

Receipt (pavti)

520/28598

Thursday, October 24, 2024
8:40 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 30181 दिनांक: 24/10/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल5-28598-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कृणाली संजय बंद्री

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

DELIVERED

पत्रांची संख्या: 105

एकूण:

रु. 32100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:59 AM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

वाजार मूल्य: रु.4310838.4 /-

मोवदला रु.6806000/-

भरलेले मुद्रांक शुल्क : रु. 340300/-

सह दुय्यम निबंधक वग-2
कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024230908292 दिनांक: 24/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024232807592 दिनांक: 24/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010255734202425E दिनांक: 24/10/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

Radhi

PP
1 folder
clip

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	2024102428					
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	107-कुर्ला - 3					
उप मूल्य विभाग	भुभाग: स.गो.बर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.					
सर्व्हे नंबर /न. भू क्रमांक	सि.टी.एस. नंबर#295					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
49960	125170	143940	178000	125170		चौरस मीटर
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	32.8चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्ष 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-	
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 105% apply to rate= Rs.131428/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((131428-49960) * (100 / 100))+49960) = Rs.131428/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 131428 * 32.8 = Rs.4310838.4/-					
Applicable Rules	= ,10.4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझॅन्स मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4310838.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.4310838.4/-					

Home

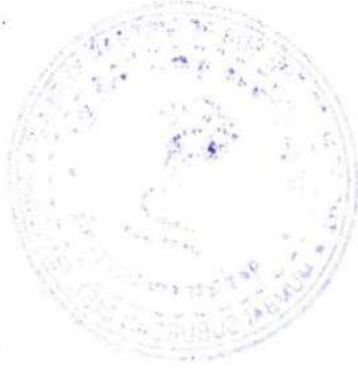
Print

सह दुय्यम निबंधक वग २
कुर्ला क्र. ५



10 - 11/2015
10/11/2015
10/11/2015

10/11/2015



करल - ५
दस्त क्र. २५५८८/२०२४
२११०४

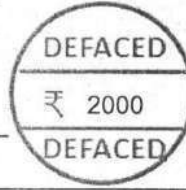


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1024232807592	Receipt Date	24/10/2024
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Received from Kings Builders and Developers, Mobile number 8691969696, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 28598 dated 24/10/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



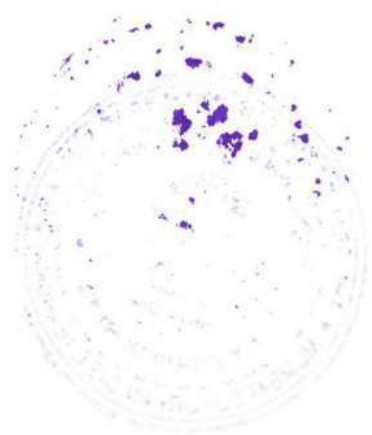
Payment Details

Bank Name	SBIN	Payment Date	23/10/2024
Bank CIN	10004152024102307175	REF No.	IGARZNSKP5
Deface No	1024232807592D	Deface Date	24/10/2024

This is computer generated receipt, hence no signature is required.



1954年
11月15日
11月15日



करल - ५

दस्त क्र. २५५६/२०२४

३/१०/२४



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1024230908292

Receipt Date 24/10/2024

Received from Kings Builders and Developers, Mobile number 8691969696, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 28598 dated 24/10/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 100

DEFACED

Payment Details

Bank Name SBIN

Payment Date 23/10/2024

Bank CIN 10004152024102307821

REF No. IGARZNTUX9

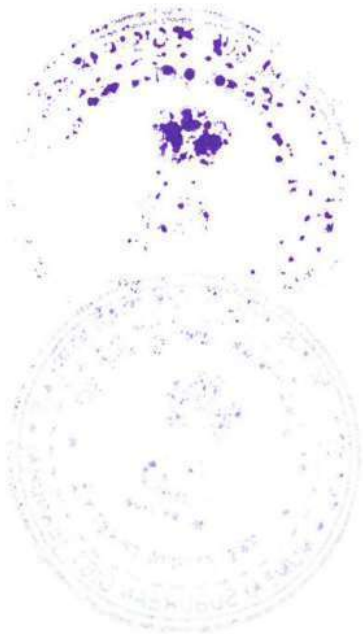
Deface No 1024230908292D

Deface Date 24/10/2024

This is computer generated receipt, hence no signature is required.



1	1974
1974	1974
1974	1974



करल - ५

दस्त क्र. १०५१६६/२०२४

४ १०५

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1024232807592

Date 23/10/2024

Received from Kings Builders and Developers, Mobile number 8691969696, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 23/10/2024

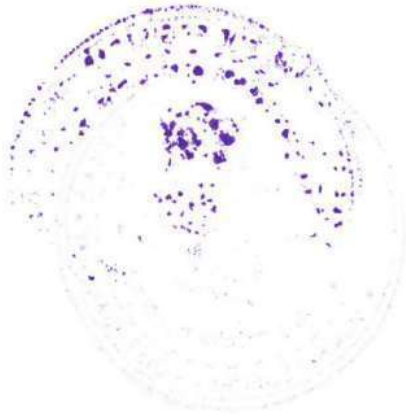
Bank CIN 10004152024102307175

REF No. IGARZNSKP5

This is computer generated receipt, hence no signature is required.



1917
MAY 10 1917
MAY 10 1917



करल - ५

दस्त क्र. १०१०८/२०२४

१/१०/२४

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1024230908292	Date 23/10/2024
Received from Kings Builders and Developers, Mobile number 8691969696, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 23/10/2024
Bank CIN 10004152024102307821	REF No. IGARZNTUX9
This is computer generated receipt, hence no signature is required.	



10 - 1974
10 - 1974
10 - 1974





CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. २५५८/२०२४
६/१०/२४



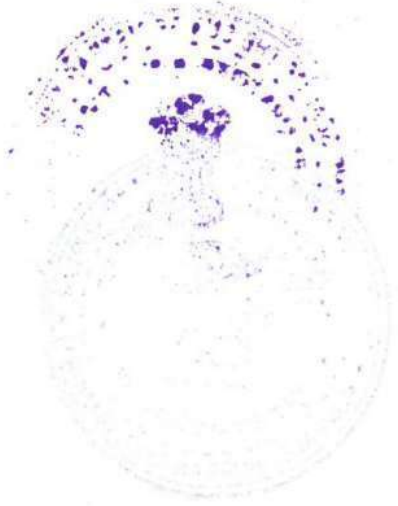
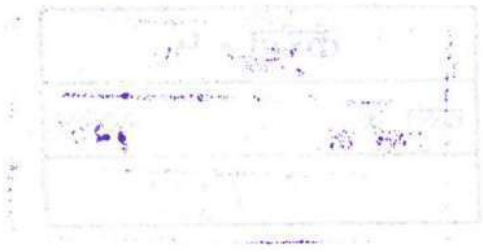
GRN	MH010255734202425E	BARCODE			Date	23/10/2024-12:47:42	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				KRL1_JT SUB REGISTRAR KURLA NO 1				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details			Amount In Rs.		Payer Details			
0030045501 Stamp Duty			340300.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee			30000.00		PAN No.(If Applicable) AACPK9218L			
Full Name				KINGS BUILDERS AND DEVELOPERS				
Flat/Block No.				Flat No. 605, D Wing, 6th Floor, Kings My Home				
Premises/Building				Vasant Paliv Marg, Slon Chunarbhait East				
Road/Street				Mumbai				
Area/Locality				Mumbai				
Town/City/District				Mumbai				
PIN				400002				
Remarks (If Any)				PAN2=CEZPB5059R~SecondPartyName=Krunali Sanjay Bandri-				
Amount In				Three Lakh Seventy Thousand Three Hundred Rupees O				
Words				nly				
Total				3,70,300.00				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN Ref. No. 00040572024102333116 IK0CZFLIQ1				
Cheque/DD No.				Bank Date RBI Date 23/10/2024-12:24:48 Not Verified with RBI				
Name of Bank				Bank-Branch STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date Not Verified with Scroll				



Department ID : Mobile No. : 8691969696
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम 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	Userld	Defacement Amount
1	(IS)-520-28598	0005654121202425	24/10/2024-08:40:38	IGR561	30000.00
2	(IS)-520-28598	0005654121202425	24/10/2024-08:40:38	IGR561	340300.00
Total Defacement Amount					3,70,300.00

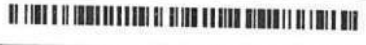




CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. २५९८



GRN	MH010255734202425E	BARCODE			Date	23/10/2024-12:47:42	Form ID	252	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AACPK9218L				
Location	MUMBAI			Full Name	KINGS BUILDERS AND DEVELOPERS				
Year	2024-2025 One Time			Flat/Block No.	Flat No. 605, D Wing, 6th Floor, Kings My Home				
Account Head Details		Amount In Rs.		Premises/Building					
0030045501	Stamp Duty	340300.00		Road/Street	Vasant Patti Marg, Bion Chunabhaji East				
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai				
				Town/City/District					
				PIN	400022				
				Remarks (If Any)	PAN2=CEZPB5059R~SecondPartyName=Krunali Sanjay Bandri-				
				Amount In	Three Lakh Seventy Thousand Three Hundred Rupees O				
Total				3,70,300.00	Words	nly			
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque-DD Details				Bank CIN	Ref. No.	00040572024102333116	IK0CZFLIQ1		
Cheque/DD No.				Bank Date	RBI Date	23/10/2024-12:24:48	Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
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.

Mobile No. : 8691969696

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

11-1558
11-1558
11-1558



करल - ५
दस्त क. २५९/२०२४
८/१०५



Kudalkar

SBandri

Kudalkar

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 24th October, 2024 executed by and between M/s. **KINGS BUILDERS & DEVELOPERS**, through its proprietor **Dr. NILESH L. KUDALKAR**, (PAN NO: AACPK9218L), having its office at 101, Kings Paradise, Plot No. 46/B, Hemu Kalani Marg, Chembur, Mumbai - 400 071, hereinafter referred to as the "PROMOTER", (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, and assigns) **OF THE FIRST PART;**

AND

Ms. Krunali Sanjay Bandri, (PAN NO. :CEZPB5059R), (AADHAR NO. 7570 7705 6665) aged about 28 years, adult, Indian Inhabitant of Mumbai, presently residing at 12/A, Ganesh Lane, 1st Floor Room No.3, Opp Vithal Rakhumai Mandir, Colaba, Mumbai-400005.

Mrs. Sarita Sanjay Bandri, (PAN NO. :AJIPB3414G), (AADHAR NO. 4523 1632 2661) aged about 55 years, adult, Indian Inhabitant of Mumbai, presently residing at 12/A, Ganesh Lane, 1st Floor Room No.3, Opp Vithal Rakhumai Mandir, Colaba, Mumbai-400005. Hereinafter referred to as the "ALLOTTEE", (which expression shall unless it be repugnant to the context or meaning hereof shall be deemed to mean and include their respective heirs, executors, administrators and assigns) **OF THE SECOND PART.**

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers

Kudalkar

Dr. Nilesh L. Kudalkar
Proprietor

Bandri

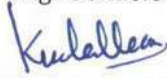
Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)


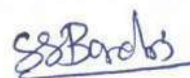
SBandri

1. **AND WHEREAS**, by virtue of the Development agreement dated 12/06/2014 and Supplementary Development agreement dated 01/03/2021 executed between **SION CHUNABHATTI SHRI GURUDUTTAKRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED (Proposed)** (therein referred to as the society) and Promoters/Developers herein, the society has granted the development rights in favor of the Promoters/Developers herein in respect of the property described in the **First Schedule** hereunder written;
2. **AND WHEREAS**, pursuant to the said Development agreement, the society has also executed Power of attorney dated 12.06.2014 authorizing the Promoter./ Developers herein to carry out the development work in respect of the property described in the Schedule hereunder written as per the terms and conditions of the Development Agreement dated 12.06.2014 as well as the SRA approvals and sanctions;
3. **AND WHEREAS**, pursuant to the said Development agreement dated 12/06/2014, all the slum dwellers have granted their individual consent to the Developers/ Promoters herein to develop the property described in the **First Schedule** hereunder written under the Slum Rehabilitation Authority scheme;
4. **AND WHEREAS**, pursuant to the said Development agreement dated 12/06/2014, the Society has also executed Supplementary Development Agreement dated 01/03/2021 herein, the society has granted the development rights in favor of the Promoters/Developers herein in respect of the property described in the **First Schedule** hereunder written;
5. **AND WHEREAS**, the Developers/Promoters have also entered into individual alternate accommodation agreement with the slum dwellers;
6. **AND WHEREAS**, the Slum Rehabilitation Authority/ Promoters/ Developers have also appointed Mrs. Sheetal Nikhare of **M/s. S. S. Associates**, Architects having its office at 1103, DPCL IT Square, 11th Floor, Near Bank of Maharashtra, MIDC, Wagle Estate, Thane West, 400604, duly registered with the Council of Architecture and the Developers/Promoters have entered into the agreement as prescribed by the Council of Architecture.;
7. **AND WHEREAS**, the Developers/Promoters have also appointed **M/s. Chopdekar & Associates** as Structural Engineers for the preparation of the structural designs and drawings of the said building and the Developers/

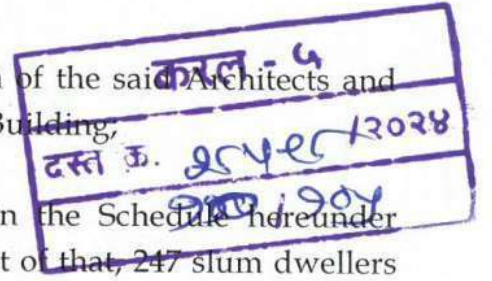
This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor

 
Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

Promoters have accepted professional supervision of the said Architects and Structural Engineers in the completion of the said Building,



8. **AND WHEREAS**, the said Property described in the Schedule hereunder written are occupied by 296 slum dwellers and out of that, 247 slum dwellers were eligible in the Slum Rehabilitation Scheme, and accordingly Annexure II has been issued by the Slum Rehabilitation Authority and the said slum dwellers have formed the Co-operative Society (Proposed) under the provisions of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 having its registered office at Hill Road, Sion Chunabhatti, Mumbai: 400022. (For brevity's sake, the said society is hereinafter referred to as "*the said Proposed Society*").




9. **AND WHEREAS**, the Slum Rehabilitation Authority has accepted the submission and amalgamation of two societies, and temple and gymnasium were shown at the time of submission, considered as non-eligible, and Slum Rehabilitation Authority has issued LOI under Reference no. File No. L/STGOVT/0027/20190404/LOI. dated 29/04/2021 issued by Slum Rehabilitation Authorities, granted the Development rights to the Promoter herein in respect of all that pieces and parcel of land together with the various structures standing thereon occupied by 296 slum dwellers and admeasuring 1327.7 square meters and 6547.50 square meters respectively, aggregating to 7875.20 square meters as per the Property Card lying and being situated at C.T.S. No. 295 & 373 of Village Kurla at Vasant Patil Marg and Hill Road, Sion Chunabhatti (East), Mumbai 400022. Further Revised LOI from SRA under Reference No. L/STGOVT/0027/20190404/LOI dated 06/06/2022, Further revised LOI from SRA under Reference No. L/STGOVT/0027/20190404/LOI dated 22/06/2023 in respect of the property more particularly described in the **First Schedule hereunder** written. Here to annexed and marked is the copy of the LOI issued by Slum Rehabilitation Authority.

10. **AND WHEREAS**, the Slum Rehabilitation Authority has also issued Intimation of Approval (IOA) under the sub-regulation of Regulation 33(10) for the rehab. Building No.1, Sale Building No.2 and sale Building No. 3 under reference no. L/ STGOVT/ 0027/ 20190404/AP dated 10/06/2021, Further Revised Intimation of Approval (IOA) issued by Slum Rehabilitation Authority under the sub-regulation of Regulation 33(10) for the Sale Building No.3. under reference no. L/STGOVT/0027/20190404/AP dated 25/08/2021 , Further Revised Intimation of Approval (IOA) issued by Slum Rehabilitation Authority under the sub-regulation of Regulation 33(10) for the Rehab Wing A and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building dated 01/07/2022

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor

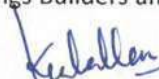

Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

under Reference No. L/STGOVT/0027/20190404/AP , Further Revised Intimation of Approval (IOA) issued by Slum Rehabilitation Authority under the sub-regulation of Regulation 33(10) for the Rehab Wing A and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building dated 28/07/2023 under reference no. L/STGOVT/0027/20190404/AP in respect of the property more particularly described in the **First Schedule** hereunder written. Hereto annexed and marked are the copies of the IOA issued by Slum Rehabilitation Authority.

11. **AND WHEREAS**, the Slum Rehabilitation Authority has issued Commencement Certificate for the Rehab building No.1 as Wing A, Sale building No.2 as Wing B and C and sale building No. 3 as Wing D and E under reference no. L/STGOVT/0027/20190404/AP dated 24/01/2022, Further Revised Commencement Certificate for the Rehab Wing A and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building under reference no. L/ STGOVT/ 0027/ 20190404/AP dated 01/07/2022, Further Revised Commencement Certificate for the Rehab Wing A and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building under reference no. L/ STGOVT/ 0027/ 20190404/AP dated 28/07/2023 , Hereto annexed and marked are the copies of the CC for Rehab Wing A and Sale Wing 'D' & 'E' of Non-Composite Building under reference no. L/ STGOVT/ 0027/ 20190404/AP dated 21/11/2023. Hereto annexed and marked are the copies of the CC for Sale Wing 'B', 'C' of Non-Composite Building under reference no. L/ STGOVT/0027/20190404/AP dated 05/02/2024 in respect of the property more particularly described in the **First Schedule** hereunder written Hereto annexed and marked are the copies of the CC for Rehab Wing A and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building.
12. **AND WHEREAS**, while sanctioning the said Plan, the concerned Slum Rehabilitation Authority and the Government and such other concerned authorities laid down certain conditions, stipulations, restrictions to be performed by the Developer/Promoter while developing the said property will be constructed by the Developer/Promoter under the supervision and observation of the Architects and the Promoter/Developer has obtained Commencement Certificate (CC) in respect of the building, proposed to be constructed by the Promoter/Developer at the property described in the Schedule hereunder written;
13. **AND WHEREAS**, the Promoter/Developer has agreed to grant Permanent alternate accommodation to the eligible slum dwellers as per the Annexure II issued by the Slum rehabilitation Authorities in the rehab. component

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

building Wing A, demarcated in the copy of the Plan annexed hereto and marked as **Annexure** to be constructed by the Developers and the remaining flat area in the sale buildings Wing B and C, Wing D and E shall be free sale component belonging to the Promoter/Developer alone and the Promoter/Developer shall have the sole, exclusive and absolute rights to sell assign transfer the premises in the sale building component Wing B and C, Wing D and E to be constructed on the property described in the Schedule hereunder written, and to enter into the agreement with the allottee in respect of the Flat purchased and to receive appropriate consideration for sale in respect thereof;

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14. **AND WHEREAS**, the Developers/Promoters have appointed Mr. Nilesh Joshi to investigate the title in respect of the sale component buildings Wing B and C, Wing D and E to be sold by the Developers, as per the terms and conditions of the IOA in respect of the property described in the Schedule hereunder written and copy of the title certificate is annexed hereto and marked as **Annexure**.



15. **AND WHEREAS**, the Promoters/Developers declared that the said building to be constructed by the Developers/Promoters always to be known as "KINGS My Home" with their respective wing.

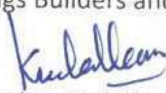
16. **AND WHEREAS**, the Allottee herein has demanded from the Developer/Promoter and Developer/Promoter has given inspection to the Allottee in respect of all documents of title relating to the said property as specified under the Real Estate Regulatory Authority, 2005 (hereinafter referred to as the said Act and Rules made therein);


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

1. All the aforesaid recitals shall form an integral and operative part of this agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly. The headings given in the operative section of this agreement are only for convenience, and are not intended in derogation of real estate (regulation and development) act, 2016.
2. The Promoter shall construct the real estate project being the said building known as 'KINGS My Home', which as presently envisaged inter-alia comprises of wings A, B, C, D, E and 23 no. of upper habitable floors in accordance with the plans, designs and specifications as referred hereinabove,

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and as approved / to be approved by the SRA and other competent authorities from time to time. The real estate project shall have the common areas, facilities and amenities that maybe usable by the allottee/s and are listed in the **SECOND SCHEDULE** hereunder written.

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3. The Allottee hereby give his No Objection to the Developer/Promoter to make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee for such minor changes or alterations as per the provisions of the Act and without affecting the Flat premises allotted by Developer/Promoters to Allottee.

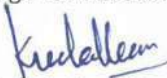
4. **Purchase of the Premises and Sale Consideration:**

Flat No.	605
Wing	Wing-D
RERA Carpet Area	321 Sq. Ft. / 29.822 Sq. mtr.
Type	Residential
Floor	SIXTH FLOOR
Consideration (in Rupees)	Rs.68,06,000/- (Rs. Sixty Eight Lakh Six Thousand Only).
Stamp Duty and Registration Charges	Stamp Duty Rs. 3,40,300/- & Registration Charges Rs. 30,000/- Total Rs. 3,70,300/- (Rs. Three Lakh Seventy Thousand Three Hundred Only) Paid by Developer/Promoter as actual
Development Charges	Rs.3,54,000 /- (Rs. Three Lakh Fifty Four Thousand Only) Shall Pay by Purchaser
GST Charges On Agreement	Rs. 3,40,300/- (Rs. Three Lakh Forty Thousand Three Hundred Only) Paid by Purchaser

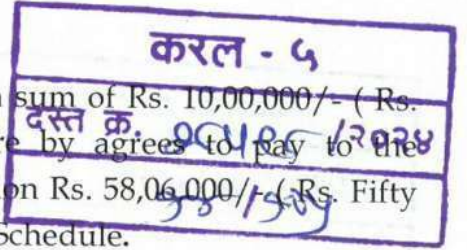
(a) The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase from the Promoter on ownership basis, the said Premises being a Flat No. 605 Wing- D admeasuring RERA Carpet Area 29.822 Sq. Mtr. (321 Sq. Ft.) on SIXTH FLOOR and more particularly described in the SECOND schedule hereunder written, and as shown in red colour boundary line on the plan annexed here to and marked as Annexure in the said Building in the Free Sale Component, which is more particularly described in the SECOND Schedule here under written, at or for consideration of Rs.68,06,000/- (Rs. Sixty Eight Lakh Six Thousand Only). ("the Sale Consideration"). The said Premises shall contain amenities as set out in the hereto.

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For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)



- (b) The Allottee/s has paid before this Agreement, a sum of Rs. 10,00,000/- (Rs. Ten Lakh Only) as advance payment and here by agrees to pay to the Promoter the balance amount of Sale Consideration Rs. 58,06,000/- (Rs. Fifty Eight Lakh Six Thousand Only). As per Payment Schedule.
5. The Promoters shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the said Building as detailed in the Clause 4 above (the payment at each stage is individually referred to as "the **Installment**" and collectively referred to as "**the Installments**"). The payment shall be made by the Allottee/s within 7 (seven) days of the Promoter making a demand for the payment of the Installment, time being the essence of the contract. A notice/intimation forwarded by the Promoter to the Allottee/s that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed.
6. The payment by the Allottee/s in accordance with the Clause 4 is the basis of the Sale Consideration and is one of the principal, material and fundamental terms of this Agreement (time being the essence of the contract). The Promoter has agreed to allot and sell the said Premises to the Allottee/s at the Sale Consideration *inter-alia* because of the Allottee/s having agreed to pay the Sale Consideration in the manner more particularly detailed in the Clause 4 herein. All the Installments payable in accordance with this Agreement with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s simultaneously on the execution of this Agreement.
7. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cess or any other in direct taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cess (whether applicable/payable now or which may be come applicable/payable in future) including GST and all other in direct and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

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Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

8. The Sale Consideration excludes all costs, charges and expenses including and/or incidental charges in connection with the documents to be executed for the sale of the said Premises including on this Agreement and expenses on all documents for sale and/or transfer of the said Premises, including applicable stamp duty and registration charges on this Agreement. However, GST and any other charges, taxes, cess, levies shall be paid by Purchaser.

9. The Sale Consideration is escalation-free, save and except collations/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/s 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/s, which shall only be applicable on subsequent payments.


10. The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ %(percent) 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 the Allottee/s by the Promoter.

11. The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the said Building is complete and the Occupation Certificate is granted by the SRA, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of + - 3% (three percent). The total Sale Consideration payable on the basis of the carpet area of the premises shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoters shall refund the excess money paid by Allottee/s within 45 (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/s; If there is any increase in the carpet area allotted to Allottee/s; the Promoter shall demand additional amount from the Allottee/s towards Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the Premises. It is clarified that the payments to be made by the Allottee/s; as the

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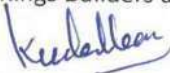
case may be, under this Clause 4 shall be made at the same rate per square meter as agreed in Clause 4 above.

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12. The Allottee/s authorizes the Promoters 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/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
13. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and the internal fitting and fixtures on the said Premises that shall be provided by the Promoter are listed in the Annexure hereunder written.
14. The Allottee/s is/are further desirous of using for himself/herself ~~NA~~ parking spaces/slots being either single /stack (as may be determined by the Promoter) in the building and/or on the Free Sale Building and/or on the Free Sale Land, as the case may be, ("the said Car Parking Space") and the same shall be limited common areas and facilities. According to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Promoter, has agreed to allot Car Parking Space for himself/herself/his visitors/guests on the terms and conditions hereinafter appearing. The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the said car parks by the Promoter and/or the Society and/or the Apex Body (as the case may be) and shall pay such outgoings in respect of the said Car Parking Space as may be levied by the Promoter and/ or the Society and/or the Apex Body, as the case may be. The Purchaser agrees and confirms that he/she shall not raise any objection to the designations/selections of parking to be done by the Promoter for himself/herself and for the purchasers in the said Building.
15. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has agreed to acquire from the Promoter the said Premises on the basis of the carpet area only and the Sale Consideration agreed to be paid by the Allottee/s to the Promoter is agreed on the basis of the carpet area of the said Premises. The Sale Consideration is only in respect of the said Premises and the Promoter has neither charged nor recovered from the Allottee/s any price or consideration for any Additional Areas and/or Aggregate Areas.
16. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been

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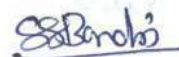
For Kings Builders and Developers



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Proprietor



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(Allottee)



imposed by the SRA at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Allottee/s; obtain from the SRA, the Occupation Certificate or Completion Certificate in respect of the said Premises

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17. Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Premises and handing over the Premises to the Allottee/s after receiving the Occupation Certificate in respect thereof. Similarly, the Allottee/s shall make timely payments of all installments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

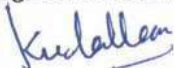
18. All payments shall be made by way of demand drafts/pay orders/account payee cheques/RTGS/ECS/NEFT or any other instrument drawn in favour of/to the account of the Promoter. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the said Premises, the Allottee/s undertakes to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such amounts due and payable to the Promoter through an account payee cheque/demand draft/pay order/wire transfer drawn in favour of/to the account of the Promoter. Any payments made in favour of/to any other account other than as mentioned shall not be treated as payment towards the said Premises. The Allottee/s shall satisfy the Promoter either through its banker's commitment or in such other manner as shall determine by the Promoter with regard to the security for the payment of each installment of the Sale Consideration. The Promoter shall be entitled to change the account by giving a written notice to the Allottee/s to this effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and/or the aforesaid financial institution in such new account.

19. The Allottee is aware that the Allottee is required to deduct tax at source in accordance with the applicable rates as per the Income Tax Act, 1961 and Rules made thereunder and the Allottee/s shall comply With the same and all the other provisions of the Income Tax Act and Rules made thereunder including but not limited to filing of relevant Forms and returns.

20. The Allottee/s agrees and confirms that in the event of delay/ default in making payment of the GST ,TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement,

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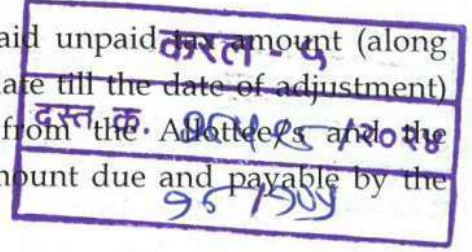
Dr. Nilesh L. Kudalkar
Proprietor



Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)



the Promoter shall be entitled to adjust the said unpaid amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall forthwith pay the balance amount due and payable by the Allottee/s to the Promoter.



21. Notwithstanding anything contained herein, Allottee/s each payment made by the Allottee/s shall be allocated at the discretion of the Promoter, first to the discharge of any damages, interest and then to the payment of any other amount due in terms hereof. It will be the sole discretion of the Promoter to appropriate any amounts received from the Allottee/s towards the payment of any Instalments of the sale consideration or any amount that may be owed by the Allottee/s to the promoter.

22. **FSI, TDR AND DEVELOPMENT POTENTIALITY WITH RESPECT TO THE SAID BUILDING:**

- 1) The Allottee/s here by agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed at Recitals above and as depicted in the layout plans, at Annexure here to and Allottee/s has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. FSI, TDR and development potentiality with respect to the Proposed Future and Further Development of the said Project:
- 2) The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project on the said Land (by utilization of the full development potential) and develop the same in phase-wise manner and undertake multiple Free Sale Building/s/real estate projects therein and as depicted in the layout plans, at Annexure here to constituting the Proposed Layout Plan and the Proposed Potential and Allottee/s has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. The Allottee hereby gives its consent for development of the said Land in accordance with Annexure.



23. **POSSESSION DATE, DELAYS AND TERMINATION:**

- 1) The Promoter shall give possession of the Premises to the Allottee/s on or before December 2029 hereunder written ("**Possession Date**"). Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises on the Possession Date, if the completion of the

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Proprietor

 
Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

Real Estate Project is delayed on account of any or all of the following factors:

- 2) Any force majeure events;
- 3) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- 4) Any stay order/injunction order issued by any Court of Law, competent authority, SRA/ MCGM, statutory authority;
- 5) Any other circumstances that may be deemed reasonable by the Authority.
- 6) Due to Pandemic and due to partial lock down and slow down, (due to lack of availability of labour and non-availability of Building materials.


24. If the Promoter fails to abide by the time schedule for completing the Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reason as stated herein above then the Allottee/s shall be entitled to either of the following:

- 1) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier/E-mail/Registered Post A.D. at the address provided by the Promoter ("**Allottee/s Termination Notice**"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement @ 6% interest rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or said Car Parking Space and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the said Car Parking Space in the manner it deems fit and proper.
- 2) If the Allottee/s fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest there on at the Interest Rate.
- 3) Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned herein above, and any other rights and remedies available to the Promoter, failure of the Allottee/s of performing and observing all the terms and conditions of this Agreement including

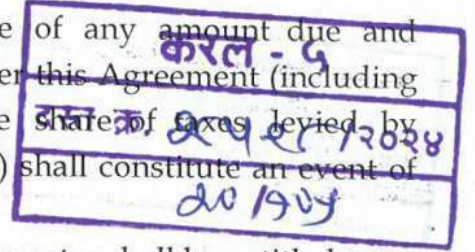
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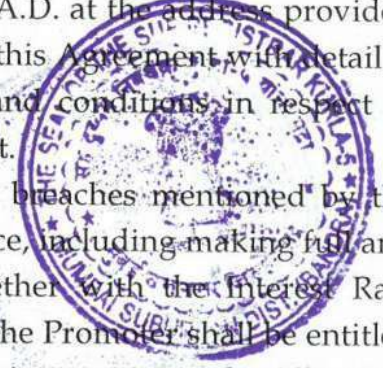

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(Allottee)

committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including but not limited to his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) shall constitute an event of default ("Events of Default").




- 4) Upon occurrence of an Event of Default, the Promoter shall be entitled to, at his own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s; Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s ("Default Notice"), by Courier/E-mail/Registered Post A.D. at the address provided by the Allottee/s; of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement.
- 5) If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("Promoter Termination Notice"), by Courier/E-mail/Registered Post A.D. at the address provided by the Allottee/s; On the receipt of the Promoter Termination Notice by the Allottee/s; this Agreement shall stand terminated and cancelled.
- 6) On the termination and cancellation of this Agreement in the manner as stated herein above: The Promoter will be entitled to forfeit the following amounts ("Forfeiture Amount") as cancellation charges which the Allottee/s agree, confirm and acknowledge, constitute a reasonable genuine and agreed pre-estimate of damages that will be caused to the Promoter, and that the same shall be in the nature of liquidated damages and not penalty an amount equivalent to 10% (ten percent) of the Sale Consideration together with applicable taxes thereon GST or any other taxes but not limited to amount of brokerage, if any paid. The Promoter will refund the balance, if any, without interest only after deducting and / or adjusting from the balance amounts, Service Tax, VAT and / or any other amount due and payable by the Allottee/s and/or paid by the Promoter in respect of the Sale Consideration.
- 7) The Allottee/s shall have no right, title, interest, claim, lie nor demand or dispute of any nature whatsoever either against the Promoter or in respect of the said Premises or the Aggregate Areas or the said Car Parking Space or any part thereof or the Common Areas and Facilities and limited common areas and every part thereof and the Promoter shall be entitled to deal with and dispose of same



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to any other person/s as the Promoter deems fit in its sole and absolute discretion without any further act or consent from the Allottee/s and/or any notice or reference to the Allottee.

25. PROCEDURE FOR TAKING POSSESSION:

- 1) Upon obtainment of the Occupancy Certificate from the SRA/MCGM and upon payment by the Allottee/s of the requisite Instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee/s in writing ("Possession Notice"). The Allottee/s agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case maybe. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project.
- 2) The Allottee/s shall take possession of the said Premises within 15 days of the Possession Notice.
- 3) Upon receiving the Possession Notice from the Promoter as per mentioned herein above, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as maybe prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s takes or fails to take possession of the Premises within the time provided herein above, such Allottee/s shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.
- 4) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and Free Sale Land including *inter-alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM/SRA or other 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 Real Estate Project and/or the said Free Sale Land. Until the Society is formed and the Society Transfer Document is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee/s further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers

Dr. Nilesh L. Kudalkar
Proprietor

Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

monthly contribution of Rs.10/- (Rupees Ten only)(~~करल - ५~~) Per Square Feet per month towards the outgoings. The ~~amounts so paid by the~~ Allottee/s to the Promoter shall not carry any interest and ~~shall remain with~~ the Promoter until the Society Transfer Document is duly executed and registered. On execution of the Society Transfer Document, the aforesaid deposits less any deductions as provided for in this Agreement shall be paid over by the Promoter to the Society.

- 5) If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee/s; the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects of the same have been caused by reason of the willful default and/or negligence of the Allottee/s and/or any other allottees in the Real Estate Project.
- 6) The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for purpose of residential. The Allottee/s shall use the said Car Parking Space only for purpose of parking vehicle.


26. FACILITY MANAGER

- 1) The Promoter has the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the said Building Land and/or the Free Sale Land/the said Building and/or the Free Sale Building/s, such decision shall be final and binding until the lease deed in respect of the Free Sale Land is executed in favour of the Apex Body. Thereafter, subject to the provisions mentioned herein below, the Society and/or the Apex Body, as the case may be, shall be entitled to undertake the maintenance of the said Building or any part thereof in the manner it was handed over save and except normal wear and tear thereof. The Society and/or the Apex Body, as the case may be, shall create and maintain a Sinking Fund for the purpose of maintenance and if the Society and/or the Apex Body, as the case maybe, commits default, the Promoter shall have a right to rectify the default and recover the expenses from the Society and/or the Apex Body, as the case may be. The Promoter may also formulate the rules, regulations and bye-laws for the maintenance and up keep of the said Building and the Allottee/s hereby agree and undertake to abide and follow and not to deviate from any of the provisions of such rules, regulations and bye-laws.

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Dr. Nilesh L. Kudalkar
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2) The Promoter shall have the right to designate any space in the said Free Sale Land and/or the said or any part thereof to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the said Building. The Promoter shall also be titled to designate any space on the said Building and/or in the terrace of the said Building to such utility provider either on leave and license or lease hold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Building.

3) Notwithstanding any other provision of this Agreement, the Promoter has right to and shall be entitled to nominate any person ("Facility Manager") to manage the operation and maintenance of the Free Sale Building/s and/or the said Building, common amenities and facilities on the Free Sale Land after the completion of the development of the said Free Sale Component. The Promoter has the authority discretion to negotiate with such Facility Manager and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the Facility Manager shall be borne and paid by the residents/Allottee/s occupiers of the premises in the manner as may be determined by the Facility Manager and/or the Promoter, as part of the development and common infrastructure charges referred to herein in accordance with the term of this Agreement. Such charges may vary and the Allottee/s agrees that it shall not raise any dispute regarding the appointment of any such Facility Manager by the Promoter or towards the maintenance charges determined by such agency and/or the Promoter. It is agreed and understood by the Allottee/s the cost of maintenance of the said Building shall be borne and paid by the Allottee/s of the units/premises in the said Building alone;

4) The Allottee/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the Facility Manager, including without limitation, payment of the Allottee/s share of the service charges that maybe come payable with respect to the operation and maintenance of the Common Areas and Facilities of the said Building and/or the said Land and the said Free Sale Building/s constructed thereon.

27. FORMATION OF THE SOCIETY AND OTHER SOCIETIES:

1) Upon 51% of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of units/premises in the said

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Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
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Building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made there under, read with RERA and the RERA Rules.

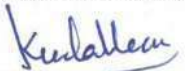
- 2) The Allottee/s shall, along with other allottees of premises/ units in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project alone shall be joined as members ("The Society").
- 3) For this purpose, the Allottee/s shall from time-to-time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- 4) The name of the Society shall be solely decided by the Promoter.
- 5) The Society shall admit all allottees/purchasers of flats and premises in the said Building as members, in accordance with its bye- laws.
- 6) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any.
- 7) Post execution of the Society Transfer Document, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as maybe required in this regard.
- 8) Upon 51% of allottees of premises/units in the other Free Sale Building/s real estate projects to be developed on the Free Sale Land having booked their respective premises/units, the Promoter shall submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises in those particular Free Sale Building/s real estate project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies"). The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises/units comprised in the other Free Sale Building/s / real estate projects comprised in the Free Sale Land shall be


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Proprietor


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(Allottee)

come members, in accordance with the provisions of the Maharashtra Co-operative Societies Act 1960 and the Rules made there under and the RERA and RERA Rules.

- 9) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee/s; as the case may be, and the Promoter shall not be liable toward the same.

28. TRANSFER TO THE SOCIETY AND OTHER SOCIETIES:

- 1) Within 3 months from the date of issuance of the Full Occupation Certificate with respect to the Real Estate Project, the Real Estate Project with the common areas, facilities and amenities described in the **SECOND Schedule** hereunder written shall be transferred to the Society via document, provided however that the "KINGS My Home" Project Amenities shall be retained by the Promoter and shall not be transferred to the Society ("Society Transfer Document"). The Society shall be required to join in execution and registration of the Society Transfer Document. The costs, expenses, charges, levies and taxes on the Society Transfer Document and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Transfer Document, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Promoter shall not be responsible for the same, subject to the terms of this Agreement.
- 2) The Promoter shall execute and register similar Transfer Document to the Other Societies with respect to their respective Free Sale Building/s / real estate project.

29. FORMATION OF THE APEX BODY:

- 1) Within a period of 3 months of obtainment of the Occupation Certificate of the last Free Sale Building/s / real estate project in the layout of the Project, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").

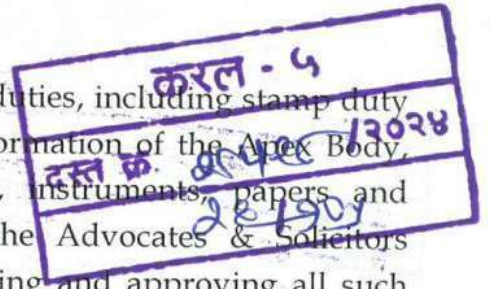
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For Kings Builders and Developers


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Proprietor

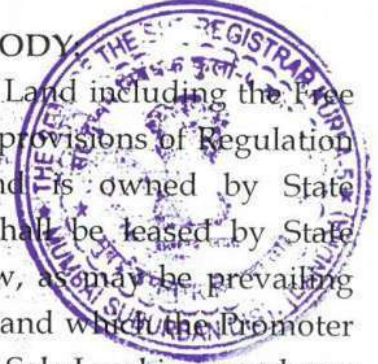

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- 2) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.



30. TITLE OF THE FREE SALE LAND TO THE APEX BODY.


- 1) The overall scheme of the development of the said Land including the Free Sale Land is presently being carried out under the provisions of Regulation 33(10) of the DCPR 2034. The Free Sale Land is owned by State Government. Accordingly, the Free Sale Land shall be leased by State Government in accordance with the applicable law, as may be prevailing from time to time. Nature of title of the Free Sale Land which the Promoter will give to the Apex Body shall be lease of the Free Sale Land in accordance with law. The terms embodied in this Clause are one of the principal, material and fundamental terms on which the said Premises is agreed to be sold to the Allottee/s.
- 2) Upon registration of the Apex Body, the Promoter shall take the necessary steps for execution of the lease of the Free Sale Component ("Apex Body Lease Deed") and transfer to the Apex Body of the Project Amenities viz., all areas, spaces, common areas, facilities and amenities in the Free Sale Land that are not already conveyed to the Society/Other Societies, in favour of the Apex Body.
- 3) The Apex Body shall be required to join in execution and registration of the Apex Body Lease Deed. The costs, expenses, charges, levies and taxes on the Apex Body Lease Deed and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the execution of the Apex Body Lease Deed, the Apex Body shall be responsible for the operation and management and/or supervision of the Free Sale Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same, subject to terms of this Agreement.
- 4) The Promoter has informed the Allottee/s that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Land. The Promoter has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and



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conveniences may be common and the Allottee/s along with other purchasers of units/premises in the Real Estate Project and/or on the Free Sale Land, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of units/premises on the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the purchasers of units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the said Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc. belonging to or meant for any of the other buildings which are to be developed and constructed on any portion of the said Land.

31. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

- 1) The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:
- 2) The Promoter has clear and marketable title and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the said Land for the implementation of the Project;
- 3) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;
- 4) There are no encumbrances upon the Real Estate Project except those disclosed to the Allottee/s;
- 5) There are no litigations pending before any Court of law with respect to the Real Estate Project except those disclosed to the Allottee/s; -
- 6) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, 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 Real Estate Project, 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 Real Estate Project and common areas;

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For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
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- 7) 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/s created herein, may be prejudicially affected.
- 8) 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 said Land and the said Premises, which will, in any manner, affect the rights of Allottee/s under this Agreement.
- 9) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;
- 10) At the time of execution of the Society Transfer Document, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the SECOND Schedule hereunder written to the Society;
- 11) 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 outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Society Transfer Document and there upon shall be proportionately borne by the Society;
- 12) 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 Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee/s;

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32. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

- 1) The Allottee/s with intention to bring all persons into whosoever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby agrees and covenants with the Promoter as follows: -
- 2) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye- laws or change/alter or make addition in or to the said Building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
- 3) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said

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For Kings Builders and Developers

Kudalkar

Dr. Nilesh L. Kudalkar
 Proprietor

Bandri

Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
 (Allottee)

S.S. Bandri

Premises 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 said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- 4) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises 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 said Premises committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- 5) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises 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 Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;
- 6) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Land and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- 7) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Land and/or the Real Estate Project in which the said Premises is situated.
- 8) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or

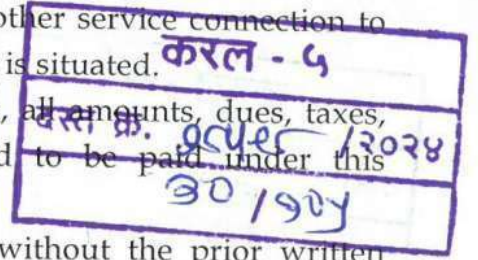
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Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)


- Government or giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.
- 9) Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, Instalments of Sale Consideration, as required to be paid under this Agreement.
- 10) Not to change the user of the said Premises without the prior written permission of the Promoter and Society;
- 11) The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate, otherwise howsoever, the said Premises and/or the said Car Parking Space and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee/s is desirous of transferring the said Premises and/or the said Car Parking Space and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.
- 12) The Allottee/s shall observe and perform all the rules and regulations which the Society and Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye- laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body regarding the occupancy and use of the said Premises in the Real Estate Project and/or the said Car Parking Space and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- 13) The Allottee/s 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 Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof.
- 14) Till the execution of the Apex Body Lease Deed is executed in favour of the Apex Body, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to



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Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

enter into and upon the said Land, the buildings/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

15) The said Building is currently known as Building "KINGS My Home" and the Promoter shall be entitled to formally name the said Building at a later date and which name shall not be changed by the Allottee/s and/or the Society and/or the Apex Body, as the case maybe.


16) It is agreed that the said Premises shall be of R.C.C. structure with normal brick/block wall/dry wall with gypsum/putty/cement plaster. The Allottee/s hereby agrees that the Promoter may, if required due to any structural reasons convert any brick/block wall /dry wall in the said Premises into a load bearing R.C.C. wall or vice versa and the Allottee/s hereby further agrees and irrevocably consents not to dispute or object to the same. The Allottee/s, along with any and all purchasers of the units and premises of the said Building, are strictly prohibited to make any structural changes internally in the concrete structure i.e., walls, columns, beams and slabs, which may result into temporary and/or permanent changes and defects in the monolithic structure and may also have severe damaging consequences on the stability of the said Building. The said Premises shall contain amenities asset out in the **Fourth Schedule** hereto. The Promoter shall not be liable, required and / or obligated to provide any other specifications, fixtures, fittings and / or amenities in the said Premises or in the said Building. Further, though the Promoter has proposed to provide certain facilities such as common swimming pool and gymnasium, the Promoter has the right to add, alter, amend or delete any or all of the proposed amenities.

17) The said Premises in the said Building being premium in nature; the Allottee/s shall refurbish / fit-out/ interior works the said Premises in the manner the Allottee/s deem fit but only after seeking prior written consent of the Promoter with regard to the nature of refurbishment and fit-outs and after the plan thereof is duly approved by the Promoter, till the Long Stop Date. The Allottee/s agrees and covenants that the Allottee/s and/or any other person shall not load in the said Premises, either by way of fit-out or construction or in any other manner whatsoever, anything more than as is prescribed in the fit-out rules as described herein below. The Allottee/s shall be responsible to apply and obtain the permission of the concerned statutory authorities for such refurbishment/fit-out at his/her/its/their costs and expenses. Accordingly, the Promoter shall provide electrical, plumbing and drainage connectivity up to the said Premises (high side) and hand over the said Premises without any interior walls, flooring and finishes. The Allottee/s confirm that no structural changes and / or

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)


structural alterations of any nature whatsoever shall be made by the Allottee/s.

- 18) Not to affix any fixtures or grills on the exterior of the said Building for the purposes of drying clothes or for any other purpose and undertake not to have any laundry drying outside the said Premises and the Allottee/s shall not decorate or alter the exterior of the said Premises either by painting and/or otherwise. The Allottee/s shall be permitted to fix the grills on the inside of the windows only. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If found that the Allottee/s has affixed fixtures or grills on the exterior of his/her/their/its premises for drying clothes or for any other purpose or that the Allottee/s has affixed a grill having a design other than the standard approved design, the Allottee/s shall immediately rectify/dismantle the same so as to be in compliance with his/her/their/its obligations as mentioned herein.
- 19) Not to affix air conditioner/s at any other place other than those earmarked for fixing such premises so as not to affect the structure, façade and/or elevation of the said Building in any manner whatsoever. The Allottee/s shall not install a window Air-conditioner within or outside the said Premises. If found that the Allottee/s has affixed a window air conditioner or the outdoor condensing unit which projects outside the said Premises, the Allottee/s shall immediately rectify/dismantle the same so as to be in compliance with his/her/their/its obligations as mentioned herein.
- 20) To keep the sewers, drains and pipes in the said Premises and appurtenance thereto in good tenantable repairs and condition and in particular, support shelter and protect the other parts of the said Building and the Allottee/s shall not chisel or in any other manner damage columns, beams, walls, slabs or R.C.C. Pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or of the Society and the Apex Body.
- 21) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Building and not cover/ enclose the planters and service slabs or any of the projections from the said Premises, within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Premises, nor do/cause to be done any hammering for whatsoever use on the external/dead walls of the said Building or do any act to affect the FSI potential of the Building and/or the Free Sale Component and/or the said Property.

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers

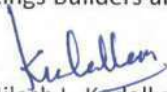

Dr. Nitesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

- 22) Not to do or permit to be done any renovation/repair within the said Premises without prior written permission of the Promoter. In the event of the Allottee/s carrying out any renovation/repair within the said Premises, without prior written permission and/or in contravention of the terms of such prior written permission, as the case maybe, then in such event the Promoter shall not be responsible for rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the said Building on account of such renovation/repair.
- 23) Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoter and/or the said Society and/or the Apex Body, as the case may be, of the SRA and other concerned authorities.
- 24) Not to shift or alter the position of the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises/Building in any manner whatsoever.
- 25) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the building and/or the Free Sale Component and the said Building.
- 26) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the building in which the said Premises is situated and/or the Free Sale Building/s or any part thereof or whereby an increased premium shall become payable in respect of the insurance.
- 27) To abide, observe and perform all the rules and regulations which the Society and / or the Apex Body may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Premises therein and / or the Free Sale Building/s and for observance and performance of the building rules and regulations for the time being in force of the concerned local authority and of Government and other public bodies and authorities. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society and / or the Apex Body regarding the occupation and use of the said Premises in the said Building and the Allottee/s shall pay and contribute regularly and punctually towards the taxes, expenses and outgoings.
- 28) Not to violate and to abide by all rules and regulations framed by the Promoter/its designated Facility Manager and/or by the said Society and/or the Apex Body, as the case may be, for the purpose of maintenance and up-keep of the said Building/s and in connection with any interior/civil works that the Allottee/s may carry out in the said Premises (the "Fit-out Rules").

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Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

- 29) The Allottee/s shall never in any manner enclose any flower beds/ planters/ledges/pocket terrace/s/deck areas/ ornamental projects/ dry yards/service yards and other areas. These areas should be kept open and should not be partly or wholly enclosed including installing any temporary or part shed or enclosure and shall not include the same in the said Premises or any part thereof and keep the same unenclosed at all times. The Promoter shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and re-installment of the said Premises to its original state.
- 30) Shall not do either by himself/herself/itself or any person claiming through the Allottee/s anything which may or is likely to endanger or damage the said Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Building and/or the Free Sale Building/s.
- 31) Shall not display at any place in the said Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Building or common area therein or in any other place or on the window, doors and corridors of the said Building.
- 32) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Building or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter.
- 33) Shall not park at any other place and shall park all cars in the said Car Parking Space only as may be permitted/allotted by the Promoter.
- 34) To make suitable arrangement for removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises.
- 35) The Allottee/s shall permit the Promoter and their surveyors and agents and assigns with or without workmen and others at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down maintaining, rebuilding, cleaning, lighting and keeping in


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(Allottee)

order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the said Building. The Allottee/s is aware that the main water/drainage pipes of the said Building may pass through certain areas within the said Premises. The Allottee/s agrees that he/she/they shall not undertake any civil works/fit out works in such areas within the said Premises, and/or permanently cover/conceal such areas within the said Premises, nor shall they in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes in any manner howsoever. The Promoter /the Facility Manager and/or their respective workmen, staff, employees, representatives and agents, shall, at all times, be entitled to access such areas within the said Premises for the purpose of maintenance, repair and upkeep of the water pipes and the Allottee/s hereby gives his express consent for the same.

- 36) The Allottee/s is aware and acknowledges that the Promoter is entitled to self lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the units, premises, garages or other premises as herein stated comprised in the said Building and the Allottee/s undertakes that it shall not be entitled to raise any objection with respect to the same.
- 37) The Allottee/s is/are aware that the Promoter or its agents or contractors etc., shall carry on the work/balance of the other Free Sale Building/s with the Allottee/s occupying the said Premises. The Allottee/s shall not object to, protest or obstruct in the execution of such work, on account of pollution or nuisance or on any other account, even though the same may cause any nuisance or disturbance to him/her/them/it. The Promoter shall endeavor to minimize the cause of nuisance or disturbance. This is one of the principal, material and fundamental terms of this Agreement.
- 38) The Promoter shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the Free Sale Land.
- 39) The Promoter shall be entitled to construct site offices/sales lounge in the Free Sale Land or any part thereof and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the Free Sale Land or any portion thereof is leased to the said Organization or to the Apex Body, as the case maybe, until the entire development on the Free Sale Land/the said Land is fully completed.
- 40) It is agreed that as and when the Promoter enters into agreements/arrangements with any person, or otherwise the Promoter is in a position to provide all Utilities (as defined hereinafter) or any of them, then in that event the Allottee/s herein shall procure such Utilities only from the Promoter or any person as may be nominated by the Promoter in that

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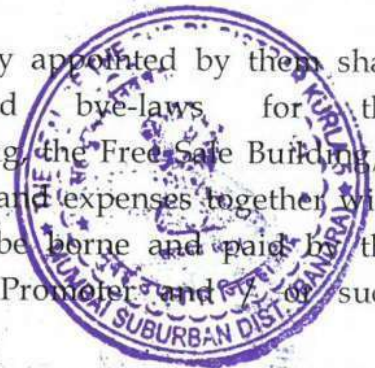

Dr. Nilesh L. Kudalkar
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(Allottee)

behalf, as the case may be, and pay such amount as may be fixed by the Promoter or its nominee, to the Promoter or to its nominee, as the case may be. This term is the essence of this Agreement. For the purposes of this Clause, "Utilities" refers to gas, water, electricity, and such other service of mass consumption as may be utilized by the Allottee/s on a day-to-day basis. It is further clarified that this Clause shall not be interpreted/construed to mean that the Promoter is obligated/liable to provide all or any of the Utilities whether or not the Promoter has entered into agreements/arrangements with any person, or otherwise the Promoter is in a position to provide all Utilities or any of them.

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- 41) The Promoter and/or any professional agency appointed by them shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the said Building, the Free Sale Building/s and/or the Free Sale Land and that the costs and expenses together with applicable taxes thereon for the same shall be borne and paid by the Allottee/s as may be determined by the Promoter and/or such professional agency.
- 42) The Allottee/s specifically agrees and undertakes that the Promoter shall be entitled to affix any such hoardings, posters, advertisement etc. relating to the project in the exterior of the said Building and the Allottee/s shall not be entitled to object to any such hoardings, posters and advertisement etc. at any time.
- 43) The Allottee/s hereby nominates the persons as set out in the seventh schedule ("the said Nominee") as his/her/their/its nominee in respect of the said Premises. On the death of Allottee/s, the said Nominee shall assume all the obligations and responsibilities of the Allottee/s under this Agreement or otherwise (including the right and authority to give discharge), and shall be liable and responsible to perform the same. The Allottee/s shall at any time hereafter be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoter shall only recognize the said Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises. The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc., of and/or by the said Nominee. The Promoter shall at its discretion be entitled to insist on Probate/Succession Certificate/Letter of Administration and/or such other documents as the Promoter may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Promoter as may be necessary and required by the Promoter.



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Proprietor


 
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(Allottee)

- 44) He/she/they/it is/are not prohibited from acquiring the said Premises and said Car Parking Space under any applicable law or otherwise;
- 45) He/she/they/it has/have not been declared and/or adjudged to be an insolvent/bankrupt etc., and/or ordered to be wound up or dissolved, as the case may be;
- 46) no receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/their/its assets and/or properties;
- 47) none of his/her/their/its assets/properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- 48) no notice is received from the Government of India (either Central, State or Local) and/or from any other Government Abroad for his/her/their/its involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them;
- 49) no execution or other similar process is issued and/or levied against him/her/them and/or against any of his/her/their/its assets and properties.
- 50) he/she/they has/have not compounded payment with his/her/their/its creditors;
- 51) he/she/it/they is/are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- 52) he/she/it/they is/are not an undesirable element and will not cause nuisance and/or cause hindrances in the completion of the project and/or anytime thereafter and will not default in making payment of the amounts mentioned in this Agreement;
- 53) he/she/they is/area ware that the Promoter has agreed to grant to him/her/them the use of the said Car Parking Space and that such similar usage rights are given/shall be given to other purchasers in the said Building (i.e., unit purchasers shall be entitled to usage rights of their respective appurtenant spaces and the car parking spaces); which grant of right shall be binding on him/her/them/it and/or his/her/their/its assigns/nominees; and
- 54) The Allottee/s is/are in a good financial position to pay the Sale Consideration and the Instalments in the manner as stated in this Agreement without any delay or default and shall as and when called upon by the Promoter provide such security as may be required by the Promoter towards the payment of the Sale Consideration and the Instalments.
- 55) The allottees hereby agree that they have verified and inspected about the title and amenities and common amenities described in the Annexure herein

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Proprietor


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(Allottee)

and also aware about the quality and quantity of ~~list of~~ amenities provided by Promoter and they shall also inspect prior to taking over possession and they shall not raise any objection after taking over possession of the Promotes and allottee hereby undertake to indemnify and keep indemnified SRA and its administrators and its office bearers from time to time for any adverse claims which may be raised or arisen on non-compliance of the amenities or any other inferior quality of structures, size of the flat area and/or any other grievances, the same shall be dealt with directly by allottees with the promoters and purchaser shall not raise any objection or make any grievance or complaint before the SRA.

- 56) The allottees hereby agree and undertake that the Developers has paid stamp duty on behalf of allottees and developers has not raised or collected the amount of stamp duty from allottees and allottees are also aware that developers have availed benefit of 50 % reduction in premium for themselves.
- 57) The allottees also hereby agree that allottee have agreed to pay charges, mentioned hereinabove by way of other charges under different heads and same are reasonable and purchaser shall not raise any objection about reasonableness of the other charges.


33. MORTGAGE OR CREATION OF CHARGE:

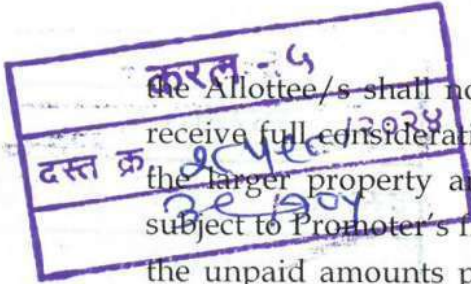
- 1) Notwithstanding anything contrary to clauses contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Promoter) and notwithstanding the Promoter giving any no objection / permission for mortgaging the said Premises or creating any charge or lien on the said Premises and notwithstanding the mortgages / charges / lien of or on the said Premises, the Promoter shall have the first and exclusive charge on the said Premises and all the right, title and interest of the Allottee/s under this Agreement for recovery of any amount due and payable by the Allottee/s to the Promoter under this Agreement or otherwise.
- 2) It is agreed that the Allottee/s shall be entitled to avail loan from a Bank and to mortgage the said Premises by way of security for repayment of the said loan to such Bank only with the prior written consent of the Promoter. The Promoter will grant their no objection, whereby the Promoter will express it's no objection to the Allottee/s availing of such loan from the Bank and mortgaging the said Premises with such Bank, provided however, the Promoter shall not incur any liability/obligation for repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings including interest and cost and provided the mortgage created in favour of such Bank in respect of the said Premises of

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Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)



the Allottee/s shall not in any manner jeopardize the Promoter's right to receive full consideration and other charges and to develop the balance of the larger property and such mortgage in favour of such Bank shall be subject to Promoter's first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Promoter will issue the said No Objection Letter addressed to the Bank undertaking to make payment of the balance purchase price of the said Premises directly to the Promoter as per the schedule of payment of the Sale Consideration provided herein above written and such confirmation letter shall be mutually acceptable to the parties hereto and to the said Bank.

- 3) The Allottee/s agrees, acknowledges and undertakes that the Promoter, is entitled to and have obtained/are in the process of obtaining loans from various banks and/or financial institutions and create/created such securities with respect to any and all their right, title benefits and interest in the Project or any part thereof, as maybe solely decided by the Promoter, and the Allottee/s takes notice that a No Objection Certificate may be required from such banks and financial institutions for creation of any encumbrances on the said Premises.
- 4) After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises 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/s who has taken or agreed to take such said Premises.
- 5) It is abundantly made clear to the Allottee/s who is a non- resident/foreign national of Indian Origin, that in respect of all remittances, acquisitions/transfer of the said Premises, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999,

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Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

or any other statutory modifications or re-enactments thereto. The Promoters accept no responsibility in this regard and the Allottee/s agrees to indemnify and keep the Promoters indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

- 6) The Promoter shall maintain a separate account in respect of sums received from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 7) Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law, of the said Premises or the said Car Parking Space or the Real Estate Project or the said Land and/or any buildings/ wings as may be constructed thereon, or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises and the said Car Parking Space hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Transfer Document and the Apex Body Lease Deed, as the case may be, is executed.


1) **BINDING EFFECT:**

- 2) Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Instalments herein above, within 30 (thirty) days from the date of receipt by the Allottee/s and Ninthly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances 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/s 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/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s; application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

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For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

34. 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, booking form, letter of acceptance, 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.

35. RIGHT TO AMEND:

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

36. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S SUBSEQUENT ALLOTTEE/S

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

37. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this 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 the RERA 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.

38. METHOD OF CALCULATION OF PROPORTIONATE SHARE:

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee(s) in the Real Estate Project and/or the Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project and/or the Project, as the case may be.

39. 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

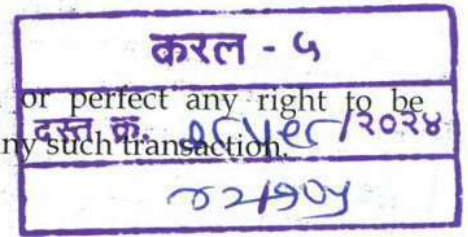
This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

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



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

41. JOINT ALLOTTEE/S:

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

42. STAMP DUTY AND REGISTRATION CHARGES:

The Developer/Promoter shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises, including applicable stamp duty and registration charges on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on Allotees Account.

43. Notices:

All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified in the **Eighth Schedule**. It shall be the duty of the Allottee/s 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/s; as the case maybe.


44. DISPUTE RESOLUTION:

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesch L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

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45. GOVERNING LAW

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This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

46. PERMANENT ACCOUNT NUMBER:

The Permanent Account Number of the Parties are as set out in the Eighth Schedule hereunder written.

47. INTERPRETATION:


In this Agreement where the context admits:

- 1.) Any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced.
- 2.) Any reference to the singular shall include the plural and vice-versa;
- 3.) Any references to the masculine, the feminine and the neuter shall include each other;
- 4.) Any references to a "company" shall include a body corporate;
- 5.) The word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed;
- 6.) The schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it. Any references to clauses, sections and schedules are to clauses, sections of and schedules to this Agreement. Any references to parts or paragraphs are, unless

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

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- otherwise stated, references to parts or paragraphs of clauses, sections and schedules in which the reference appears;
- 7.) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied,
 - 8.) novated, supplemented or replaced from time to time;
 - 9.) The expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;
 - 10.) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
 - 11.) In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;
 - 12.) The words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
 - 13.) References to a person (or to a word importing a person) shall be construed so as to include:
 - 14.) An individual, firm, partnership, trust, joint venture, company, corporation, LLP, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);
 - 15.) That person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and
 - 16.) References to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
 - 17.) Where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

FIRST SCHEDULE OF THE PROPERTY

All that pieces and parcel of land together with the various structures standing thereon occupied admeasuring 7875.20 square meters as per the Property Card lying and being situated at C.T.S. No. 295 & 373 of Village Kurla at Hill Road, Sion Chunabhatti (East), Mumbai 400022, admeasuring 1327.7 square meters and admeasuring 6547.50 square meters respectively, aggregating to 7875.20 square meters in Greater Bombay in the Registration District and Sub-District of Bombay

Suburban.



SECOND SCHEDULE OF THE PROPERTY

Flat No 605 Wing D on the SIXTH FLOOR, admeasuring RERA Carpet Area 29.822 Sq. Mtr. 321 Sq. Ft. (As defined under RERA), Situated at Kings My Home, Vasant Patil Marg, Opp. Jogani Industrial Estate, Sion Chunabhatti (East), Mumbai: 400022. To be constructed on Property described in First Schedule hereunder written.

On or towards the North : by C.T.S No 294.

On or towards the South : by C.T.S No 372.


On or towards the East : by C.T.S No. 276 (PT) and Road.

On or towards the West : by Road.

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri (Allottee) for Residential Flat No. 605, Wing "D"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

THE COMMON SEAL OF the within named)

M/s. KINGS BUILDERS & DEVELOPERS,)

Through its Proprietor

Dr. NILESH L. KUDALKAR

in the presence of.....)

1. 

2. 



For KINGS BUILDERS & DEVELOPERS


Proprietor

SIGNED AND DELIVERED)

BY THE WITHIN NAMED ALLOTTEE/S)

Ms. Krunali Sanjay Bandri)

in the presence of.....)

1. 

2. 





Mrs. Sarita Sanjay Bandri)

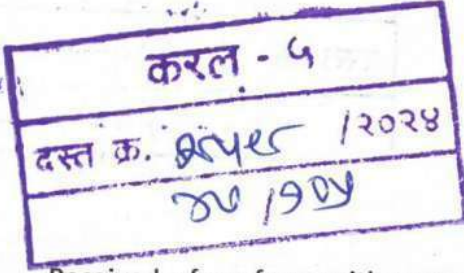
in the presence of.....)

1. 

2. 







RECEIPT

Received of an from with named Allottees Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri a sum of Rs. 10,00,000/- (Rs. Five Lakh Only), towards part payment cum earnest money in respect of sale of Flat No. 605, "Wing-D" Wing on SIXTH FLOOR to be paid by him to us.

Particulars are as under:

Date	Cheque No	Bank Name	Receipt Amt
03/09/2024	000001	BANK OF BARODA	1,00,000/-
15/10/2024	000003	BANK OF BARODA	4,50,000/-
16/10/2024	000004	BANK OF BARODA	4,50,000/-



WE SAY RECEIVED

(Rs.10,00,000/-)

For M/s. KINGS BUILDERS & DEVELOPERS,


PROPRIETOR

WITNESS

- 
- 

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२५/१०/२४

Annexure II

Certificate to be Given by Unit Purchaser/Customer as per B(II)

Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri

Add: B/208, Vimal Residency, Yashwant Gaurav Road, Next To Fun Fiesta, Nallasopara West, Nale, Palghar, Maharashtra-401203.

To WHOMSOEVER IT MAY CONCERN

I/ We the understand, Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri states that, I have purchased the unit viz. Flat/Shop/Commercial Premises, the details of the same areas under;



Sr. No.	Description	Details
1	Building Proposal File, No	L/STGOVT/0027/20190404/LOI
2	CS No/CTS No	C.T.S. No. 295 & 373
3	Village	Kurla III
4	Name of the Developer	Kings Builders and Developers
5	Name of L S /Architect	Sheetal Nikhare of M/S S. S. Associates
6	Flat No	605
7	Floor No	SIXTEEN FLOOR
8	Wing No	Wing-B
9	Sale Agreement Registration Under No	KRL-5/28598/2024
10	Date of Registration	24/10/2024
11	Amount of Stamp Duty paid Amount of Registration Paid Total	Rs.3,40,300/- Rs. 30,000/- Rs. 3,70,300/-

I we hereby certify that, the stamp duty payable for the registration of this agreement no KRL-5/28598/2024 on the sale proceeds of the above unit is paid by the project proponant.

The above information is true and correct.

Yours faithfully,

Unit Purchaser/Customer

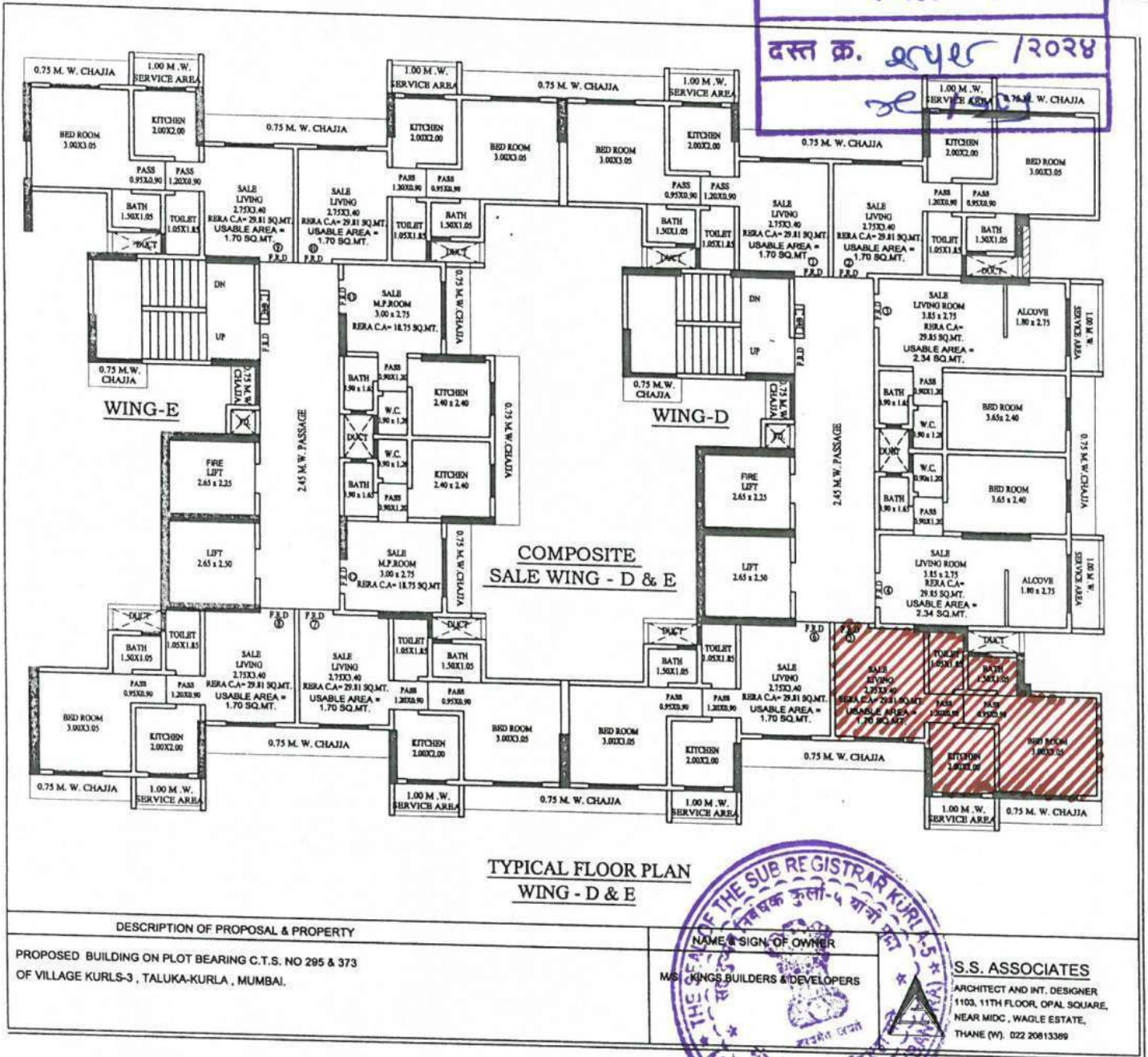
Krunali Bandri

Sarita Bandri

Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri

करल - ५

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TYPICAL FLOOR PLAN
WING - D & E

DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED BUILDING ON PLOT BEARING C.T.S. NO 295 & 373 OF VILLAGE KURLS-3, TALUKA-KURLA, MUMBAI.	NAME & SIGN OF OWNER	S.S. ASSOCIATES ARCHITECT AND INT. DESIGNER 1103, 11TH FLOOR, OPAL SQUARE, NEAR MIDC, WAGLE ESTATE, THANE (W). 022 20813309
	MS. KINGS BUILDERS & DEVELOPERS	

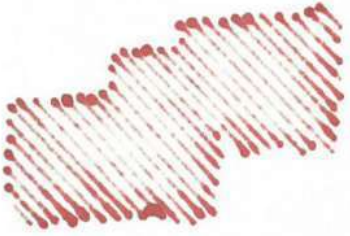


NAME	-: MS. KRUNALI SANJAY BANDRI MRS. SARITA SANJAY BANDRI
BUILDING NAME	-: KINGS MY HOME
FLAT NO	-: 605
WING	-: D
FLOOR	-: 6th
AREA	-: 321 Sq. Ft / 29.82 Sq. Mtr. (RERA CARPET)

For Kings Builders and Developers
Kulalekar
Dr. Nilesh L. Kudarkar
Proprietor

Bandri
Ms. Krunali Sanjay Bandri & Mrs. Sarita Sanjay Bandri
(Allottee)

S.S. Associates



करल - ५

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Specifications

Quality External Paint

Earthquake Resistant Structure

Quality High Speed Elevator

Fire Fighting System

Adequate Parking Space

Power Backup For Lift & Common Areas

Compound Wall

Entrance Gate With Security Cabin

Elegant Entrance Lobby

Vitrified Flooring

Designer Full Wall Tiles For Bathroom & Toilet

Window With Aluminum Powder Coating Sliding Window

Granite Kitchen Platform with S. S. Sink & Coloured Glazed Tiles Above Platform

Branded C.P.Fitting & Sanitary Wares

Good Quality Concealed Plumbing

Marble Frames with Doors For Toilet & Main Doors With Decorative Sheets

Gypsum/ POP Finished Walls

Points For A/C, T.V., Telephone, Internet & Intercom Facility In Each Flat

Water Heater Geyser Points

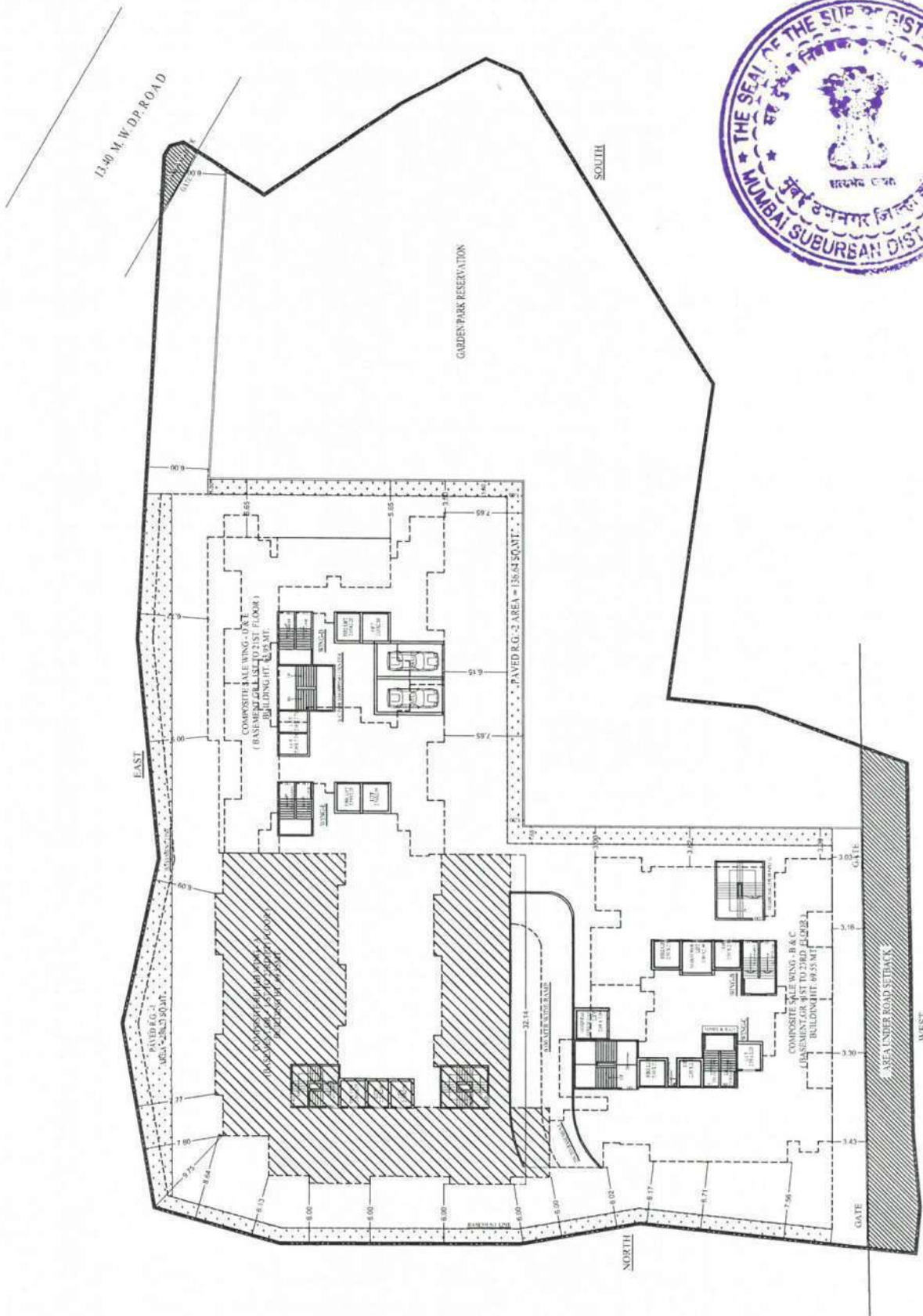
Paint In All Rooms



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५२/१०५



13.50 M. W. D.P. ROAD



LAYOUT PLAN

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५३,९०५



SLUM REHABILITATION AUTHORITY

No. L/STGOVT/0027/20190404/AP

Date:

28 JUL 2023

To,
M/s.Kings Builders & Developers
Origin-105, Unit-20, 502,
5th floor, Bhakti Bhavan Lane,
Opp. Trupti Farsan, Bhakti Bhavan,
Chembur, Mumbai- 400071

Sub: Amended IOA for Non-Composite building of Proposed Slum Rehabilitation Scheme under reg. 33(10) of DCPR 2034 on land bearing CTS No.295 & 373 of village Kurla-3 at Hill Road, Sion Chunabhathi (E), Mumbai 400 022., for "Sion Chunabhathi Shri. Gurudattakrupa CHS (Prop.)".

Ref.: Your Application u/no.1058/SOP/L dt.27/06/2023


Gentleman,

With reference to above, the amended plans submitted by you for the Non-composite building are hereby approved subject to the following conditions:

1. That all conditions mentioned in LOI under No. L/STGOVT/0027/20190404/LOI dt.22/06/2023 shall be complied with.
2. That all the conditions mentioned in IOA under No. L/STGOVT/0027/20190404/AP dt.01/07/2022 shall be complied with.
3. That the final plan mounted on canvas shall be submitted before asking for Occupation Certificate.
4. That the revised R.C.C./structural design, drawing and calculation & peer review as per amended plans shall be submitted from Reg. structural engineer / consultant before applying further C.C.
5. That you shall submit revised NCO from CFO before requesting further C.C.

One set of amended plan is returned herewith as token of approval.

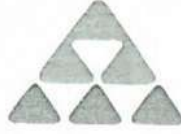
Yours faithfully,


Executive Engineer
Slum Rehabilitation Authority

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दस्त क्र. २५५५ / २०२४

५४/१०५



SLUM REHABILITATION AUTHORITY

No.: L/STGOVT/0027/20190404/LOI

Date: 6 JUN 2022

1. **Architect** : Sheetal Nikhare of
M/s. S.S. Associates,
1103, 11th floor, Opal Square
Near MIDC, Wagle Estate
Thane (W).
2. **Developer** : M/s. Kings Builders & Developers
Origin 108, Unit No.502,
5th floor, Bhakti Bhavan Lane,
Opp. Trupti Farsan, Bhakti Bhavan
Chembur, Mumbai 400 071.
3. **Society** : "Sion Chunabhatti Shri. Gurudattakrupa CHS
(Prop.)"

Subject Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No.295 & 373 of village Kurla-III at Hill Road, Sion Chunabhatti (E), Mumbai 400 022., for "Sion Chunabhatti Shri. Gurudattakrupa CHS (Prop.)"

Ref : L/STGOVT/0027/20190404/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. L/STGOVT/0027/20190404/LOI dtd.29/04/2021 shall be complied with.
2. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	Revised parameters in sq.mt.	Scheme in
1	Area of plot considered for the scheme	6701.00	
2	Deductions for	-	
(a)	Road setback area	237.57	
(b)	Reservation area (Garden/park) (6463.43 X 35% = 2262.20)	2262.20	
	Total Deductions	2499.77	

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Balance Area of Plot

4201.23

Net area for density calculation & FSI computation

4201.23

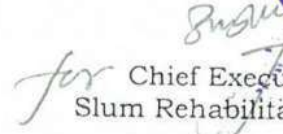
5	(a)	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR 2034	4 or sanctioned FSI whichever is higher
6	(a)	Proposed built-up area of Rehab.	9234.54
	(b)	Rehab Component	12328.48
7		Sale Component (1.15 X Rehab Component)	14177.72
8	(a)	Total Sale BUA permissible in situ	14177.72
		Total Sale BUA proposed to be consumed in situ	14177.72
		Total BUA sanctioned for the project (6 a + 7)	23412.26
11		FSI sanction for the scheme (10/4)	5.57
12		Total BUA proposed to be consumed in situ	23412.26
13		Total FSI consumed in situ	5.57
14		TDR generated in scheme	-
15		No. of Tenements to be Rehabilitated Rehab unit - 239 Commercial - 03 Balwadi- 01 Welfare Center -01 Society Office -02 Skill development - 01 Library -01 Community hall - 01 Temple - 01	242 Rehab + 8 Amenity
16		Provisional PAP (42 resi + 03 commercial)	45
17		PAP	-

3. The developer shall provide & install lifts from the companies which are private/public limited or private firms having ISO certificate.
4. That all Lift installations in newly proposed SRA Buildings shall be of advanced version equipped with all latest safety features and automated elevator technologies along with Lift capacity for at least 8 persons (the minimum shaft size shall be W1800mm X D1800mm) instead 4 or 6 person considering increased lift handling capacity over a period of time.
5. That CCTV shall be installed in lift car and in working condition all the time and trained lift operator shall be appointed.

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५/६/२४

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


for Chief Executive Officer
Slum Rehabilitation Authority



(Hon'ble CEO(SRA) has approved the Revised LOI)

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दस्त क्र. २५२८ / २०२४

५१० / ७०५

महाराष्ट्र शासन

मालमत्ता पत्रक

21043

गाव/पेठ : कुर्ला भाग -३	तालुका/न.भू.का. : नगर भूमापन अधिकारी, कुर्ला	जिल्हा : मुंबई उपनगर	
नगर भूमापन क्रमांक	शिट नंबर: प्लॉट नंबर: क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
२९५	१३२७.७०	जी	-

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६५ महाराष्ट्र सरकार
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
१०/०४/१९९७	मा.अ.भू.अ.मुंबई उ.यांचे कडील पत्र न.भू.शासकीय मिळकती संगणिकरण-९७/३५३/९७ दिनांक २०/१/९७ अन्वये तसेच मुंबई महानगर पालिका यांचेकडील डि.पी.आलेख व.न.भू.अ.क्र.२ मुंबई यांचेकडील दि.१०/४/९७ चे आदेशान्वये संपुर्ण क्षेत्रास "आर" अशी आरक्षित असलेची नोंद केली. फे.नं. ७३१			सही- १०/०४/१९९७ न.भू.अ.क्र. २ मु.उ.मु.
१४/१२/२०१५	मा. जमाबंदी बायुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचे कडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५, व इकडील आदेश क्र.न.भू. कुर्ला भाग -३/फे.फा.क्र३३०/२०१५, दिनांक १४/१२/२०१५ अन्वये केवळ मिळकत पत्रकेवर नमूद असलेले अकी क्षेत्र अक्षरी एक हजार तिनशे सत्तावीस पुर्णांक सात दशांश चौ.मी दाखल केले.			फेरफार क्र.३३० प्रमाणे सही- न.भू.अ.कुर्ला

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

हे मिळकत पत्रिका (दिनांक १/२५/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ६/१५/२०२१ ५:१७:३१ PM
वेधता पडताळणी साठी <http://aapleabhihik.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२१०१०००१५२६०९७ हा क्रमांक वापरावा.



करल - ५

दस्त क्र. २८५९८/२०२४

५६१९०५

महाराष्ट्र शासन

मालमत्ता पत्रक

22188

गाव/पेट : कुर्ला भाग -३	तालुका/न.भू.का. : नगर भूमापन अधिकारी, कुर्ला	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
३७३		६५४७.५०
	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	जी	

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष: १९६५	महाराष्ट्र सरकार
पट्टेदार	
इतर भार	
इतर शरें	



दिनांक	व्यवहार	क्रमांक	पेट/प्लॉट/किंवा भार	साक्षात्करण
०४/०३/१९९७	मा.अ.भू.अ.मुंबई यांचेकडील पत्र क्र.न.भू./शासकिय मिळकतीसंगणीकरण/९७/३५३/९७ दि.२०-१-९७अन्वये तसेच मुंबई महानगरपालिकायांचेकडील डी.पी.नकाशा E-२८एल वॉर्ड व न.भू.अ.क्र.२ मुंबईयांचेकडील दि.४-३-९७चे आदेशान्वये; न.भू.क्र.३७३ चे ६५४७.५चौ.मी.क्षेत्र नियोजित रिक्रेशन ग्राउंड करिता आरक्षित असलेची नोंद केली.फे.फा.न.७३०			सही- ०४/०३/१९९७ न.भू.अ.क्र. २ मुं.उ.मु.
१४/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे; दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग -३/फे.क्र३३० दिनांक १४/१२/२०१५अन्वये केवळ मिळकत पत्रिकेवर नमूद; असलेले अंकी क्षेत्र अक्षरी सहा हजार पाचशे सत्तेचाळीस पुर्णाक पाच दशांश चौ.मी दाखल केले.			फेरफार क्र.३३० प्रमाणे सही- न.भू.अ.कुर्ला

हे मालमत्ता पत्रक डिजिटली रजिस्टर केलेले आहे

हि मिळकत पत्रिका (दिनांक १/१९/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक ६/१५/२०२१ ५:२०:५७ PM

वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२१०१००००१४९३८२१ हा क्रमांक वापरावा.

करल - ५

दस्त क्र. २५१५/२०२४

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

DEVELOPER COPY

Sr. No. 322

NO L/STGOVT/0027/20190404/AP

COMMENCEMENT CERTIFICATE

24 JAN 2022

Rehab-Blng.-No.-1

To,

M/s. Kings Builders & Developers

Origin 108, Unit No. 502,

Bhakti Bhavan Lane, of Sion Trombay Road,

Chembur - 400071.

Rehab Wing 'A' &
Sale Wing 'B', 'C', 'D' & 'E' of
Non-Composite Building

Sir,

With reference to your application No. 1461 dated 06/05/2021 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S No. 295 & 373 of Village Kurla at Hill Road, Sion Chunabhatti (E)

Mumbai - 400022 for "Sion Chunabhatti Shri. Gurudattakrupa
CHS (Proj.)"

of village Kurla at Hill Road

T.P.No. -

ward _____ Situated at Sion Chunabhatti (E)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/RNo. L/STGOVT/0027/20190404/LOI

dt. 29/04/2021

IDA/U/RNo. L/STGOVT/0027/20190404/AP

dt. 10/06/2021

and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certified is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S. R. YEWALE

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level

For and on behalf of Local Authority
The Slum Rehabilitation Authority

S. R. Yewale
24/01/2022
Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

करल - ५
दस्त क्र. २०५६/२०२४
६०/१०५

L/STGOVT/0027/20190404/AP

1 JUL 2022

This C.C. is re-endorsed as per approved amended plans dated . 01/07/2022.

Executive Engineer
Slum Rehabilitation Authority


L/STGOVT/0027/20190404/AP

28 JUL 2023

This C.C. is re-endorsed as per approved plans for Rehab Wing 'A' and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building dated 28/07/2023.

Executive Engineer
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

21 NOV 2023

This C.C. is further extended for rehab wing 'A' from Gr. + Stilt + 1st to 23rd upper floors including L.M.R & O.H.W.T and from Gr. + Stilt + 1st to 11th upper floors including brick work & plaster and R.C.C frame work only from 12th to 23rd upper floors including L.M.R & O.H.W.T of sale wing 'D' & 'E' of non composite building as per approved amended plans dated 28/07/2023.

Executive Engineer
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

5 FEB 2024

This C.C. is further extended for R.C.C frame work only from Gr.(pt.) + Stilt (pt.) + 1st to 15th upper floors of sale wing 'B' & 'C' of Non-composite building as per approved amended plans dated 28/07/2023.

Executive Engineer
Slum Rehabilitation Authority

करल - ५
दस्ता नं. २५५९ / २०२४
९१/१०५



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 : P51800031220

Project: **KINGS MY HOMES**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 295 AND 373** at **Kurla, Kurla, Mumbai Suburban-400022**;

1. Mr./Ms. **Nilesh Laxmikant Kudalkar** son/daughter of Mr./Ms. **Laxmikant Pandurang Kudalkar** Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400071**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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.
 - The Registration shall be valid for a period commencing from **11/10/2021** and ending with **31/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 11-10-2021 12:05:15

Dated: 11/10/2021
Place: Mumbai

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

NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

करल - ५
दस्त क्र. २५५६/२०२४
६२१२५

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077
Tel. : 2501 0351, 2501 2772, 2501 2045
Fax : 022 2501 0437, Mobile : 98210 33137
E-mail : nileshjoshi@hotmai.com

Ref. No.: _____

Date: 26/08/21

FLOW OF TITLE OF THE SAID LAND

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that pieces and parcel of land together with the various structures standing thereon occupied by 292 slum dwellers admeasuring 7875.20 square meters as per the Property Card lying and being situated at Hill Road, Sion Chunabhatti (East), L Ward, Village Kurla III, Taluka Kurla, in the Registration District and sub-district of Mumbai bearing CTS Nos. 295 and 373 admeasuring 1327.7 square meters and admeasuring 6547.50 square meters respectively, aggregating to 7875.20 square meters, and bounded as follows:

On or towards the East : By CTS No. 276 (Part) and Road

On or towards the West : By Road

On or towards the North: By C T S No. 294

On or towards the South: By C T S No. 372





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Tilak Road, Ghatkopar (East), Mumbai - 400 077
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • **Mobile :** 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.

Date : 26/08/21



Property card as on 15.06.2021 as on date of application for registration which is duly verified online and stand in the name of Government of Maharashtra.

The said property is occupied by 292 slum dwellers and out of that 242 slum dwellers were already eligible under the Slum Rehabilitation Scheme as on 01.08.2021_ and accordingly Annexure II has been issued by SRA and said slum dwellers have formed a Sion Chunabhatti Shri Gurudattakrupa Co-Operative Housing Society (Proposed) under the provisions of MCS Act, 1960 having its registered office at Hill Road, Sion Chunabhatti East, Mumbai 400 022, and yet to be registered before registrar of Society.

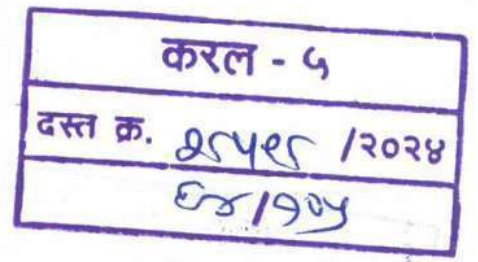
After due process of law SRA has appointed by letter under reference No.SRA/ED/OW/2019/16514/L Dated 04/04/2019 appointed M/s. KINGS BUILDERS & DEVELOPERS as the Developers for the Slum Rehabilitation Scheme under Regulation 33(10) of the DCPR, 2034 in respect of the above property described in the Schedule hereinabove.

3. The society Sion Chunabhatti Shri Gurudattakrupa Co-Operative Housing Society (Proposed) have accepted and appointed the Developers herein as Developers in respect of

(Signature)

NILESH JOSHI

B. Com., LL.B.
Advocate, High Court



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ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor.
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 0351, 2501 2576, 2501 2045
Fax : 022-2501 0137 * Mobile 98210 33137
E-mail : nilesjoshi@hptmail.com

Ref. No.: _____

redevelopment of the property described in the Schedule hereunder written.

4. By virtue of Development agreement dated 12.6.2014 all the slum dwellers have granted their individual consent to the Developers/ Promoters herein to develop the property described in the Schedule hereinabove written under the Slum Rehabilitation Scheme.
5. Slum Rehabilitation Authority has also issued Intimation of Approval (IOA) under the sub-regulation of Regulation 33(10) dated 10th June, 2021 for the rehab. building No.1, Sale building No.2 and sale building No. 3 under reference no. L/STGOVT/ 0027/ 201904040/AP in respect of the property described in the Schedule mentioned hereinabove.
6. The society has also executed Power of attorney dated 12.06.2014 authorizing the M/s. KINGS BUILDERS & DEVELOPERS to carry out the development work in respect of the property described in the Schedule mentioned hereinabove as per the terms and conditions of the Development Agreement dated 12.06.2014 as well as the SRA approvals and sanctions;



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Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No.: _____

Date : 26/08/21



7. Further Society has also executed Supplementary Agreement dated 1st day of March, 2021 for modification in Development Agreement as per terms condition mentioned therein.

8. Search report for 30 years from 1982 till 2021 conducted by the Search clerk, Mr. Pradip Fadtare.

9. I have also caused to issue Public Notice in two local newspapers dated 3rd day of July, 2021 namely The Free Press Journal and Nav Shakti for investigation of title in respect of the said property and till today I have not received any objection or claim from anyone.

10. Litigations if any: NIL.

Bombay, dated 26th day of August 2021

NILESH JOSHI

Advocate.

करल - ५
दस्त क्र. २५५८/२०२४
९६/१९०५

NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

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E-mail : nileshjoshi@hotmail.com

Ref. No.: _____



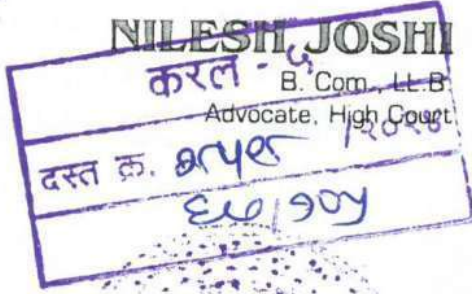
REPORT ON TITLE

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that pieces and parcel of land together with the various structures standing thereon occupied by 292 slum dwellers admeasuring 7875.20 square meters as per the Property Card lying and being situated at Kurla Hill Road, Chunabhatti, L Ward, Village Kurla III, Taluka Kurla, in the Registration District and sub-district of Mumbai bearing CTS Nos. 295 and 373 admeasuring 1327.7 square meters and admeasuring 6547.50 square meters respectively, aggregating to 7875.20 square meters, and bounded as follows:

On or towards the East : By CTS No. 276 (Part) and Road
On or towards the West : By Road
On or towards the North : By C T S No. 294
On or towards the South : By C T S No. 372

1. I have investigated the title of the said property on the request of M/s. KINGS BUILDERS & DEVELOPERS, and the documents.
2. Description of the property:



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Tilak Road, Ghatkopar (East), Mumbai - 400 077
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • **Mobile :** 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref. No. _____

Date : 26/08/21



All that pieces and parcel of land together with the various structures standing thereon occupied by 292 slum dwellers admeasuring 7875.20 square meters as per the Property Card lying and being Situated at Hill Road, Chunabhatti (East), L Ward, Village Kurla III, Taluka Kurla, in the Registration District and sub-district of Mumbai bearing CTS Nos. 295 and 373 admeasuring 1327.7 square meters and admeasuring 6547.50 square meters respectively, aggregating to 7875.20 square meters.

3. The documents of allotment of property:

The said property is occupied by 292 slum dwellers and out of that 242 slum dwellers were already eligible under the Slum Rehabilitation Scheme as on 01.08.2021 and accordingly Annexure II has been issued by Collector and said slum dwellers have formed a Co-operative Society (Proposed) under the provisions of MCS Act, 1960 having its registered office at Hill Road, Chunabhatti (East), Mumbai 400 022.

After due process of law SRA has appointed by letter under reference No.SRA/ED/OW/2019/16514/L Dated 04/04/2019 appointed to M/s. KINGS BUILDERS & DEVELOPERS as the

NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

करल - ५
दस्त क्र. २५५६/२०२४
६/१०/२४

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

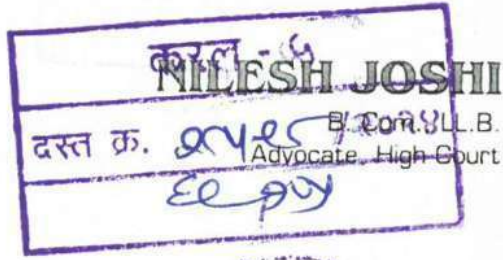
Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
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Tel. : 2501 035, 2501 2772, 2501 2045
Fax : 022 2501 0137, Mobile : 98210 33137
E-mail : nileshjoshi@hotmail.com

Ref. No.: _____

Developers for the Slum Rehabilitation Scheme under Regulation 33(10) of the DCPR, 2034 in respect of the above property described in the Schedule.

4. The society Sion Chunabhatti Shri Gurudattakrupa Co-operative Housing Society (Proposed) have accepted and appointed the Developers herein as Developers in respect of redevelopment of the property described in the Schedule written.
5. By virtue of Development agreement dated 12.6.2014 all the slum dwellers have granted their individual consent to the Developers/ Promoters herein to develop the property described in the Schedule hereinabove written under the Slum Rehabilitation Scheme.
6. Property Card issued by the City Survey Officer dated 15/06/2021 mutation entry No. 330 dated 14.12.2015.
7. Search report for 30 years from 1982 till 2021 conducted by the Search clerk, Mr. Pradip Fadtare.
8. I have also caused to issue Public Notice in two local newspapers dated 3rd day of July, 2021 namely The Free Press Journal and Nav Shakti for investigation of title in respect of the said





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Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077
Tel. : 2501 1035, 2501 2772, 2501 2045
Fax : 022-2501 0137 • Mobile : 98210 33137
E-mail : nileshjoshico@hotmail.com

Ref: No. _____

Date : 26/08/21

property and till today I have not received any objection or claim from anyone.

9. QUALIFYING COMMENTS.

(a) Pursuant to the said Development agreement dated 12.6.2014, all the slum dwellers have granted their individual consent to the Developers/ Promoters herein to develop the property described in the Schedule hereunder written under the Slum Rehabilitation Authority scheme.

(b) Pursuant to the said Development agreement, the society has also executed Power of attorney dated 12.6.2014 authorizing the Promoter/ Developers herein to carry out the development work in respect of the property described in the Schedule hereunder written as per the terms and conditions of the Development Agreement dated 12.6.2014 as well as the SRA approvals and sanctions.

(c) The Developers/ Promoters have also entered into individual alternate accommodation agreement with the slum dwellers.



करल - ५
दस्त क्र. २५५९/२०२४
५० १०५

NILESH JOSHI

B. Com., LL.B.
Advocate, High Court

JOSHI & CO.

ADVOCATES & TAX CONSULTANTS

Office : 1 & 2, Riddhi - Siddhi Apartment, Gr. Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (East), Mumbai - 400 077.
Tel. : 2501 035, 2501 8772, 2501 2045
Fax : 022-2501-0137 Mobile : 98210 33137
E-mail : nilesJoshico@hotmail.com

Ref. No.: _____

accepted professional supervision of the said Architects and Structural Engineers in the completion of the said building.

10. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that as per the Slum Rehabilitation Authority has appointed by letter appointed M/s. KINGS BUILDERS & DEVELOPERS as Developers for the Slum Rehabilitation Scheme under the Regulation 33(10) of the DCPR, the report reflecting the flow of title of the Developers M/s. KINGS BUILDERS & DEVELOPERS on the said property is enclosed herewith as annexure.

Bombay, dated 26th day of August 2021


NILESH JOSHI
Advocate.

MPL Plastics Limited
 (CIN: L29299MH1997PLC00066)
 Regd. Office: 2, Ashrafi Wadolkar Corp. Building
 Fourth Floor, The Estate, Near Gopichand Station, M.B.
 Bhayandar, Dist. Palghar, Maharashtra - 401 001.
 E-mail: info@mplplastics.com
 Telephone: 022-2545-5000
 Fax: 022-2545-5001

करल - ५
कस्तूरी ०५/२५/२०२१

In the Annual General Meeting of the Company held on 1st July, 2021, the following resolutions were passed:
 1. To approve the financial statements for the year ended 31st March 2021.
 2. To approve the dividend for the year ended 31st March 2021.
 3. To re-appoint Mr. M.B. Vaghant as the Whole Time Director of the Company for a period of 3 years commencing from 1st July 2021.

Corrigendum is hereby issued by the company for the error and readers are requested to read the said figures as 17 instead of 77 as mis-printed.
 Thane, For MPL Plastics Limited
 2nd July, 2021 Sd/-
 M.B. Vaghant - Whole Time Director

ग्राामीण कार्य विभाग, मुख्य अभियंता का कार्यालय
102, द्वितीय तल्ला, अभियंत्रण भवन, कचहरी रोड, रॉंची
ई-प्रोक्वायरीन पुनर्निविदा आमंत्रण सूचना

ई-प्रोक्वायरीन पुनर्निविदा संख्या:- 137/RIII/2021-22/RWD/BOKARO दिनांक :- 02.07.2021
 विभाग, ग्राामीण कार्य विभाग, झारखण्ड, रॉंची द्वारा निम्न विवरण के अनुसार e-procurement पद्धति से निविदा आमंत्रित की जाती है।

क्र.सं.	आइटीबी क्र.सं./ संख्या / वेबसाइट	कार्य का नाम	प्रयोजित राशि (रुपये में)		कार्य समाप्ति की तिथि	टेंडर कोल नं०
			अंश में	अंश में		
4	RWD/ BOKARO/10/ 2019-20	हटिया मोड़ से कुण्डोरी तक पथ निर्माण कार्य (लं - 8.150 कि०मी०)	5,59,24,594.00	पॉथ करीब उनसठ लाख बीस हजार पाँच सौ बीस रुपये के मात्र	18 माह	चतुर्थ

- वेबसाइट में निविदा प्रकाशन की तिथि:- 08.07.2021
 - निविदा प्राप्ति की अंतिम तिथि एवं समय:- 17.07.2021 अपराह्न 5.00 बजे।
 - जिला नियंत्रण कक्ष, रॉंची में निविदा शुल्क, अग्रपंथन की राशि, शपथ पत्र के मूल प्रति एवं जपलॉड किये गये तकनीकी योग्यता दस्तावेज की एक प्रति जमा करने की तिथि:- 19.07.2021 पूर्वाह्न 10.00 बजे से अपराह्न 3.30 बजे तक।
 - निविदा खोलने की तिथि एवं समय:- 20.07.2021 पूर्वाह्न 11.30 बजे।
 - निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता:- मुख्य अभियंता, ग्राामीण कार्य विभाग, 102, द्वितीय तल्ला, अभियंत्रण भवन, रॉंची, झारखण्ड।
 - ई-निविदा प्रकाशक का दूरभाष सं०- 0651-2207818
 - निविदा शुल्क झारखण्ड राज्य में अवस्थित भारतीय स्टेट बैंक/ अन्य राष्ट्रीयकृत बैंक द्वारा निविदाकार के नाम/ अकाउंट से बैंक ड्राफ्ट के रूप में कार्यपालक अभियंता, ग्राामीण कार्य विभाग, कार्य प्रमडल, बोकारो के पास में एवं बोकारो में जमा कराया नहीं जायेगा।
 - निविदा शुल्क झारखण्ड राज्य में अवस्थित भारतीय स्टेट बैंक/ अन्य राष्ट्रीयकृत बैंक द्वारा निविदाकार के नाम/ अकाउंट से बैंक ड्राफ्ट के रूप में कार्यपालक अभियंता, ग्राामीण कार्य विभाग, कार्य प्रमडल, बोकारो के पास में एवं बोकारो में जमा कराया नहीं जायेगा।
- विस्तृत जानकारी के लिए वेबसाइट jharkhandtenders.gov.in में देखा जा सकता है।
 नोटल पदाधिकारी ई-प्रोक्वायरीन सेल
 Department(21-22)#D

PUBLIC NOTICE

NOTICE IS HEREBY given to the Public at large that my clients, M/s. KINGS BUILDERS & DEVELOPERS, having its office at Origin 108, Unit No. 532, 5th floor, Bhakti Bhawan Lane, Chaurbura, Mumbai - 400 071 are holding the Development Rights under the Slum Rehabilitation Scheme, in respect of the property described in the Schedule hereunder written.

All persons having any claim or interest in respect of the property more particularly described in the schedule hereunder written, by way of sale, exchange, mortgage, lease, gift, charge, maintenance, easement, lease, ten or otherwise of whatsoever nature are hereby requested to make the same known in writing to the undersigned at their office at 1 & 2, Riddhi Siddhi Apartments, Opp. Gufkuli School, Behind Punjia, Gufkuli, Trak Road, Ghatakopur (East), Thane - 400 077, within 14 days from the date of publishing this notice, failing which the claim of such person will be deemed to have been waived and/or abandoned or given up and the same shall not be entertained thereafter.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF LAND measuring 7875.20 square metres lying and being situated at Hill Road, Sion, Churnakhera, Mumbai - 400 022 bearing C. T. S. No. 295, 373, Village Kuria (Part III), Taluka Kuria, in the Registration District and sub-district of Mumbai and Mumbai Suburban, and bounded as follows:

On or towards East: By C. T. S. No. 276 (part) and Road
 On or towards West: By Road
 On or towards North: By C. T. S. No. 294
 On or towards South: By C. T. S. No. 372
 Bombay, dated 2nd day of July 2021

NILESH JOSHI
 Advocate, High Court.

Notice under section 41 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

No.	Name of Beneficiary (A)	Particulars of Mortgaged property/ (isa) (B)	Date Of NPA(C)	Outstanding Amount (Rs.) (D)
1	LOAN ACCOUNT NO. HHLKAL00274 1. RAJESH KUMAR LAL BROSUJAK 2. SANTI KUSHNA BADGUJAR	FLAT NO. 437, 4TH FLOOR, BUILDING NO. B-3, UMIYA COMPLEX PHASE - II, VILLAGE TITWALA, THANE - 421605, MAHARASHTRA	31.03.2021	Rs. 5,29,028.97/- (Rupees Five Lakh Twenty Nine Thousand Twenty Eight and Paise Ninety Seven Only) as on 31.03.2021
2	LOAN ACCOUNT NO. HHLTHN0030859 1. DEEPU SINGH	FLAT NO. 224, 2ND FLOOR, XRBIA VANGANI, BUILDING NO. B-2, VILLAGE KHADYACHAPADA, RAIGAD-410101, MAHARASHTRA	31.03.2021	Rs. 4,35,333/- (Rupees Four Lakh Thirty Five Thousand Three Hundred Thirty Three Only) as on 31.03.2021
3	LOAN ACCOUNT NO. HHLKAL00318950 1. SANTOSH KUMAR VERMA 2. REKHA VERMA	FLAT A4 603, 6TH FLOOR, BUILDING NO. A4, XRBIA WARAI, VILLAGE WARAI, THANE- 410201, MAHARASHTRA	31.03.2021	Rs. 9,69,391.23/- (Rupees Nine Lakh Sixty Nine Thousand Three Hundred Ninety One and Paise Twenty Three Only) as on 31.03.2021
4	LOAN ACCOUNT NO. HHLKAL00270592 1. MR. ADHIKAR JAGANNATH PATIL 2. MRS. PRATIBHA ADHIKAR PATIL	FLAT NO. 402, 4TH FLOOR, OM SAI APARTMENT, B-WING, BELAVALI VILLAGE, SURVEY NO. 7A, HISSA NO 3, BADLAPUR WEST, THANE - 421503	31.03.2021	Rs. 14,84,538.85/- (Rupees Fourteen Lakh Eighty-Four Thousand Five Hundred Thirty-Eight and Paise Sixty-Five Only) as on 03rd June 2021
5	LOAN ACCOUNT NO. HHLKAL00317068 1. MRS. SWATI BIPLOB GHORU 2. MR. BIPLOB A GHORU	FLAT NO. 01, GROUND FLOOR, WING-F, SUNRISE RESIDENCY, SURVEY NO. 73, HISSA NO. 2, VILLAGE DAMAT, TAL. KARJAT, RAIGARH - 410210	31.03.2021	Rs. 15,38,077.03/- (Rupees Fifteen Lakh Thirty-Eight Thousand Seventy-Seven and Paise Three Only) as on 04th June 2021
6	LOAN ACCOUNT NO. HHLVSH00107669 1. RAJU YASHWANT KOLI ALIAS KOLI RAJU YASHWANT ALIAS RAJU KOLI (PROPRIETOR) 'R.K. HANDLERS & MOVERS' 2. RAKESH YASHWANT KOLI 3. NIRMAL ABHIMANU KOLI 4. PRADEEP SAYED (GUARANTOR)	FLAT NO. 501, 5TH FLOOR, 'A'- WING, 'THARWANI HEIGHT' CHS LTD., PLOT NO. 4, SECTOR- 18, SANPADA, THANE, NAVI MUMBAI- 400705, MAHARASHTRA	31.03.2021	Rs. 31,06,320.76/- (Rupees Thirty One Lakh Six Thousand Three Hundred Twenty and Paise Seventy Six Only) as on 31.03.2021
7	LOAN ACCOUNT NO. HHLKAL00415321 1. JAVED KASSIM SAHED 2. SHABNAM JAVED SAHED	FLAT NO. 302, THIRD FLOOR, WING- 'E', BUILDING NO. 4, SAUSHILYA COMPLEX, SURVEY NO. 15, 16, MAMDAPUR, NERAL, TAK KARJIT, RAIGARH- 410101, MAHARASHTRA	31.03.2021	Rs. 16,26,799.56/- (Rupees Sixteen Lakh Twenty Eight Thousand Seven Hundred Ninety Nine and Paise Fifty Six Only) as on 31.03.2021
8	LOAN ACCOUNT NO. HHLPHV00392880 1. PRATAP SINGH TUKARAM CHAVAN 2. DHANAASHREE PRATAP SINGH CHAVAN ALIAS DHANAASHREE B. GAUR	FLAT NO 202, 2ND FLOOR B WING, AMMBER ENNCLLAVE BLDG NO 1, VILLAGE KANCHANGAON, THAKURLI (E) THANE-421201 MAHARASHTRA	31.03.2021	Rs. 63,56,158.46/- (Rupees Sixty Three Lakh Fifty Six Thousand One Hundred Fifty Eight and Paise Forty Eight Only) as on 31.03.2021

That the above named (beneficiary) have been notified by the Securitisation Trust and they are requested to be submitted the letter of objection to the undersigned within 14 days from the date of publication of this notice, failing which the claim of such person will be deemed to have been waived and not binding on my clients.

PUBLIC NOTICE

TAKE NOTICE THAT under the instructions of my clients, being the Prospective Purchasers, I am investigating the ownership, right, title and interest of MR. ROBIN NANIK KARAM CHANDANI ALIAS ROBIN KARAM, in respect of the property more particularly described in the schedule written hereunder. Any person's having any claim or right, title or interest whatsoever in respect of the said property should send their claim and/or objection in writing to the undersigned with documentary evidence in support thereof (and not otherwise) within 14 (Fourteen) days of publication of this Notice, failing which, claims/objections if any, shall be deemed to have been waived and not binding on my clients.

CPRO/MH/21/11/11/10/8/9/5/3/2

करल - ५
दस्ता क्र. २५५५/२०२४
४३/१०५

PRADIP FATKARE

Search Clerk
Ambedkar Nagar
Near Wagheshwari Mandir
Malad (East)
Mumbai 400097

Date: 25.06.2021

To:



Ref: Investigation of title of the property Being All that piece and parcel of land admeasuring 787.20 Square Metres lying and being situated at Hill Road, Sion Chunabhatti, Mumbai 400022, bearing C.T.S. No.295, 373, of Village Kurla (Part III), Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban

Dear Sir,

As per your instructions I have taken search of above mentioned property in Sub-Registrars Offices at Mumbai, Bandra, Chembur and Nahur from 1982 to 2021 (40 Years).

I have found the following documents registered therein during the course of search.

AT MUMBAI SRO-REGISTRAR OFFICE FROM 1982 TO 2021 (40 YEARS) MANUAL

1982		
To	:	Torn
1987		
1988	:	Some Pages torn
1989	:	Torn
1990	:	Some Pages Torn
1991	:	Torn
1992	:	Torn
1993	:	Torn
1994	:	Nil

करल - ५
दस्त क्र. २५२५/२०२४
७०/१०५

1995 : Nil
1996 : Nil
1997 : Nil – Some Pages Torn
1998 : Torn
1999 : Nil
2000 : Nil
2001 : Torn
2002 : Torn
2003 : Some Pages Torn
2004 : Some Pages Torn
2005 : Torn
2006 : Torn
2007 : Torn
2008 : Some Pages torn
2009 : Nil
2010 : Some Pages Torn
2011 : Torn
2012 : Some Pages Torn
2013
To : Nil
2018
2019
To : Not Ready
2021



AT BANDRA SRO-REGISTRAR OFFICE FROM 1982 TO 2021 (40 YEARS) MANUAL

1982
To : Not available for Search (Only Online Record Checked)
2001

करल - ५	
दस्त क्र.	२०५६ / २०२४
2002	
To	०५ / १०५
2021	

Not Available for search (Only online record checked)

AT KURLA SUB REGISTRAR OFFICE FROM 1995 TO 2021 (27 YEARS) MANUAL



Sent for Data Entry

2007
To Not Ready
2021

AT CHEMBUR & NAHUR SRO-REGISTRAR OFFICE FROM 2002 TO 2021 (20 YEARS) COMPUTER (KRL - 1, 2, 3, 4 & 5)

2002
To : Nil
2020

2021 : Entry

KRL-3 9367/2021	<p>AFFIDAVIT A.V. Rs.0/- M.V. Rs.1/-</p> <p>KINGS BUILDERS & DEVELOPERS THROUGH PROPRIETOR DR. NILESH L. KUDALKAR THROUGH POWER IBRAHIM SHAIKH</p> <p>TO</p> <p>MCGM THROUGH CHIEF EXECUYTIVE OFFICER</p>	10.06.2021 10.06.2021
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Schedule: C.T.S. No.295 and 373, of Village Kurla, Taluka Kurla.

करल - ५
दस्त क्र. २०५२५/२०२४
७६/१०५

NOTE OF SEARCH

The Search Report is subject to torn and mutilated records, misplaced non ready and unavailable records in the office, withdrawal of registers of certain years for binding and rewriting. The search conducted is only on the basis of available documents and records as maintained by the department and also on the online portal at the time of search.



Pradip
PRADIP FATKARE
Search Clerk
Mumbai

करल - ५
दस्त क्र. २०५२८/२०२४
२०/१२/२०२४

Investigation of title of the property
Being All that piece and parcel of land
admeasuring 787.20 Square Metres
lying and being situated at Hill Road,
Sion Chunabhatti, Mumbai 400022,
bearing C.T.S. No.295, 373, of Village
Kurla (Part III), Taluka Kurla, in the
Registration District and Sub-District
of Mumbai and Mumbai Suburban



SEARCH NOTES

TAKEN IN THE SUB-REGISTRARS
OFFICE AT MUMBAI, BANDRA,
CHEMBUR & NAHUR FROM 1978^{Pradip} TO
2021 (43^{Pradip} YEARS)



PRADIP FATKARE
SEARCH CLERK

करल - ५

दस्त क्र. २५१५/२०२४

६/१९०५

घोषणापत्र

मी इमरान इब्राहिम शेख याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला - ५ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. निलेश लक्ष्मीकांत कुडाळकर यांनी दिनांक: 11/09/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. दस्त निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यार पत्र लिहून देणार यांनी सादर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे सादर कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारक



(इमरान इब्राहिम शेख)

दिनांक: २५/१०/२०२५



करल - ५
दस्त क. २०५९/२०२४
०६/१०/२४



करल - ५
दस्त क्र. २५६८/२०२४
१०/१९०५

369/11637

पावती

Original/Duplicate

Wednesday, September 11, 2019

नोंदणी क्र.: 39M

5:13 PM

Regn.:39M

पावती क्र.: 13729

दिनांक: 11/09/2019

गावाचे नाव: चेंबूर

दस्तावेजाचा अनुक्रमांक: करल-1-11637-2019

दस्तावेजाचा प्रकार: कुलपुखत्यारपाव

गाडर करणाऱ्याचे नाव: निवेश लक्ष्मीकांत कुडाळकर

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 340.00

पृष्ठांनी संख्या: 17

DELIVERED

एकूण:

₹. 440.00

आपणाम मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे

5:30 PM ला पेलेम मिळेल.

वाजरा मूल्य: ₹ 0.00/-

मोबदला ₹ 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006185752201920E दिनांक: 11/09/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.340/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1109201910310 दिनांक: 11/09/2019

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक
कुर्ला-१



Kudalke

करल - ५
दस्त क्र. ८५५८/२०२४
१९/१०५

करल - ९
९९६३५ ७ ९५
२०९९

CHALLAN
MTR Form Number-6

GRN	MH006185752201920E	BARCODE			Date	11/09/2019-15:19:09	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	NILESH LAXMIKANT KUDALKAR			
Year	2019-2020			Flat/Block No.	Flat No.701, 7th Floor, Castle Peak			
Account Head Details	Amount in Rs.			Premise/Building				
003006560	Stamp Duty		500.00	Road/Street	Sindhi Society			
003006338	Registration Fee		100.00	Area/Locality	Chembur, Mumbai			
				Town/City/District				
				PIN	4 0 0 0 7 1			
				Remarks (If Any)	SecondPartyName=MEGHANA NILESH KUDALKAR AND IMRAN IBRAHIM SHAIKH-			
				Amount In	Six Hundred Rupees Only			
				Words				
Total	600.00		600.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103232019091113982234824536		
Cheque/DD No.				Bank Date	RBI Date	11/09/2019-15:19:09 Not Verified with RB		
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. Mobile No. : 9892041983
हाचा चालान केवळ दुरुमन निवृत्त कर कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी हाचा चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-11637	0003196720201920	11/09/2019-17:13:08	IGR197	100.00
2	(IS)-369-11637	0003196720201920	11/09/2019-17:13:08	IGR197	500.00
Total Defacement Amount					600.00



CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. २५१९/२०२४
९२/१०५

GRN	MH006185752201920E	BARCODE			Date	11/09/2019-15:19:09	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)						
		PAN No.(If Applicable)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	NILESH LAXMIBHAI KUDALKAR					
Location	MUMBAI	Flat/Block No.	Flat No. 7th Floor, Castle Peak					
Year	2019-2020 One Time	Premises/Building						
Account Head Details		Amount In Rs.	Road/Street					
0030045501	Stamp Duty	500.00	Sinh Society					
0030063301	Registration Fee	100.00	Area/Locality					
			Town/City/District					
			PIN					
			4 0 0 0 7 1					
			Remarks (If Any)					
			SecondPartyName=MEGHANA NILESH KUDALKAR AND IMRAN					
			IBRAHIM SHAIKH-					
			Amount In					
			Six Hundred Rupees Only					
Total		600.00	Words					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910333201909113982	231324535			
Cheque/DD No.		Bank Date	RBI Date	11/09/2019-15:19:49	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



करल - ९
११६८५ २ १५
२०१९



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सादर चालन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे . नोदणी न करावयाच्या दस्तासाठी लोकाचलन लागू नाही .

Mobile No. 9892041883

Kudalkar

[Signature]

[Signature]

करल - ५
दस्त क्र. ४५६८ / २०२४
८३/१०५

करल - ९
७७६३५ ३ ७५
२०९९



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1109201910310 Receipt Date 11/09/2019

Received from NILESH LAXMIKANT KUDALKAR, Mobile number 9892041983, an amount of Rs. 340/-, towards Document Handling Charges for the Document to be registered on Document No. 11637 dated 11/09/2019 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



DEFACED
₹ 340
DEFACED

Payment Details

Bank Name IBKL Payment Date 11/09/2019

Bank CIN 10004152019091108595 REF No. 231333619

Deface No 1109201910310D Deface Date 11/09/2019

This is computer generated receipt, hence no signature is required.



करल - ५
 दस्त क्र. २५५६७२०२४
 ६७१९५

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1109201910310	Date 11/09/2019
Received from NILESH LAXMIKANT KUDALKAR, Mobile number 9892047983, an amount of Rs.340/-, towards Document Handling Charges for the Document to be registered (ISAR) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Suburban District.	
Payment Details	
Bank Name IBKL	Date 11/09/2019
Bank CIN 10004152019091108595	REF No. 231333619
This is computer generated receipt, hence no signature is required.	



करल - ९
 ७६३५ ४ १५
 २०१९



करल - ५
दस्त क. २५६८ / २०२४
७/१०५



करल - ९		
७९६३७	५	७५
२०९९		



SPECIAL POWER OF ATTORNEY

I, **Dr Nilesh Laxmikant Kudalkar**, proprietor of Kings Builders and Developers an adult, Indian Inhabitant of Mumbai, having office address at **Origin 108, Unit no 502 5th Floor, Opp Varma Cold Drink Bhakti Bhavan Lane, Chembur, Mumbai - 400 071**, do hereby SEND GREETINGS:

WHEREAS I am holding various properties in Maharashtra as well as rest of India and also I am doing the business in the capacity of Proprietor, Directors and Partners and/or in any other manner in the respect of properties and also I am developing various properties from

Kudalkar

[Signature] *[Signature]*

करल - ५

दस्त क्र. २५५/२०२४

२६/१०/२४

time to time and in the Mumbai, Mumbai Suburban District and/or Thane and/or Maharashtra.

AND WHEREAS I am executing various Agreements, Agreements for Sale, Conveyance, Development Agreement, Sale Deed, Deed of Rectification, Deed of Mortgage, Deed of Re-Conveyance, Deed of Cancellation, Undertakings and also all other Deeds or documents in respect of the properties or the developed properties. AND WHEREAS I am unable to appear before the office of the Sub-registrar of Assurance to admit my execution in respect of such agreements.

AND WHEREAS I am desirous of appointing some fit and proper person to be my Constituted Attorney for attending the aforesaid purpose.

AND WHEREAS I am desirous of appointing **MRS. MEGHANA NILESH KUDALKAR/OR MR.IMRAN IBRAHIM SHAIKH**, either jointly and/or severally to appear before the office of the Sub-Registrar of Assurance and to admit the execution in my name and on my behalf in respects of the documents which is signed by me or to be signed by me in the individual capacity or in the capacity of Proprietors or Partner or Directors of the company.

NOW KNOW YE THESE PRESENTS SHALL WITNESSETH THAT: I **Dr Nilesh Laxmikant Kudalkar**, do hereby appoint, constitute and nominate **MRS. MEGHANA NILESH KUDALKAR/OR MR.IMRAN IBRAHIM SHAIKH**, either jointly or severally and lawfully to do all or any of the following deeds, acts and things for me and on my behalf THAT IS TO SAY:-

1. To admit the execution before the office of the Sub-registrar of assurances in my name and on my behalf and also to appear before the Sub-Registrar of Assurances and to make correspondence before the said Registrar office in my name and on my behalf and in which documents in respect of the said properties I have signed in the capacity of individual, partner or as a proprietor and/or as a Director or in any other capacity.
2. To comply with all necessary formalities and to complete the documents which I have signed before the office of the Sub-

Kudalkar

[Signature]

[Signature]

Registrar of assurance in Mumbai/Mumbai Suburban and all over
in India as my said Attorneys may think fit and proper.

करल - ५
दस्त क्र. २८५७
12038

WITNESS WHEREOF I, **Dr Nilesh Laxmikant Kudalkar**, have
put my signature to this writing this 11th day of September, 2019.

SIGNED, SEALED AND DELIVERED)
BY the within named)
Dr Nilesh Laxmikant Kudalkar)
The Executant)



Kudalkar

In the presence of



P. S. Kambli
S. J. Kambli



करल - ९		
७६३५	५	१५
२०१९		

We Accept



1. MEGHANA NILESH KUDALKAR

(Power of Attorney Holder)

Meghana



AND



2. MR. IMRAN IBRAHIM SHAIKH

(Power of Attorney Holder)

Imran





भारत सरकार
Unique Identification Authority of India

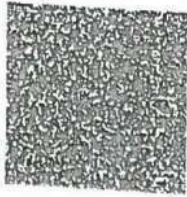
नोंदणी क्रमांक: / Enrolment No.: 0000/00550/41382

To
निलेश लक्ष्मीकांत कुडाळकर
Nilesh Laxmikant Kudalkar
C/O Dr Nilesh Laxmikant Kudalkar
Castle Peak, Plot No 142
Flat No 701, 7th Floor,
Chembur
Near Cafe Coffee Day, Sindhi Society
Mumbai
Chembur
Mumbai Suburban Maharashtra - 400071
9821098001

Download Date: 09/03/2019

Generation Date: 09/03/2019

Signature Not Verified



आपला आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 2787

VID : 9169 7187 2859 3260

माझे आधार, माझी ओळख



भारत सरकार
Government of India



निलेश लक्ष्मीकांत कुडाळकर
Nilesh Laxmikant Kudalkar
जन्म तारीख/DOB: 01/08/1971
पुरुष/ MALE

XXXX XXXX 2787

VID : 9169 7187 2859 3260

माझे आधार, माझी ओळख



दस्त क्र. २५५६ / २०२४

करल - ५

१०५

AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही
- ओळखीचे प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारे प्राप्त करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले आहे

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated text.

- आधारला देशभर वापरता येईल.
- आधार भविष्यात सर्व सरकारी सेवांचे अधिकृत मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout India.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
डॉ निलेश लक्ष्मीकांत कुडाळकर, कॅसल पीक, प्लॉट नंबर
142, प्लॉट नंबर 701, 7 वा मजला, कॅफे कॉफी डे जवळ,
सिंधी सोसायटी, चेंबूर, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400071

Address:
C/O Dr Nilesh Laxmikant Kudalkar, Castle
Peak, Plot No 142, Flat No 701, 7th Floor.,
Near Cafe Coffee Day, Sindhi Society,
Chembur, Mumbai, Mumbai Suburban,
Maharashtra - 400071



XXXX XXXX 2787

VID : 9169 7187 2859 3260

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACPK9218L

नाव / Name
NILESH LAXMIKANT KUDALKAR

पिता या नांव / Father's Name
LAXMIKANT KUDALKAR

जन्म तारीख / Date of Birth
01/08/1971

हस्ताक्षर / Signature



Kudalkar

करल - ५
 दस्त क्र २५५५/२०२४
 २९०५

भारत सरकार
 Unique Identification Authority of India
 Government of India

नोदणी क्रमांक / Enrollment No.: 0000/00552/89408

To
 Meghana Nilesh Kudaikar
 C/O Mrs Meghana Nilesh Kudaikar
 Castle Peak, Plot No 142,
 Flat No 701, 7th Floor,
 Chembur,
 Near Cafe Coffee Day, Sindhi Society,
 Mumbai
 Chembur
 Mumbai Maharashtra - 400071
 9870298001

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
 7768 9145 9414
 VID : 9103 6495 6229 8826

माझे आधार, माझी ओळख

भारत सरकार
 Government of India

महना निलेश कुडाइकर
 Meghana Nilesh Kudaikar
 जन्म तारीख/DOB: 25/08/1974
 लिंग/ GENDER: FEMALE

7768 9145 9414
 VID : 9103 6495 6229 8826

माझे आधार, माझी ओळख

भारत सरकार
 Government of India

AADHAAR

सूचना
 ■ आधार ओळखीचे प्रमाण आहे. नागरीत्वचे नाही.
 ■ ओळखीचे प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्रमाणित करा.
 ■ हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION
 ■ Aadhaar is a proof of identity, not of citizenship.
 ■ To establish identity, authenticate online.
 ■ This is electronically generated letter.

■ आधारला देशभरात मान्यता आहे.
 ■ आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
 ■ Aadhaar is valid throughout the country.
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.

आरक्षण विभाग
 Unique Identification Authority of India

पत्ता:
 सी महना निलेश कुडाइकर, करल पीक, फ्लॉट नंबर 142,
 फ्लॉट नंबर 701, 7 वा मजला, कफे कॉफी डे जवळ, सिंधी
 सोसायटी, चेंबूर, मुंबई, मुंबई उपनगर,
 महाराष्ट्र - 400071

Address:
 C/O Mrs Meghana Nilesh Kudaikar, Castle
 Peak, Plot No 142., Flat No 701, 7th Floor.,
 Near Cafe Coffee Day, Sindhi Society.,
 Chembur, Mumbai, Mumbai Suburban,
 Maharashtra - 400071

7768 9145 9414
 VID : 9103 6495 6229 8826

करल - ९
 ११८३५ e ५५
 २०२४



(Handwritten signature)

आधार विभाग
 INDIA'S TAX DEPARTMENT
 MEGHANA NILESH KUDAIKAR
 PRABHAKAR REDDY
 25/08/1974
 FEMALE

भारत सरकार
 GOVT. OF INDIA

7768 9145 9414
 VID : 9103 6495 6229 8826

करल - ५
दस्ता क्र. २०५६/२०२४
२०/१०/२४

करल - १
७७६३५ ७० ५७
२०१९



करल - ५
दस्त क्र. २५२८/२०२४
९५५

करल - ९
५५६३५ ५५ ५५
२०१९



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAIKH IMRAN IBRAHIM
IBRAHIM SHAIKH
10/04/1987
Permanent Account Number
DBMPS3090E

Signature



22112010

(Handwritten signature)



करल - ५
दस्त क्र. ४५५६ / २०२४
२२/१०/२४



करल - ५
५५६३५ १२ ५५
२०११



करल - ५
दस्त क्र. ४५५८/२०२४
२३/१०/१९



भारत सरकार



आधार

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

नोंदणी क्रमांक : Enrolment No.: 1216/00151/01045

To,
Imran Ibrahim Shaikh
इमरान इब्राहीम शेख
S/O Ibrahim Shaikh
Near Chistiya Masjid Hanif Sath Chew, Room No. 18, Quresh
Nagar
Kurla East
Mumbai
Maharashtra 400070

30/10/2011

करल - ९
७७६३५ ९३ ९५
२०९९



UC 02668676 2 IN

Ref No.: 412B3F9X-2668676



आपला आधार क्रमांक / Your Aadhaar No. :

9691 9351 0809

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



इमरान इब्राहीम शेख
Imran Ibrahim Shaikh

जन्म वर्ष / Year of Birth: 1987
पुरुष / Male

9691 9351 0809



आधार - सामान्य माणसाचा अधिकार

[Signature]

करल - ५

दस्त क्र. २५९/२०२४

२०१९०५



Government of India



AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे. सुगरीलत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन प्रमाणे द्वारे प्राप्त करा.



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

करल = ५
७७६३७ ७७ ७७
२०१९

- आधार देशभरात मान्य आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.



आधार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O इब्राहीम शेख, बीम्नीया
मस्जिद जबल, हनीफ रोड चाव, रूम
नं. १८, कुशेन नगर, कुर्ला पूर्व, मुंबई,
महाराष्ट्र, ४०००७०

Address: S/O Ibrahim Shaikh,
Near Chistiya Masjid, Hanif Seth
Chawl, Room No. 18, Quresh
Nagar, Kuria East, Mumbai,
Maharashtra, 400070

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

करल - ५
उस्त क्र. २२५६/२०२४
९५१५



भारत सरकार
GOVERNMENT OF INDIA

मुनिन दिनाथ येरुणकर
Sunil Dinanath Yerunkar
जन्म वर्ष / Year of Birth 1966
पुरुष / Male



4440 9867 2712

आवा - सामान्य माणसाचा अधिकार



करल - ९
७६३५ १५ १५
२०१९



भारत सरकार
Government of India
सुयोग शशिधंत कंबळे
Suyog Shashikant Kambale



जन्म तारीख / DOB: 03/09/1999
पुरुष / Male
5314 4027 1193



माझे आधार, माझी ओळख



Summary I (GoshwaraBhag-1)

करल - ५
दस्त क्र. २५१६ / २०२४
२६/११/१९

369/11637

बुधवार, 11 सप्टेंबर 2019 5:13 म.नं.

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 11637/2019

दस्त क्रमांक: करल 1 / 11637/2019

वाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

पावती: 13729

अ. क्र. 11637 वर दि. 11-09-2019

मादरकरणाराचे नाव: सौ. लक्ष्मीकांत कुंडळकर

रोजी 5:08 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 17



Kundalkar

दस्त हजर करणाऱ्याची सही:

[Signature]
सह. दय्याप निबंधक
दु. निबंधक कुला 1
करल - ५ (वर्ग - २)

करल - ५		
११६३७	१६	१५
२०१९		

एकूण: 440.00/-

[Signature]
सह. दय्याप निबंधक
दु. निबंधक कुला 1
कुला-५ (वर्ग-२)

दस्ताचा प्रकार: कुलमुखव्यापत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला अमून@ त्यामुळे कोणतीही म्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 11 / 09 / 2019 05 : 08 : 07 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 09 / 2019 05 : 10 : 55 PM ची वेळ: (फी)



07/09/2019 5:16:35 PM
 दस्त क्र. 11637/2019
 कुलमुखत्यारपत्र

दस्त गोषवारा भाग-2

करल 1
 दस्त क्रमांक: 11637/2019

करल - १
 ११६३७ १७ १७
 पक्षकाराचा प्रकार

- नाव: निलेश लक्ष्मीकांत कुडाळकर
 पत्ता: फ्लॉट नं. 701, 7 वा मजला, कमल पीक, प्लॉट नं. 142, कॅम्पे कॉफी डे च्या जवळ, मिथी सोमायटी, चेंबूर, मुंबई, चेंबूर, MAHARASHTRA, MUMBAI, Non-Government.
 पिन नंबर: AACPK9218L
 कुलमुखत्यार देणार वय: -48
 स्वाक्षरी: Kudalkar
- नाव: निलेश कुडाळकर
 पत्ता: फ्लॉट नं. 701, माळा नं: 7 वा मजला, इमारतीचे नाव: कमल पीक, ब्लॉक नं: प्लॉट नं. 142, कॅम्पे कॉफी डे च्या जवळ, मिथी सोमायटी, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, मुंबई.
 पिन नंबर: AKYPK9846J
 पांवर ऑफ अर्तार्नी होल्डर वय: -45
 स्वाक्षरी: [Signature]
- नाव: इमरान इब्राहिम शेख
 पत्ता: फ्लॉट नं: रूम नं. 18, माळा नं: -, इमारतीचे नाव: हनीफ शठ बाळ, ब्लॉक नं: चीस्तीया मस्जिद च्या जवळ, कुरुश नगर, रोड नं: कुर्ला पूर्व, मुंबई, महाराष्ट्र, मुंबई.
 पिन नंबर: DBMPS3090E
 पांवर ऑफ अर्तार्नी होल्डर वय: -32
 स्वाक्षरी: [Signature]



वरील दस्तऐवज करून देणार तशाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 शिक्का क्र.3 ची वेळ: 11 / 09 / 2019 05 : 12 : 41 PM

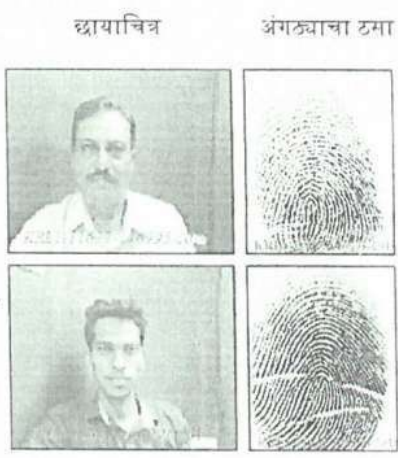
ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता |
|----------|---|
| 1 | नाव: मुनिल येरुणकर
वय: 53
पत्ता: 9, मावला सदन, आर.सी. मार्ग, चेंबूर, मुंबई
पिन कोड: 400071 |
| 2 | नाव: सुयोग कांबळे
वय: 21
पत्ता: 9, मावला सदन, आर.सी. मार्ग, चेंबूर, मुंबई
पिन कोड: 400071 |

[Signature]
स्वाक्षरी

[Signature]
स्वाक्षरी



शिक्का क्र 4 ची वेळ: 11 / 09 / 2019 05 : 13 : 39 PM

शिक्का क्र.5 ची वेळ: 11 / 09 / 2019 05 : 14 : 18 PM नोंदणी पुस्तक 4 मध्ये

सह. दुय्यम निबंधक
 कुर्ला-१ (वर्ग-२)

प्रमाणित करण्यात येते कि या दस्तापत्रे एकूण... १७ पाने आहेत.
 करल - १/ ११६३७ 12099
 पुस्तक क्रमांक १ क्रमांकावर नोंदला :
 दिनांक : ११/ ९/ 2019

sr.	Epayment Number	Defacement Number
1	1109201910310	9201910310D
2	MH006185752201920E	0063196720201920



[Signature]
 वि. सो. कोतकर
 सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा.

1. Verify Scanned Document for correctness through original (3 pages in a side) printout after scanning.
 2. Get print immediately after registration.

करल - ५
 दस्त क्र. २५१५/२०२४
 ए७९०५

भारत सरकार
 Unique Identification Authority of India
 Government of India

नोदणी क्रमांक / Enrolment No.: 0000/00550/41362

To
 निवेश लक्ष्मीकान्त कुडाकार
 Nitesh Laxmikant Kudalkar
 C/O Dr Nitesh Laxmikant Kudalkar
 Castle Peak, Plot No 142
 Flat No 701, 7th Floor,
 Chembur
 Near Cafe Coffee Day, Sindh Society
 Mumbai
 Chembur
 Mumbai Suburban Maharashtra - 400071
 9821058001

Download Date: 09/02/2025
 Generation Date: 09/02/2025



आपला आधार क्रमांक / Your Aadhaar No. :
5502 1762 2787
 VID : 9169 7187 2859 3260

माझे आधार, माझी ओळख

भारत सरकार
 Government of India

निवेश लक्ष्मीकान्त कुडाकार
 Nitesh Laxmikant Kudalkar
 जन्म तारीख/DOB: 01/08/1971
 लिंग/ GENDER: MALE




5502 1762 2787
 VID : 9169 7187 2859 3260

माझे आधार, माझी ओळख

भारत सरकार
 Unique Identification Authority of India
 Government of India

आपला ओळखीचे प्रमाण
 अंतरातील प्रमाण
 हे इलेक्ट्रॉनिक प्रमाण आहे

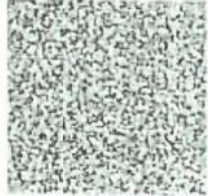
Aadhaar is a proof of identity, not of citizenship
 To establish citizenship, you must use other documents
 This is electronic proof of identity

आधारकाळ देशभरात मान्यता आहे.
 आधार अविभाज्य सरकारी व खाजगी सेवांसाठी प्रत्येक नागरिकांच्या उपयोगात आहे.
 Aadhaar is valid throughout the country
 Aadhaar will be helpful in availing Government and Non-Government services in future

भारत सरकार
 Unique Identification Authority of India

दिवस:
 डॉ. निवेश लक्ष्मीकान्त कुडाकार, जवळ पीक, प्लॉट नंबर 142, फ्लॉट नंबर 701, 7 वा फ्लॉर, केन कॉफी डे कॅफे, सिंधी सोसायटी, चेंबूर, मुंबई, मुंबई उपनगर, महाराष्ट्र - 400071

Address:
 C/O Dr Nitesh Laxmikant Kudalkar, Castle Peak, Plot No 142, Flat No 701, 7th Floor, Near Cafe Coffee Day, Sindh Society, Chembur, Mumbai, Mumbai Suburban, Maharashtra - 400071



5502 1762 2787
 VID : 9169 7187 2859 3260

जायकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

परिवारिक खाते नंबर कार्ड
 Family Account Number Card
AACP9218L

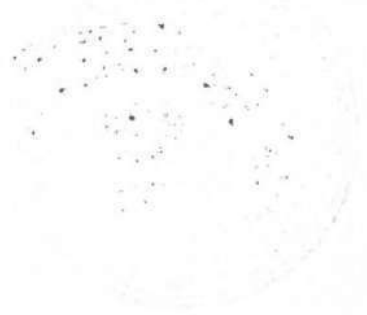
व्यक्ति का नाम
 NITESH LAXMIKANT KUDALKAR

जन्म तारीख / Date of Birth
 01/08/1971



Kudalkar

1911
1912
1913



करल - ५

दस्त क्र. २५५८/२०२४

२२/१०/२०



मास्तीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

संश्लेषण क्रमांक / Enrolment No: 1216/00151/01045

To,

Imran Ibrahim Shaikh

दफ्तरीय ठेगाना

S/O Ibrahim Shaikh

Near Chikriya Masjid Hanif Seth Chawl, Room No. 18, Quresh

Nagar

Kurla East

Mumbai

Maharashtra 400070

30/10/2011



UC 02568676 2 IN

Ref No. H2BHE9X-2668676



आपला आधार क्रमांक / Your Aadhaar No. :

9691 9351 0809

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA



दफ्तरीय ठेगाना

Imran Ibrahim Shaikh

जन्म वर्ष / Year of Birth: 1987

पुरुष / Male

9691 9351 0809



आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAIKH IMRAN IBRAHIM

IBRAHIM SHAIKH

10/04/1987

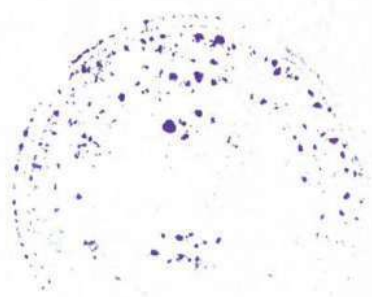
Permanent Account Number

DBMPS3090E

Signature



22/10/10



करल - ५
 दस्त क्र. २५५९ / २०२४
 १२० / १९०५

 
भारत सरकार
 Unique Identification Authority of India
 Government of India

नेशनल एन्रोलमेंट नं./Enrolment No.: 0000/00353/65102

To
 कृणाली सजय बंदी
 Krunali Sanjay Bandri
 D/O.Santa Sanjay Bandri
 12/A, Room No- 04
 Ganesh Lane
 Colaba, Mumbai
 Opp Vidhal Rakhumai Mandir
 Mumbai
 Mumbai Colaba
 Maharashtra - 400005

Enrolment Date - 18/02/2017



Generation Date 06/02/2017



आपला आधार क्रमांक / Your Aadhaar No. :

7570 7705 6665

माझे आधार, माझी ओळख

 **भारत सरकार**
 Government of India

 कृणाली सजय बंदी
 Krunali Sanjay Bandri
 जन्म तारीख/ DOB: 31/10/1996
 महिला / FEMALE

7570 7705 6665

माझे आधार, माझी ओळख



भारत सरकार
 GOVERNMENT OF INDIA
 सरिता सजय बंदी
 Santa Sanjay Bandri
 जन्म वर्ष / Year of Birth: 1969
 स्त्री / Female



4523 1632 2661

आधार - सामाजिक न्याय अधिकार



भारतीय **आधार** **भारतीय** **आधार**
 Unique Identification Authority of India

पत्ता 12/ ए. रूम नं- 04, गणेश लेन, विठ्ठल रघुमाई मंदिर समोर, कुलबा, मुंबई, मुंबई, महाराष्ट्र, 400005
 Address D/O. 12/A Room No-04 Ganesh Lane, Opp Vidha Rakhuma Mandir, Colaba Mumbai, Mumbai, Colaba Maharashtra 400005

4523 1632 2661



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT

KRUNALI SANJAY BANDRI

SANJAY LAXMAN BANDRI

31/10/1996

Permanent Account Number

CEZPB5059R


 Signature





भारत सरकार
 GOVT. OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT



सार्वजनिक सेवा कार्ड
 Permanent Account Number Card

AJIPB3414G

नाम/Name
 SARITA SANJAY BANDRI

पिता का नाम / Father's Name
 SADANAND MANDRI

उत्पत्ति
 19/08





भारत सरकार
 GOVT. OF INDIA

करल - ५
दस्तावेज नं. २५५८/२०२४
१०१/१०५




भारत सरकार
Government of India

मनोज दत्तात्रय पाटील
Manoj Dattatray Patil
जन्म तारीख/DOB: 07/06/1973
पुरुष/ MALE

Download Date: 29/01/2021

Issue Date: 16/07/2011

4044 2004 2073
VID : 9193 9261 3866 2711

माझे आधार, माझी ओळख

करल - ५
दस्त क्र. 2045/2024
902 1907




भारत सरकार
Government of India

प्रशांत शांताराम पाटील
Prashant Shantaram Patil
जन्म तारीख/DOB: 19/08/1972
पुरुष / MALE

6411 4756 0613

माझे आधार, माझी ओळख



Handwritten signature

करल - ५

दस्ता क. २०५९/२०२४

१०३/१०५



520/28598

गुरुवार, 24 ऑक्टोबर 2024 8:41 म.पू.

दस्त गोपवारा भाग-1

करल5

दस्त क्रमांक: 28598/2024

करल-6

दस्त क्रमांक: करल5 /28598/2024

बाजार मूल्य: रु. 43,10,838/-

मोबदला: रु. 68,06,000/-

भरलेले मुद्रांक शुल्क: रु.3,40,300/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दस्त क्र. २८५९८/२०२४

१०५/१०५

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात

पावती:30181

पावती दिनांक: 24/10/2024

अ. क्र. 28598 वर दि.24-10-2024

सादरकरणाराचे नाव: कृपाली संजय बंदी

रोजी 8:38 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

दस्त हजर करणाऱ्याची सही:

एकुण: 32100.00

Joint S.R. Kulkarni

सह दुय्यम निबंधक वर्ग ३

दस्तावेज प्रकार: प्रसारनामा

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

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

शिक्का क्र. 1 24 / 10 / 2024 08 : 38 : 04 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 10 / 2024 08 : 39 : 56 AM ची वेळ: (फी)



प्रातज्ञापत्र

प्रस्तुत दस्तावेज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम १९६१ मधील तरतुदीनुसार निष्पादीत करून नोंदणीस सादर केलेला आहे. दस्तावेजासोबत जोडलेली कागदपत्रे, नकाशे व कुलमुखत्यारपत्रे यांच्या सत्यता व वैधतेबाबतची खात्री दस्तावेजातील निष्पादक यांनी केलेली असून, त्याची सर्वस्व जबाबदारी निष्पादक यांची आहे. प्रस्तुत हस्तांतरणास केंद्र अथवा राज्य शासनाच्या कोणत्याही अधिनियम/नियम/अधिसूचना अथवा परिपत्रके यांचे निर्बंध नाहीत वा उल्लंघन होत नाही.

लेहून घेणार

1)

लेहून घेणार

1)



दस्त गोपवारा भाग-2

करल5

दस्त क्रमांक:28598/2024

24/10/2024 8 49:18 AM

दस्त क्रमांक :करल5/28598/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	टसा प्रमाणित
1	नाव:मेसर्स किंग्स बिल्डर्स अँड डेव्हलपर्स तर्फे प्रोप्रायटर निवेश एल. कुडाळकर तर्फे मुखत्यार म्हणुन इमरान इब्राहिम शेख पत्ता:प्लॉट नं: ऑफिस नं.101, माळा नं: -, इमारतीचे नाव: किंग्स पॅराडाईज, ब्लॉक नं: प्लॉट नं.46/बी, रोड नं: हेमु कलानी मार्ग, चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AACP9218L	लिहून घेणार वय :-37 स्वाक्षरी:-		
2	नाव:कृणाली संजय बंद्री पत्ता:प्लॉट नं: रुम नं.3, माळा नं: 1 ला मजला, इमारतीचे नाव: 12/ए, ब्लॉक नं: विट्टल रघुमाई मंदिरासमोर, रोड नं: गणेश लेन, कुलाबा, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:CEZPB5059R	लिहून घेणार वय :-28 स्वाक्षरी:-		
3	नाव:सरिता संजय बंद्री पत्ता:प्लॉट नं: रुम नं.3, माळा नं: 1 ला मजला, इमारतीचे नाव: 12/ए, ब्लॉक नं: विट्टल रघुमाई मंदिरासमोर, रोड नं: गणेश लेन, कुलाबा, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AJIPB3414G	लिहून घेणार वय :-55 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:24 / 10 / 2024 08 : 45 : 34 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	टसा प्रमाणित
1	नाव:प्रशांत पाटील वय:52 पत्ता:शॉप नं.32, फाईन आर्टस् सोसायटी जवळ, आर.सी. मार्ग, चेंबुर, मुंबई पिन कोड:400071	स्वाक्षरी		
2	नाव:मनोज पाटील वय:51 पत्ता:शॉप नं.32, फाईन आर्टस् सोसायटी जवळ, आर.सी. मार्ग, चेंबुर, मुंबई पिन कोड:400071	स्वाक्षरी		

शिक्षा क्र.4 ची वेळ:24 / 10 / 2024 08 : 46 : 55 AM

शिक्षा क्र.5 ची वेळ:24 / 10 / 2024 08 : 48 : 05 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

करल - ५

दस्त क्र. २५२८/२०२४

१०५ / १०५

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KINGS BUILDERS AND DEVELOPERS	eChallan	00040572024102333116	MH010255734202425E	340300.00	SD	0005654121202425	24/10/2024
2		DHC		1024230908292	100	RF	1024230908292D	24/10/2024
3		DHC		1024232807592	2000	RF	1024232807592D	24/10/2024
4	KINGS BUILDERS AND DEVELOPERS	eChallan		MH010255734202425E	300000	RF	0005654121202425	24/10/2024

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charge)

दिनांक : २०/१०/ २०२४

28598 /2024

1. Verify Scanned document for correctness through the e-mail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

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

(ई. डी. देवशी)

सह दुय्यम निबंधक वर्ग २ कुर्ला क्र. ५
मुंबई उपनगर जिल्हा



24/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 28598/2024

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6806000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4310838.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं.605, डी-विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: किंग्स माय होंग, ब्लॉक नं: सायन, चुनाभट्टी पुर्व, मुंबई-400022, रोड : वसंत पाटील मार्ग, इतर माहिती: मौजे कुर्ला-3, सी.टी.एस. नं.295 आणि 373, सदनिकेचे क्षेत्रफळ 321 चौ. फुट रेरा कारपेट. 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक - 2021/अनौ.सं.क्र.12/व्य.क्र. 107/म-1(धोरण)व महसूल आणि वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकात सदर सबलतीत सुधारित आदेशानुसार दस्तऐवजास महिला खरेदीदारास 1 % मुद्रांक शुल्काची सबलत देण्यात आली आहे.((C.T.S. Number : 295 and 373 ;))
(5) क्षेत्रफळ	1) 32.80 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:-मेसर्स किंग्स बिल्डर्स जॉइंट डेव्हलपर्स तर्फे प्रोप्रायटर निलेश एल. कुडाळकर तर्फे मुखत्यार म्हणुन इमरान इब्राहिम शेख वय:-37; पत्ता:-प्लॉट नं: ऑफिस नं.101, माळा नं: -, इमारतीचे नाव: किंग्स पॅराडाईज, ब्लॉक नं: प्लॉट नं.46/बी, रोड नं: हेमु कलानी मार्ग, चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AACPK9218L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कृणाली संजय बंद्री वय:-28; पत्ता:-प्लॉट नं: रुम नं.3, माळा नं: 1 ला मजला, इमारतीचे नाव: 12/ए, ब्लॉक नं: विठ्ठल रघुमाई मंदिरासमोर, रोड नं: गणेश लेन, कुलाबा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-CEZPB5059R 2): नाव:-सरिता संजय बंद्री वय:-55; पत्ता:-प्लॉट नं: रुम नं.3, माळा नं: 1 ला मजला, इमारतीचे नाव: 12/ए, ब्लॉक नं: विठ्ठल रघुमाई मंदिरासमोर, रोड नं: गणेश लेन, कुलाबा, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400005 पॅन नं:-AJIPB3414G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	28598/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	340300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KINGS BUILDERS AND DEVELOPERS	eChallan	00040572024102333116	MH010255734202425E	340300.00	SD	0005654121202425	24/10/2024
2		DHC		1024230908292	100	RF	1024230908292D	24/10/2024
3		DHC		1024232807592	2000	RF	1024232807592D	24/10/2024
4	KINGS BUILDERS AND DEVELOPERS	eChallan		MH010255734202425E	30000	RF	0005654121202425	24/10/2024

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

