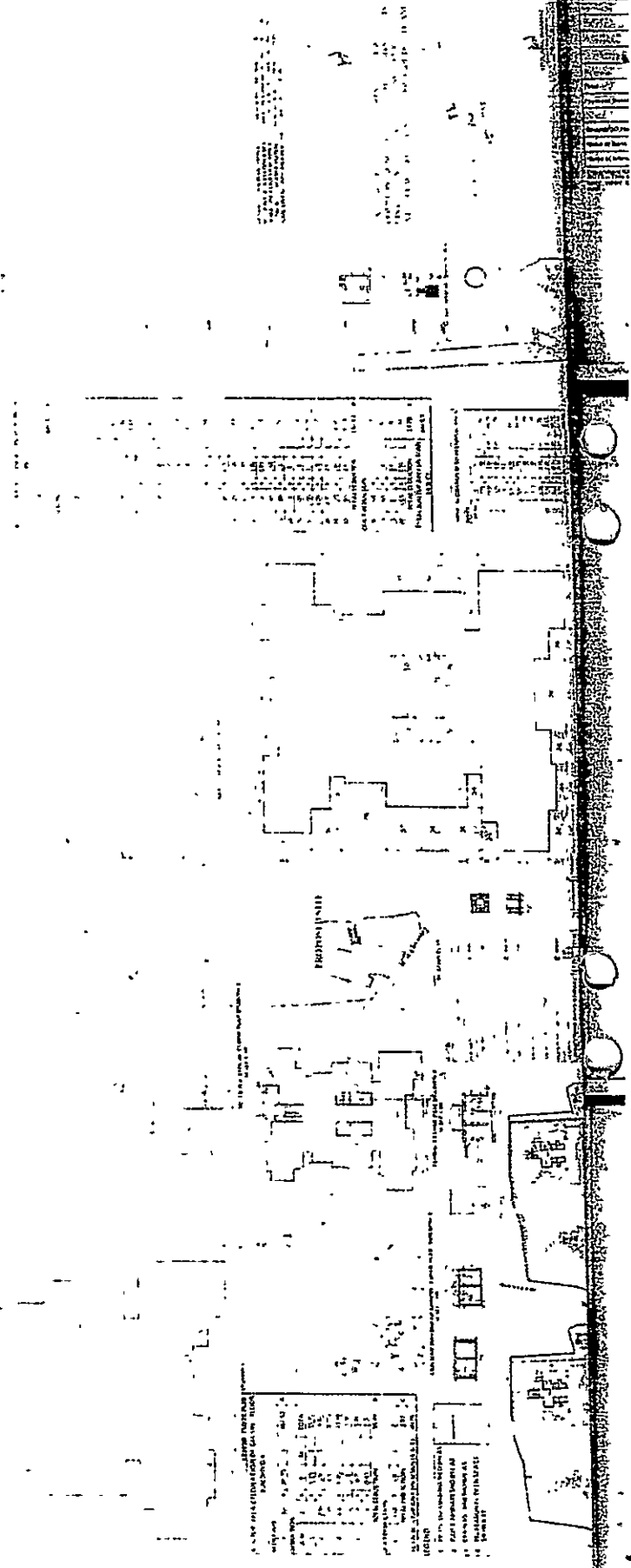
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BEDROOM
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ita



खण्ड - २	
क्र. ५३०२२	२०२४
पाने ४४/५८	





संख्या - १
दिनांक - १०/०५/२०१३

Form with fields for Name, Address, and other details. Includes a section for 'Joint Sub Registrar' and 'Raigarh'.



संख्या - १
दिनांक - १०/०५/२०१३

Form with fields for Name, Address, and other details. Includes a section for 'Joint Sub Registrar' and 'Raigarh'.



संख्या - १
दिनांक - १०/०५/२०१३



संख्या - १
दिनांक - १०/०५/२०१३

आज दिनांक १०/०५/२०१३ गैरजिफ कोलगाव, ता. विरगणे जि. रायगणे येथे घडालेल्या घडामोडीकडे कुलगुरुव्याख्यापत्र दिने व ठेविलेले वेगवेगळ्या -

- श्री. सुदर्शन शंकर माडगे
श्री. रावेंद्र देवदास
श्री. राजेंद्र देवदास
श्री. सुदर्शन शंकर माडगे

कारणे कुलगुरुव्याख्यापत्र लिहून देतात ते येथे घडालेले -

श्री. सुदर्शन शंकर माडगे
श्री. राजेंद्र देवदास
श्री. सुदर्शन शंकर माडगे



संख्या - १
दिनांक - १०/०५/२०१३

आज दिनांक १०/०५/२०१३ गैरजिफ कोलगाव, ता. विरगणे जि. रायगणे येथे घडालेल्या घडामोडीकडे कुलगुरुव्याख्यापत्र दिने व ठेविलेले वेगवेगळ्या -

- श्री. सुदर्शन शंकर माडगे
श्री. राजेंद्र देवदास
श्री. सुदर्शन शंकर माडगे

कारणे कुलगुरुव्याख्यापत्र लिहून देतात ते येथे घडालेले -

श्री. सुदर्शन शंकर माडगे
श्री. राजेंद्र देवदास
श्री. सुदर्शन शंकर माडगे



संख्या - १
दिनांक - १०/०५/२०१३

आज दिनांक १०/०५/२०१३ गैरजिफ कोलगाव, ता. विरगणे जि. रायगणे येथे घडालेल्या घडामोडीकडे कुलगुरुव्याख्यापत्र दिने व ठेविलेले वेगवेगळ्या -

- श्री. सुदर्शन शंकर माडगे
श्री. राजेंद्र देवदास
श्री. सुदर्शन शंकर माडगे

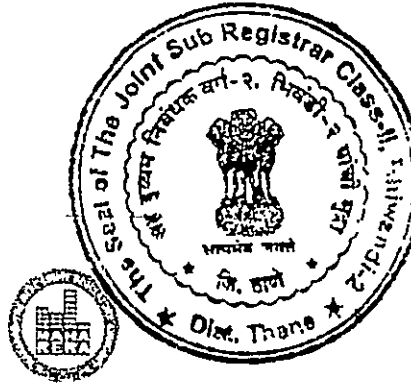


संख्या - १
दिनांक - १०/०५/२०१३

आज दिनांक १०/०५/२०१३ गैरजिफ कोलगाव, ता. विरगणे जि. रायगणे येथे घडालेल्या घडामोडीकडे कुलगुरुव्याख्यापत्र दिने व ठेविलेले वेगवेगळ्या -

- श्री. सुदर्शन शंकर माडगे
श्री. राजेंद्र देवदास
श्री. सुदर्शन शंकर माडगे

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51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



खसड - २
नं. १३६०२२ / २०२४
दि. ०६/०३/२३

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 **P51700049842**

Project: Amruta Park, Plot Bearing / CTS / Survey / Final Plot No - S. No. 218, H. No. 2/CPT & 3 & S. No. 219, H. No. 8 & 9 of Village Kon, Tal Bhiwandi, Dist Thane 421311 at kon (CT), Bhiwandi, Thane, 421311.

1. **Cheroba Homes** having its registered office / principal place of business at *Tehsil Bhiwandi, District. Thane, Pin 421311.*
2. This registration is granted subject to the following conditions, namely -
 - o The promoter shall enter into an agreement for sale with the allottees,
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from 06/03/2023 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 06-03-2023 12:33:45

Dated: 06/03/2023
Place: Mumbai

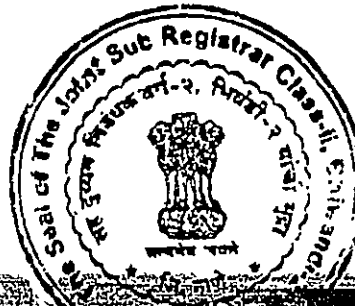
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

18

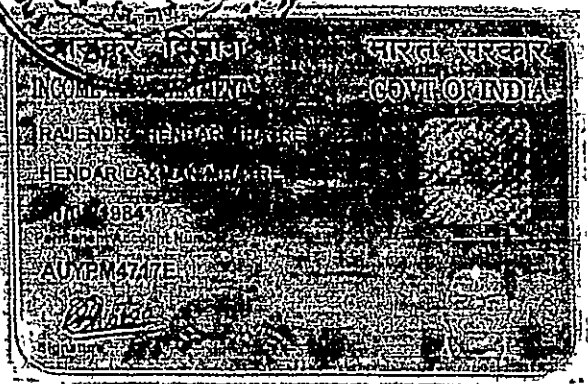
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बस - २
 नं ७३७२२ / १०१४
 २१/११/१८



भारत सरकार
 GOVERNMENT OF INDIA



राजेंद्र हेंदर म्हात्रे
 Rajendra Hendar Mhatre
 जन्म तारीख/ DOB: 11/01/1984
 पुरुष / MALE

5553 7756 8825

Aadhaar - Aam Aadmi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

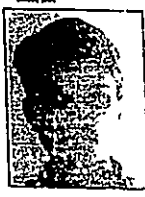
पता: S/O रेजर म्हात्रे, माऊली अपार्टमेंट १ वा मंजळ, कल्याण भिवंडी रोड, हनुमान मंदिर चौक, गणपती चौक, कोनगाव, कोठ, ठाणे, महाराष्ट्र - 421311

Address: S/O Hendar Mhatre, Mauli Apartment, 1st Floor, KalyanBhuvandi Road, Near HanumanMandir, Ganpati Chowk, Kongaon, Kon, Thane, Maharashtra - 421311

1847 1800 300 1047 help@uidai.gov.in www.uidai.gov.in P.O. Box No 1847, Bengaluru-560 001

Signature

भारत सरकार
 GOVERNMENT OF INDIA



सुदर्शन शंकर म्हात्रे
 Sudarshan Shankar Mhatre
 जन्म तारीख/ DOB: 17/10/1990
 पुरुष / MALE

6324 2666 1020
 VID : 9141 0042 9473 2651

माझी आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता: घर नं २८५, श्री मल्ल रोड, कल्याण पूर्व, मु.माल.पो.दरती, ता.अ.ना. कोठ, ठाणे, महाराष्ट्र - 421301

Address: HOUSE NO 285, SHREE MAL ROAD, KRISHNA HANDI, AT BHALPO DWARI TAAMBERNATH KALYAN EAST, Thane, Maharashtra - 421301

1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No 1847, Bengaluru-560 001

Signature



ब. नं. १३७२३
 पाने ५०/५८

आयकर विभाग
 TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

स्थायी लेख संख्या कार्ड
 Permanent Account Number Card
BXTPT8312H

SAVITA PRAVIN TAVHARE

Father's Name
BALASAHEB SHANKAR RAHANE

20.06.1991

आयकर विभाग
 TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

LAXMAN TAVHARE
 GOPAJI TAVHARE

984
 070688H

आयकर विभाग
 TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

Savita Pravin Tavhare

9615 1190 5387

भारत सरकार
 GOVT OF INDIA

पुर्वीन लक्ष्मण गोपाजी ताव्हारे
 Pravin Laxman Tavhare
 जन्म तिथि / DOB: 04/11/1984
 पुरुष / MALE
 Mobile No.: 7769938451

5233 3846 3297
 VID: 9120 3100 5667 7730

Issue Date: 24/03/2018

आयकर विभाग
 TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

आपदा - आप आदमी का अधिकार

भारतीय विपदा निवारण अथॉरिटी
 NATIONAL DISASTER RESPONSE AUTHORITY OF INDIA

5233 3846 3297
 VID: 9120 3100 5667 7730

भारत सरकार
 GOVT OF INDIA

मेरा आधार, मेरी पहचान

पता:
 S/O लक्ष्मण गोपाजी ताव्हारे, डिपेंडिबिंदी, घाटे,
 मंगरुवा - 421311

Address:
 S/O Laxman Gopaji Tavhare, Bhwandi,
 Thane Maharashtra - 421311


5233 3846 3297
 VID: 9120 3100 5667 7730

1847
 1800 300 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bengaluru-560 001

S. Tavhare.

वि. नं. १३७२३
 पाने ५०/५८

भारत सरकार
Government of India




प्रविण राजेंद्र पावसे
Pravin Rajendra Pawase
जन्म तारीख/DOB 29/09/1997
पुरुष/ MALE

Aadhaar no. 7429 4193 6356

आधार हा ओळखीचा प्रमाण आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पदनामजीवनीसाठी वापरले जाते (ऑनलाइन प्रमाणीकरण किंवा QR कोडने
वैधित्व/ऑनलाइन XML)
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification [online
authentication, or scanning of QR code / offline XML]

7429 4193 6356
माझे आधार, माझी ओळख



प्रमिला रोहिदास बांगर
Pramila Rohidas Banger
जन्म तिथी / DOB . 09/08/1986
महिला / FEMALE

8403 0988 2901

माझे आधार, माझी ओळख

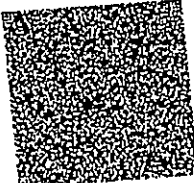
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ब व ड - २
द. क्र. ९३७३३ २०२४
पाने ५१५८

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India




पत्ता:
S/O Pravin Pawase, MHSOBA NAGAR, AI
Post Hivargoon pawasa Tal - Sangamner,
Dist Ahmed Nagar, Maharashtra - 422605

Address:
S/O Pravin Pawase, MHSOBA NAGAR, AI
Post Hivargoon pawasa Tal - Sangamner,
Dist Ahmed Nagar, Maharashtra - 422605

7429 4193 6356
VID : 9135 2311 5891 5523

1947 | help@uidai.gov.in | www.uidai.gov.in

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
B-3, Vyagreshwari Sankul, Dive East, Dativeli Road,
Thane, Thane, Maharashtra - 400612

Address:
B-3, Vyagreshwari Sankul, Dive East, Dativeli
Road, Thane, Thane, Maharashtra - 400612

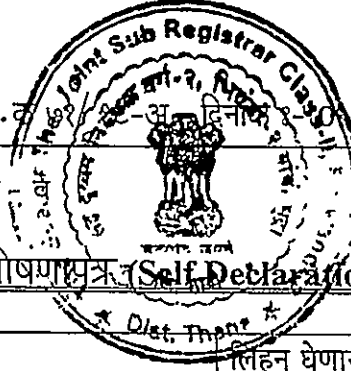
8403 0988 2901

1947 | help@uidai.gov.in | www.uidai.gov.in

दिनांक :-

शासन निर्णय क्रमांक - प्रसुधा १६१४/३४५/प्र.व.

प्रपत्र



मार्च २०१५

पत्र क्र. - २

९३०२१ २०१४

५२/५८

स्वयं - साक्षांकनासाठी स्वयं घोषणापत्र (Self Declaration)

लिहून देणार	लिहून घेणार

मी लिहून देणार मे.चेरोबा होम्स तर्फे भागीदार राजेंद्र हेंदर म्हात्रे
रा. कोन, ता.भिवंडी, जि.ठाणे ४२१३११

वय वर्षे :- ४० आधार क्रमांक असल्यास :- व्यवसाय :- विकासक

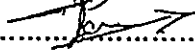
मी लिहून घेणार - श्री.प्रविण लक्ष्मण टावरे / सवीता प्रवीण टावरे

रा. कोनगाव, ता.भिवंडी, जि.ठाणे ४२१३११.

वय वर्षे :- ४०/३३ आधार क्रमांक असल्यास :- व्यवसाय :- व्यवसाय

याद्वारे घोषित करतो / करते की, मी स्वयं साक्षांकित (Self Attested) केलेल्या प्रति या मुळ कागदपत्रांच्या सत्यप्रती आहेत. त्या खोट्या असल्याचे आढळून असल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम १९०८ किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला जाईल व त्या नुसार मी शिक्षेस पात्र राहिन याची मला पुर्ण जाणीव आहे.

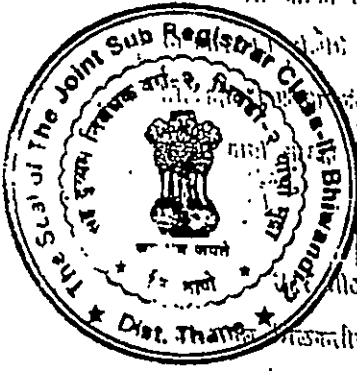
लिहून देणार सही :- 

लिहून घेणार सही :- 

Stavhare

ठिकाण :- भिवंडी

दिनांक :-



मालक नाम: <u>श्री. व. क. शिवाजीराव</u>	दोन प्रत्यक्ष अधिकारपारे इनाम स्वाक्षरीसाठी घेऊन आले
र. क्र. <u>93/622</u>	२०२४
पान <u>५३/५८</u>	

नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत. नोंदणी प्रक्रियेचे अंतिम टप्पे पूर्ण झाले आहेत.

या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरावे कागदपत्रे ह खरे आहेत व मिळकतीचा हक्कदार कोणत्याही सा. न्यायालय / शासकीय कार्यालयांची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही. याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व, वेळोवेळी न्यायालयाने उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजातील मिळकतीचे मातक कुलमुखत्यारधारक यांची मातकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांत पूर्णपणे जाणीव आहे.

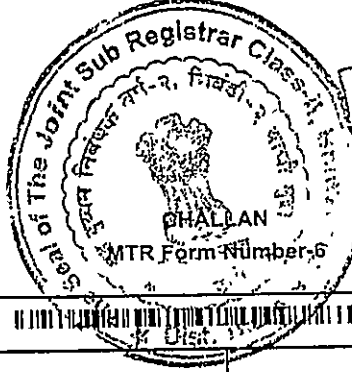
स्वावर मिळकती विषयी सध्या होत असलेली फसवणूक / वनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही व्यवहारात खुद्द शून्य किंवा नोंदणी फी कमी तावती, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा फायदा मिळवण्यास तयार नाही / आम्ही व दस्तऐवजातील सर्व निष्पादन व अधिकार देणारे जबाबदार असल्याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर अविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील असेल असलेल्या ७ वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हांला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्तावेजाचा भाग म्हणून जोडले जाईल.

Steo
सिंह देगार

Stavhane
सिंह देगार

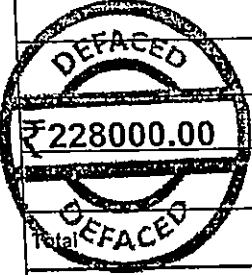
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 तारीख ४०/१०



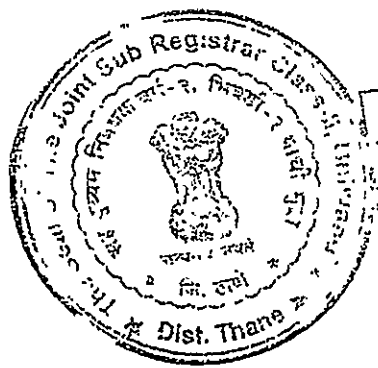
GRN	MH009395189202425E	BARCODE	[Barcode]				Date	07/10/2024-17 22:04	Form ID	25 1
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
Office Name	BVD2_BHIWANDI 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AFFPT06B8H				
Location	THANE				Full Name	PRAVIN LAXMAN TAVHARE				
Year	2024-2025 One Time				Flat/Block No.	FLAT NO.202, AMRUTA PARK, B WING				
Account Head Details			Amount In Rs.	Premises/Building						
0030046401 Stamp Duty			198000.00	Road/Street	KON					
0030063301 Registration Fee			30000 00	Area/Locality	BHIWANDI					
				Town/City/District						
				PIN	4 2 1 3 1 1					
				Remarks (If Any)	PAN2=AAMFC4639D~SecondPartyName=CHEROBA HOMES-CA=3300000~Marketval=1769000					
				Amount In	Two Lakh Twenty Eight Thousand Rupees Only					
				Words						
Total			2,28,000.00							
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No	69103332024100718836	2892906328			
Cheque/DD No.				Bank Date	RBI Date	07/10/2024-17 23 17	Not Verified with RBI			
Name of Bank				Bank-Branch			IDBI BANK			
Name of Branch				Scroll No. , Date			Not Verified with Scroll			



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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-351-13722	0005183687202425	08/10/2024-10:50:52	IGR132	30000 00
2	(IS)-351-13722	0005183687202425	08/10/2024-10 50 52	IGR132	198000 00
Total Defacement Amount					2,28,000.00



ब्लॉक - २
स. नं. १३७९३ / २०२४
पाने ५५ / ५८

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रोजी

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351/13722

मंगळवार, 08 ऑक्टोबर 2024 10:51 म.पू.

दस्त गोषवारा भाग-1

ववड2

दस्त क्रमांक: 13722/2024

दस्त क्रमांक: ववड2 /13722/2024

वाजार मूल्य: रु. 17,68,184/-

मोवदला: रु. 33,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,98,000/-

दु. नि. सह. दु. नि. ववड2 यांचे कार्यालयात

पावनी: 15558

पावती दिनांक: 08/10/2024

अ. क्र. 13722 वर दि.08-10-2024

सादरकरणाराचे नाव: प्रवीण लक्ष्मण टाव्हरे

रोजी 10:49 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठाची संख्या: 58

एकुण 31160 00

दस्त हजर करणाऱ्याची सही:

(इंद्रवदन अ.सोनवणे)

सह दुय्यम निबंधक-(वर्ग-२)

भिवंडी क्र. २, जि. ठाणे
दस्तावा प्रकार: विक्री करारनामा

(इंद्रवदन अ.सोनवणे)

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

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा म्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 08 / 10 / 2024 10 : 49 : 32 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 10 / 2024 10 : 50 : 22 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या 'रतुदीनुसारच नोंदणीस दाखल केलेला आहे,' दस्तावेज संतुर्ण मजकूर, निष्पादक व्यक्ती, रक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील. दस्तऐवजातील जोडलेले कागदपत्रे, कुळपुखत्यारपत्र, व्यक्ती इत्यादी बनावट आढळून आल्यास यांची संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून देणारे :

लिहून घेणारे :

Stenhouse



ववड - २
क्र. १३७२२ / २०२४
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08/10/2024 10 53:38 AM

दस्त गोपवारा भाग-2

वडड2

दस्त क्रमांक 13722/2024

दस्त क्रमांक :वडड2/13722/2024

दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठना प्रमाणित
1	नाव:चेरोवा होम्स भागीदारी संस्था तर्फे भागीदार राजेंद्र हेदर म्हात्रे तर्फे कुलमुखत्यारी सुदर्शन शंकर म्हात्रे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं कोन, ता. भिवंडी, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAMFC4639D	लिहून घेणार वय :-33 स्वाक्षरी-		
2	नाव:प्रवीण लक्ष्मण टाव्हरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं नाईकवाडी, कोन, ता. भिवंडी, जि. ठाणे, रोड नं -, महाराष्ट्र, ठाणे. पॅन नंबर:AFFPT0688H	लिहून घेणार वय :-40 स्वाक्षरी-		
3	नाव:सविता प्रवीण टाव्हरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं नाईकवाडी, कोन, ता. भिवंडी, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BXTPT8312H	लिहून घेणार वय :-33 स्वाक्षरी-		

Sinhate

Tavhare

Savhare

सरील दस्तऐवज करून देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:08 / 10 / 2024 10 : 52 20 AM

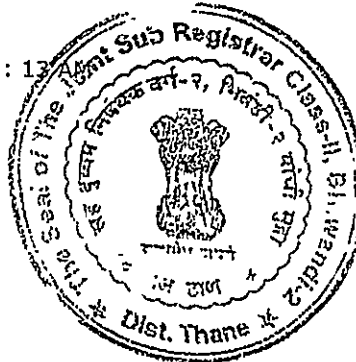
ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समनी-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. न्यायावत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार चेरोवा होम्स भागीदारी संस्था तर्फे भागीदार राजेंद्र हेदर म्हात्रे तर्फे कुलमुखत्यारी सुदर्शन शंकर म्हात्रे	08/10/2024 10:53:13 AM	सुदर्शन शंकर म्हात्रे M 1176378325507592192
2	लिहून घेणार प्रवीण लक्ष्मण टाव्हरे	08/10/2024 10:53:01 AM	प्रवीण लक्ष्मण टाव्हरे M 1293081275453231104
3	लिहून घेणार सविता प्रवीण टाव्हरे	08/10/2024 10:52:36 AM	सविता प्रवीण टाव्हरे F 1293081176123662336

शिक्षा क्र.4 ची वेळ:08 / 10 / 2024 10 : 53 : 13

BVD2
इंद्रवदन अ.सोनवणे
सह दुय्यम निबंधक (वर्ग-२)
भिवंडी क्र. २, जि. ठाणे



वडड - २
र. क्र 931022 2024
प. क्र 90142

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAVIN LAXMAN TAVHARE	eChallan	69103332024100718836	MH009395189202425E	198000.00	SD	0005183687202425	08/10/2024
2	PRAVIN LAXMAN TAVHARE	eChallan		MH009395189202425E	30000	RF	0005183687202425	08/10/2024
3		DHC		1024075118563	1160	RF	1024075118563D	08/10/2024

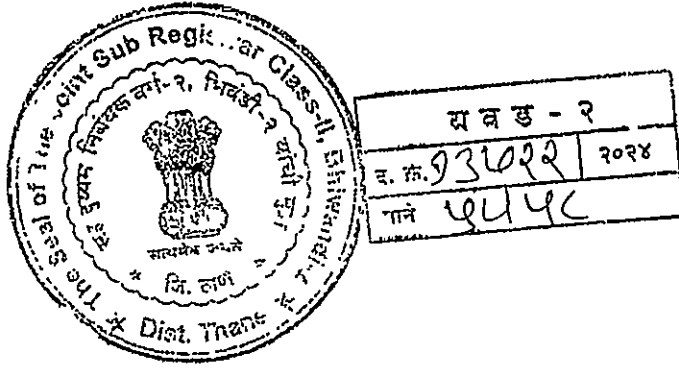
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

13722 /2024

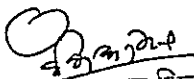
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की या दस्तामध्ये
एकुण १ ते ५८ पाने असून
१ बुकाचे १३७२२ नंबरी नोंदला


सह दुय्यम निबंधक वर्ग २ भिवंडी क्र. २
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