



भारत सरकार



आधार

भारत सरकार  
Government of India

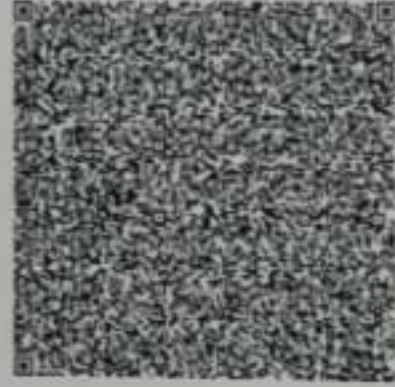
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2821/42087/09233

To  
रोशनी मोहन टेकवानी  
Roshni Mohan Tekwani  
C/O: Mohan Tekwani,  
BK No 74, 15/1,  
Basantram Chowk,  
Near Balaji Medical,  
Ulhasnagar,  
VTC: Ulhasnagar,  
PO: Ulhasnagar-1,  
Sub District: Ulhasnagar,  
District: Thane,  
State: Maharashtra,  
PIN Code: 421001,  
Mobile: 9082900488

Signature valid

Digitally signed by  
Roshni Mohan Tekwani  
DN: cn=Roshni Mohan Tekwani,  
o=Unique Identification Authority of India,  
c=IN  
Date: 2024.09.14 14:27:34  
GMT+05:30



आपला आधार क्रमांक / Your Aadhaar No. :

3796 6535 4043

VID : 9126 1498 8482 8757

माझे आधार, माझी ओळख



भारत सरकार

Government of India



आधार

Aadhaar no. issued: 19/05/2013



रोशनी मोहन टेकवानी  
Roshni Mohan Tekwani  
जन्म तारीख/DOB: 16/12/1979  
महिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.  
हे फक्त पडताळणीसाठी वापरते जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे  
स्कॅनिंग/ ऑफलाइन XML)  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

3796 6535 4043

माझे आधार, माझी ओळख

Roshni



सत्यमेव जयते  
भारत सरकार



आधार

भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

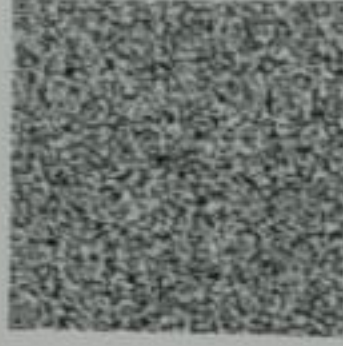
नोंदविण्याचा क्रमांक / Enrollment No. : 2821/42056/00191

To  
Mohan Premchand Tekwani  
मोहन प्रेमचंद टेकवानी  
15/1, Opp. Bk.No. 74,  
Basantram Chowk,  
Ulhasnagar-1,  
VTC: Ulhasnagar, PO: Ulhasnagar-1,  
Sub District: Ulhasnagar, District: Thane,  
State: Maharashtra, PIN Code: 421001,  
Mobile: 9967944566

11377827



KG113778278FI



आपला आधार क्रमांक / Your Aadhaar No. :

**7978 6708 7757**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



आधार

Issue Date: 18/01/2013



मोहन प्रेमचंद टेकवानी  
Mohan Premchand Tekwani  
जन्म तारीख / DOB: 06/05/1977  
पुरुष / Male

**7978 6708 7757**

माझे आधार, माझी ओळख

*Mohan Premchand Tekwani*



## कल्याण डोंबिवली महानगरपालिका, कल्याण

### नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत क्र. ४ करीता)

जा.क्र.कडोमपा/नरवि/सीसी/कवि/३५

दिनांक :- १३/०४/२०२२.

प्रति,  
श्री. प्रकाश काचोड कारभारी व इतर  
श्री. कु.मु.प.घारक - मे. रतु बिल्डर्स तर्फे श्री. मुकुंद प्रताप पटेल व इतर  
वास्तुशिल्पकार - श्रीमती. शोभना देशपांडे, कल्याण.  
स्ट्रक्चरल इंजिनियर:- श्री. सलीम मन्सुरी (मुंबई)

वास्तुशिल्पकार श्रीमती. शोभना देशपांडे, कल्याण यांचे दि. २१/०३/२०२२ रोजीचे ऑफलाईन अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मीजे कोलीवली, स.नं. २७/५, ३/३, ३/७/३, स.नं. २८, हि.नं. १, २, ३, ४/१, ४/२, ४/३, ४/४, ४/५/१, ५ येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील सुधारीत बांधकाम परवानगी जा.क्र.कडोमपा/नरवि/बांप/कवि/२०१३-२४/५४/१७८, दिनांक १६/०३/२०२० अन्वये २६१६०.०० चौ.मी. क्षेत्राच्या पूखंडावर १२२१२.७४ चौ.मी. बांधकाम क्षेत्राचे मंजूर केलेल्या नकाशाप्रमाणे ६६४२.०४ चौ.मी. क्षेत्राचे इमारत क्र. ४ चे 'रहिवास व वाणिज्य' स्वरूपाचे बांधकाम पूर्ण केलेले आहे.

सबब सोबतच्या नकाशामध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर परवानगी देण्यात येत आहे.

अ.क्र	मजले	दुकाने / सदनिका	क्षेत्र (चौ.मी.)
१	तळमजला	स्टिक्ट (पै) + १४ दुकाने + ०१ सोसायटी ऑफीस	३१
२	पहिला मजला ते पंधरावा मजला	११ सदनिका (प्रत्येक मजल्यावर)	६३२९.४२
	एकूण	१४ दुकाने + ०१ सोसायटी ऑफीस + १६५ सदनिका	६६४२.०४

अटी :-

- १) पविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करवी लागेल.
- २) मंजूरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळून आल्यास पूर्वं सूचना न देता तोडून टाकण्यात येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सधारणा होईपर्यंत महापालिकेची राहणार नाही.

प्रत :-

- १) उप आयुक्त ('इ' गव्हर्नन्स) यांना महानगरपालिका संकेत स्थळावर प्रसिध्द करणेबाबत.
- २) कर निर्धारक व संकलक, क.डों.म.पा कल्याण
- ३) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग कार्यालय, क.डों.म.पा कल्याण



६६४२.०४ चौ.मी.  
दिनांक १३/०४/२०२२  
८०

*Agum*  
सहाय्यक संचालक, नगररचना  
कल्याण डोंबिवली महानगरपालिका, कल्याण



# 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 :

P51700017199

Project: *Riverview Classic Building No 4, Phase IV* , Plot Bearing / CTS / Survey / Final Plot No.: S No 27, H No 5, 3/3 S No 28/H. No 1, 2, 3, 4, 1, 4, 2, 4, 3, 4, 4, 4/5/1, 5 at Kalyan-Dombivli (M Corp.), Kalyan, Thane, 421301;

1. Rutu Builders having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400601.

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, Release 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 23/07/2018 and ending with 30/12/2022 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. Vasantrao Remanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 22:41:30

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

M. R. R.	
29/09/2022	
18	9-18



## गावाचे नाव : कोलिवली

करारनामा  
4163000  
4163000

शेवटाचा प्रकार

जदला

ज्वारभाव(भाडेपट्टयाच्या नाबतितपट्टाकार

ली देतो की पट्टेदार ते नमुद करावे)

(मापन,पोटहिस्सा व परक्रमांक(असल्यास)

शेपकळ

ज्वारभाणी किंवा जुडी देण्यात असेल तेव्हा.

1) दस्तऐवज करून देणा-या/लिहून ठेवणा-या

ज्वाराचे नाव किंवा दिवाणी न्यायालयाचा

मुननामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व

ना.

3) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा

देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश

असल्यास,प्रतिवादिचे नाव व पत्ता

9) दस्तऐवज करून दिल्याचा दिनांक

10)दस्त नोंदणी केल्याचा दिनांक

11)अनुक्रमांक,खंड व पृष्ठ

12)बाजारभावाप्रमाणे मुद्रांक शुल्क

13)बाजारभावाप्रमाणे नोंदणी शुल्क

14)शेरा

1) पालिकेचे नाव:कल्याण-दोंबिवली इतर वर्णन : इतर माहिती: विभाग -8अ मौजे-कोलीवली स.न./  
हि.न.28/1,28/2,28/3,28/4/1,28/4/2,28/4/3,28/4/4,28/4/5/1,28/5,27/5,27/3/3 यावरील रीबरयु क्तासिक  
फेज-4 विल्डिंग न.4,15वा मजला सदतिका न.1506 शेज 35.84 चौ. मी.कॉपेट+3.24चौ. मी. बालकनी( ( Survey  
Number : 28/1,28/2,28/3,28/4/1,28/4/2,28/4/3,28/4/4,28/4/5/1,28/5,27/5, 27/3/3 ; ) )

1) 35.84 चौ.मीटर

1): नाव:-रघु विल्डर्स तर्फे भागीदार मुकुंद पी.पटेल तर्फे कबुली जबाब देणे बाबत कु.मु.पत्र धारक भाग्यश्री जव्हेरी - वय:-42;  
पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रघु विजेस पार्क सर्विस रोड माझीवाडा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र,  
ठाणे. पिन कोड:-400602 पॅन नं:-AAJFR7879N

2): नाव:-हरसिद्ध कॉर्पोरेशन तर्फे भागीदार मुकुंद पी.पटेल तर्फे कबुली जबाब देणे बाबत कु.मु.पत्र धारक भाग्यश्री  
जव्हेरी - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: तुलसी व्हिला पोद्दार रोड सांताक्रुझ मुंबई, ब्लॉक नं. -, रोड  
नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AACFH1946E

1): नाव:-मोहल प्रेमचंद टेकवानी - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डेरक न. 76 15 /1 , बालाजी  
मेडिकल जवळ उल्हासनगर 1, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं.-

2): नाव:-रोशनी मोहल टेकवानी - - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डेरक न. 76 15 /1 , बालाजी  
मेडिकल जवळ उल्हासनगर 1, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं.-

16/09/2022

16/09/2022

21249/2022

291500

30000

(सही) जी.बी.सातदिवे

सह. दुय्यम निबंधक वर्ग २.

कल्याण क्र. २

प्लॉकनामाठी विचारात घेतलेला तपशील:-

प्लॉक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



## LIST OF AMENITIES – COMMON

1. Compound Wall with M.S. Gate, Paving with Lights.
2. R.C.C. frame structure.
3. U. G. Water storage tank and O.H. water storage tank.
4. Fire fighting provisions as per law.
5. R.G. Area.
6. D. G. Backup.
7. C.C.T.V. covering common areas.
8. Entrance Lobby.
9. Building exterior with cement paint.

## LIST OF AMENITIES – INTERNAL

1. Vitrified Tiles flooring.
2. Glazed tiles dado in toilets.
3. One shower in every toilet.
4. Kitchen platform with granite top with glazed tiles dado
5. Interior with plastic paint.
6. Aluminium sliding windows.
7. Geyser in every toilet.
8. Premium brand C.P. fittings.
9. Electrical Switches and Plug Points.
10. Wooden main door with wooden frames.



क.ल.न.२	
दस्त क्र. २१२२२	२०२२
८३	१५९

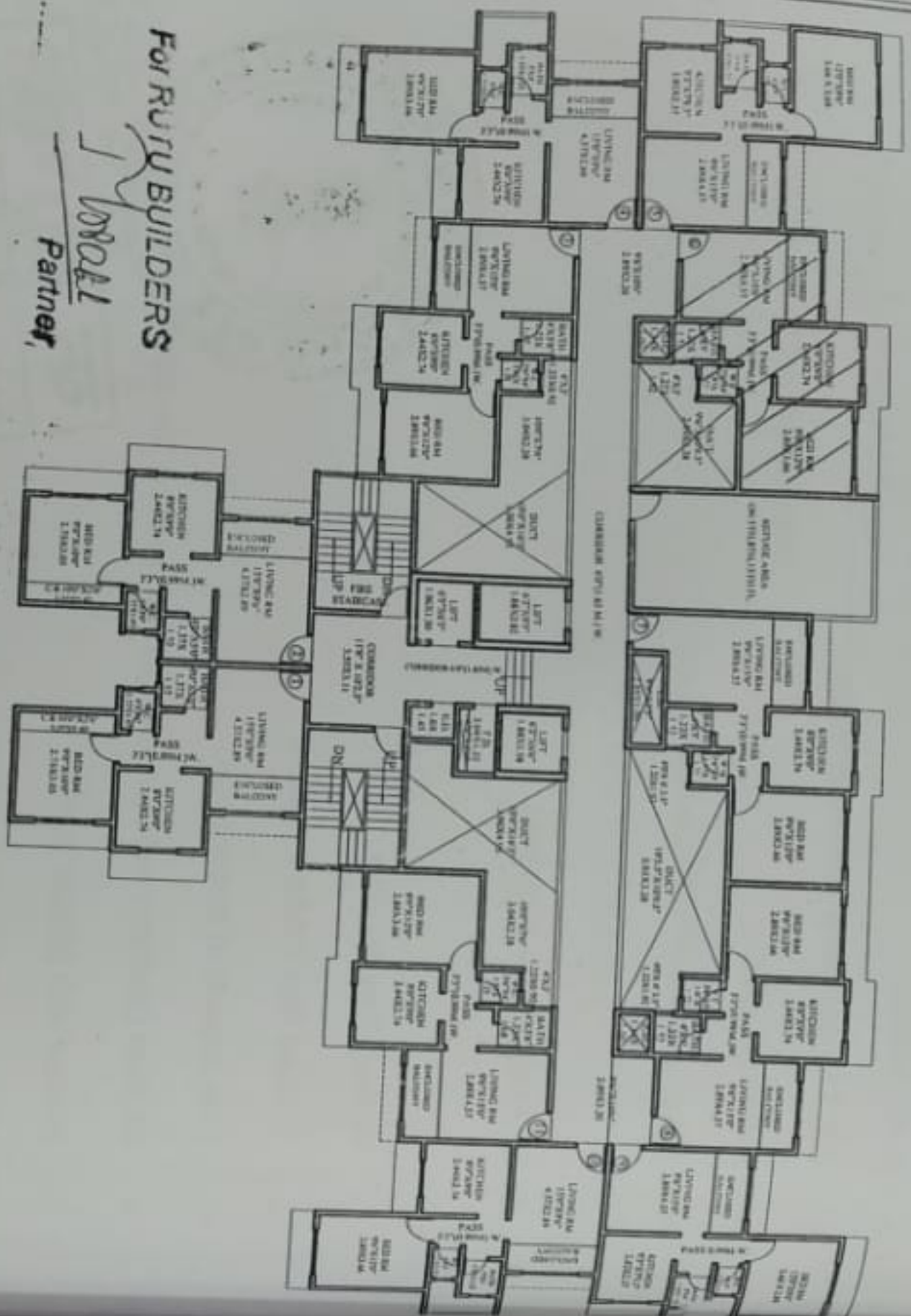
Mos

Rashani

Rashani



FOR RUBY BUILDERS  
J. WROLLE  
Partner,



Brenchand Tekwani & Mrs. Koshni Mohan Tekwani

PLAT NO:- 1506

PURCHASER

BLDG. NO. - 4

RIVERVIEW CLASSIC

TYPICAL FLOOR PLAN  
2ND TO 15TH FLOORS

PROMOTER/DEVELOPER



292222 2022  
R  
RUBY BUILDERS  
28/05/2022  
28/05/2022

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(IN RESPECT OF COMMON AREAS, LIMITED COMMON AREAS AND FACILITIES)

(a) "Common Areas and Facilities means;

1. The foundation, columns, beams, supports, ducts, chhajjas, corridors, staircases, entrance lobbies exits of the said building.
2. The elevators in the building including the lift well, the lift machine room, stairs leading to the lift machine room and entrance to the lift cabin.
3. The Underground Tank and the Overhead Tanks with all GI pipe fittings including Pump Room, Pumps, Switches and Water meter.
4. Electrical installations, including the wiring of the electric cabins meter and the meters of the Premises Buyers.

(b) Limited Common Areas and Facilities and Restricted Areas

Landing in from of the stairs on the floor on which the said Premises is located and the space of corridor in front of the entrance to the lift as a means of access to the said Premises but not for the purpose of storing or as a recreation area or for residence or for sleeping.

(c) Restricted Areas/Rights

1. Those areas facilities including car parking areas, terraces/gardens/passages or other rights reserved for use of Promoters to the exclusion of the other Premises/Units.
2. Those areas in respect of remaining or future FSI and/or TDR in respect of said Property shall belong to the Promoters only.



*Shri. J. J. Joshi*  
Shri. J. J. Joshi

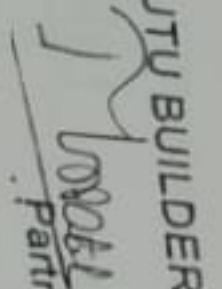
2922e	2022
20	95e



IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and Year first herein above mentioned.


SIGNED SEALED and DELIVERED by )  
The within named "the Promoters" )

For RUTU BUILDERS  
  
Partner

M/s. RutuBuilders through its Partner )  
Mr. Mukund Patel )  
In the presence of \_\_\_\_\_ )

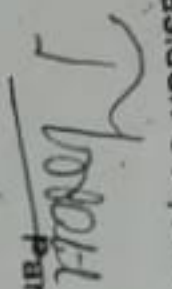

Signed and Delivered by )  
The within named 'Purchasers' )  
Mrs. Mohan Premchand Tekwani )  
Mrs. Roshni Mohan Tekwani )  
In the presence of \_\_\_\_\_ )

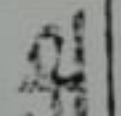
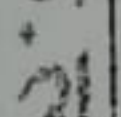
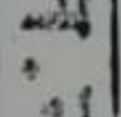
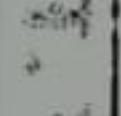
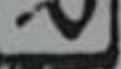

SIGNED SEALED and DELIVERED by )  
The within named "the Confirming Party" )


M/s. Harasiddh Corporation thro  
Mr. Mukund Patel  
In the presence of \_\_\_\_\_ )

For Harasiddh Corporation  
  
Partner



				
दिनांक. 29/2/22	2022			
८९				११२

THE SECOND SCHEDULE ABOVE REFERRED TO:  
(DESCRIPTION OF THE SAID PROPERTY)

ALL that piece or parcel of land being part of the entire property, mentioned and described in the First Schedule above, upon which Building Nos. 1 to 6 are constructed/to be constructed as per sanctions plans/ approvals granted, as may be further revised, by the Kalyan Dombivli Municipal Corporation, lying and situated at Village Kolivali, Taluka Kalyan and District Thane, and in the Registration District of Kalyan and within the municipal limits of Kalyan Dombivli Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO:  
(DESCRIPTION OF THE SAID FLAT/PREMISES)

The Flat/shop in the proposed building to be constructed on the property more particularly described in the Second Schedule above referred to namely:-

(a) Flat No. 1506 on 15<sup>th</sup> floor in the building being No- 4 in admeasuring 35.84 Square meters of carpet area plus 3.24 square meters of balcony and Patio Area. — Square meters.

(b) Nil Car Parking Spaces in the Basement/Podium of the proposed Building on the said property.



Area	Patio Area	Carpet Area
35.84	3.24	39.08
—	—	—

*M*

*M. Tekwani*

*Roshani*

THE FIRST SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL that piece or parcel of land situated at Village Kolivali, Taluka Kalyan and District Thane, and in the Registration District of Kalyan and within the municipal limits of Kalyan Dombivli Municipal Corporation and comprising as follows:-

SrNo.	Survey No.	Hissa No.	Area (Sq.Mtrs)	Name of Owners
1	28	1	2710	Mahadu Padu Karbhari and others
2	28	2	2320	SitaramRaghoLokhande and others
3	28	3	1800	Eknath Savlaram Karbhari and others
4	28	4/1	1140	JayramWalkyaKarbhari and others
5	28	4/2	3780	Prakash KathodKarbhari and others
6	28	4/3	1690	Suresh Savlaram Lokhande and others
	28	4/4	2550	Bala Ambo Karbhari and others
	28	4/5/1	1460	Baban Tukaram Karbhari and others
	28	5	1700	Chainu Atmaram Lokhande and others
	28	5	2810	Suresh Savlaram Lokhande and others
	28	3/3	2480	Kathod Bama Karbhari and others
	28	3/7/3	1750	Baban Tukaram Karbhari and others
Total →			26,190	Square Meters



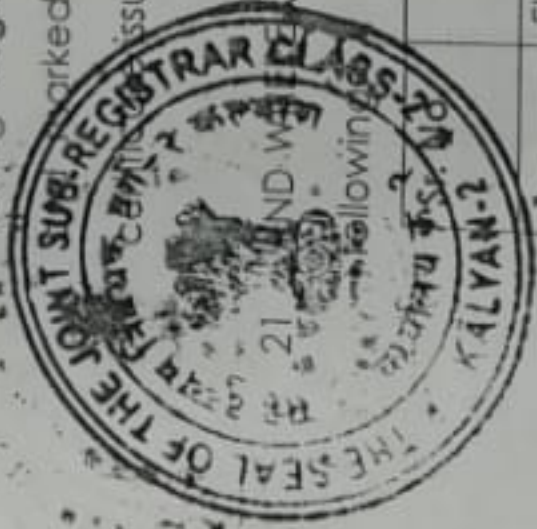
Handwritten notes and stamps: '292', 'RORR', 'UC', '12', '27'.

Handwritten signature or mark.

Shri Nilesh S. Patil, Advocate, wherein it is certified that their title over the said property is marketable and free from reasonable doubts and subject to the Promoters complying with the provisions of the all permissions obtained from the various authorities for the construction on the said property the Promoters are entitled to construct and sell the duly constructed flats on the said property. Annexed hereto and marked as Annexure 'C' is a photocopy of the said Title Certificate;

19 AND WHEREAS the Promoters has entered into a standard agreement with M/s. Creations, Architect and have appointed Architects and have given the prescribed allotment letter to the said Architect registered with the Council of Architects and have also appointed M/s. SHM Consultants, Structural Engineer for preparing structural designs and drawings and specifications of the said proposed buildings and that the supervision of the said Architect and the said Structural Engineer shall be continued till the completion of the buildings unless otherwise changed;

20 AND WHEREAS the Promoters have registered the said proposed building under provisions of the Real Estate (Regulations and Development) Act, 2016 (hereinafter referred to as the 'RERA') and read with the provisions of the Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (hereinafter referred to as the 'RERA Rules') and the Regulations, with the Real Estate Regulatory Authority at Mumbai, Maharashtra; having Registration No. P51A00017199 Annexed hereto marked as Annexure 'D' is an authenticated copy of the issued by the Real Estate Regulatory Authority;



the Promoters have in addition annexed herewith the

Name of Document	Annexure
Floor Plan	'E'
Occupation Plan	'F'
of Amenities provided with every Flat	'G'

In the facts and circumstances narrated above, the Promoters have sole and exclusive right to sell the duly constructed in the said proposed building Nos. 1 to 6 constructed/to be constructed on the said property and to enter into agreements with the Purchaser(s) of the residential flats in the said building and to receive the sale price thereof in the name of the Promoters;

Tba

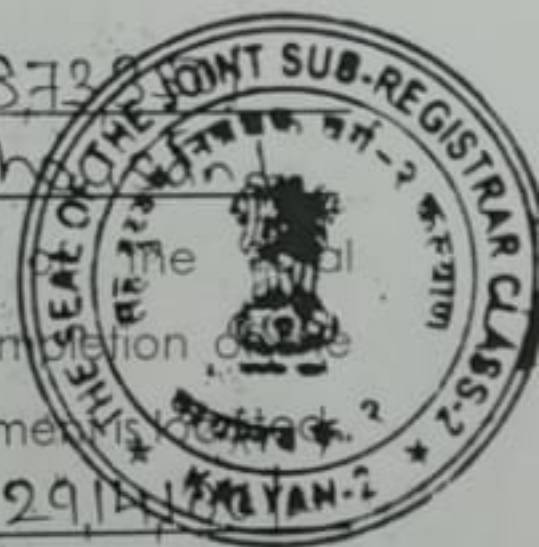
Shop No. 1506 on 15<sup>th</sup> floor admeasuring 35.84 square meters Carpet Area plus 3.24 square meters of balcony area and Patio Area — Square Meters of the proposed Building being BUILDING No- 4 (hereinafter referred to as the 'said Building') in to be integral part of the scheme of Building Complex, 'RIVERVIEW CLASSIC' which the Promoters proposes to construct on the said property as shown in the floor plan thereof hereto annexed, together with the right to use common areas and amenities of the proposed building along with the other purchasers of flats in the said proposed building on the said property for the total price/consideration of Rs. 41,63,000/- (Rupees Forty One Lakh Sixty Three Thousand Only —) together with the allotment of Nil (Nil) car parking spaces in stilt/podium/basement portion of the said building. The said Flat and the car-parking are hereinafter collectively referred to as "the said Premises" and more particularly described in the Third Schedule hereunder written. The said price/consideration shall be paid by the Purchaser/s in the following manner:-

i. Amount of Rs 12,48,900/- (Twelve Lakh Forty Eight Thousand Nine Hundred Only —) (30% of the total consideration) to be paid to the Promoter on the execution of Agreement.

ii. Amount of Rs 18,73,800/- (Eighteen Lakh Seventy Three Thousand Three Hundred Fifty Only —) (45% of the total consideration) to be paid to the Promoter on completion of the plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs 29,14,100/- (Twenty Nine Lakh Fourteen Thousand One Hundred Only —) (70% of the total consideration) to be paid to the promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs 31,22,250/- (Thirty One Lakh Twenty Two Thousand Two Hundred Fifty Only —) (75% total of the consideration) to be paid to the promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.



Total of the	29222	2022
	29	222

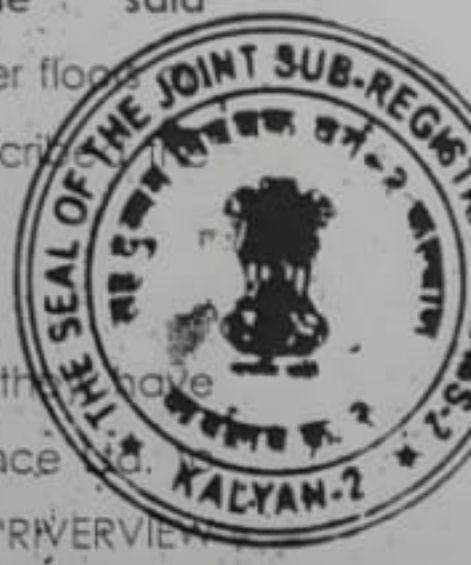
Moo

19 *[Signature]*

Roshahi

The District Collector, Thane have also granted the Order converting the above said land comprising of entire property to non-agricultural tenure under No. Revenue/D-1/T.No.7/NAP/Kolivali-Kalyan/SR-37/12 New169/12 dated 26/02/2013. Annexed hereto and marked as **Annexure 'A'** is a copy the order of conversion of non-agricultural use issued by the District Collector, Thane and **Annexure 'B'** is a copy of commencement certificate;

- 16 AND WHEREAS the scheme of construction on the entire property totally admeasures 26,190 square meters comprising of the pieces and parcels of properties described in the First schedule hereunder written and as stated above in paragraph 13 above the Promoters herein are absolutely entitled to construct and develop the Building No. 1 to 6 to be constructed on the land forming a part of the entire scheme of construction and the same is shown on the plan annexed hereto and more particularly described in the Second Schedule hereunder written, hereinafter called and referred to as the said property.
- 17 AND WHEREAS in accordance with the sanctioned building plans the Promoters have commenced construction of the BUILDING No- 4 referred to in the above commencement certificate, forming an integral part of the Scheme of Construction knows as 'RIVERVIEW CLASSIC' (hereinafter referred to as "the said building/project") comprising of Basements, Stilts and upper floors the said Property which property is more particularly described in the Second Schedule hereunder written;
- 18 AND WHEREAS the Promoters/ Developers state that they have raised the construction finance from Bajaj Housing Finance Ltd. carry out the construction of building No. 4 of the said "RIVERVIEW CLASSIC" project. In view of the said project loan, an Indenture of Mortgage has been registered with Sub Registrar, Kalyan at Serial No. 1257/2019 on 29/1/2019 and the property described thereunder has been mortgaged with Bajaj Housing Finance Ltd. As a security for the repayment of the project loan. The Promoters/ Developers shall obtain No Objection Certificate from Bajaj Housing Finance Ltd. for the sale of the said flat/unit. The sale proceeds or sale considerations towards the flat/unit are to be deposited in the collection Escrow Account No. 259820549441 with IndusInd Bank. Thus, except this charge, the said property is not encumbered in any way whatsoever manner. AND WHEREAS, save and except as mentioned above and provided herein, the Promoters have obtained a Title Certificate of



श.स.नं.	२२२८	२०१९
१५	१५८	

Mos

*[Handwritten signature]*

Roshani

SrNo.	Survey No.	Hissa No.	Area (Sq.Mtrs)	Name of Owners
1	28	1	2710	Mahadu Padu Karbhari and others
2	28	2	2320	Sitarm Ragho Lokhande and others
3	28	3	1800	Ek Nath Savlaram Karbhari and others
4	28	4/1	1140	Jayram Walkya Karbhari and others
5	28	4/2	3780	Prakash Kathod Karbhari and others
6	28	4/3	1690	Suresh Savlaram Lokhande and others
7	28	4/4	2550	Bala Ambo Karbhari and others
8	28	4/5/1	1460	Baban Tukaram Karbhari and others
9	28	5	1700	Chainu Atmaram Lokhande and others
10	27	5	2810	Suresh Savlaram Lokhande and others
11	27	3/3	2480	Kathod Bama Karbhari and others
12	27	3/7/3	1750	Baban Tukaram and others
		<b>Total →</b>	<b>26,190 Square Meters</b>	



hereinafter called and referred to as the "said entire property" described in the First Schedule of the said Agreement and referred to as the "said entire property" described in the First Schedule of the said Agreement and referred to as the "said entire property" written.

2) Survey No. 28 Hissa No. 1  
 2.1 By an Agreement to Sale dated September 04, 1991 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7285 of 1991, made and entered into between the original owners Smt. Manubai Padu Karbhari and Others on the one hand and Shri Mansukhlal Velji Singhani on the other hand, the Original owners have

*J. V. Singhani*  
 3 *Manubai*  
 2005/10/11

2) Survey No. 28 Hissa No. 1  
 2.1 By an Agreement to Sale dated September 04, 1991 registered with the Sub-registrar of Assurances at Kalyan under Serial No. 7285 of 1991, made and entered into between the original owners Smt. Manubai Padu Karbhari and Others on the one hand and Shri Mansukhlal Velji Singhani on the other hand, the Original owners have

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1409202209866	Date	14/09/2022
Received from RUTU BUILDERS, Mobile number 9821098397, an amount of Rs.1180/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	14/09/2022
Bank CIN	10004152022091408748	REF No.	IGAOHLNHV9
This is computer generated receipt, hence no signature is required.			



क.ल.न.२	
दस्ता क्र. 29202	२०२२
3	१५९

**AGREEMENT FOR SALE**

AGREEMENT FOR SALE made and executed at Kalyan this 16<sup>th</sup> Day of September in the Christian year Two Thousand and Twenty Two

By and between:

M/s. Rutu Builders, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 501, Rutu Business Park, Service Road, Off. L.B.S. Marg, Majiwade, Thane (West) – 400 601 (PAN No. AAIFR7879N) represented by its Authorized Partner Shri Mukund P. Patel, hereinafter referred to as the 'Developers/ Promoters' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) of the **FIRST PART**;

*Moo* *Patel* *Rohani*



AND

1) Name- Mr. Mohan Premchand Tekwani

aged 45 Years PAN No.: AEAPT6424P

2) Name- Mrs. Roshni Mohan Tekwani

aged 42 Years PAN No.: ASKPT282A@

Indian Inhabitant/s, having his/her/their address  
at B.K.No. 76 15/1, Near Balaji Medical, Opp. M.R  
Traders, Ulhasnagar - 421001

hereinafter called and referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **SECOND PART.**

**M/s. Harasiddh Corporation**, a partnership firm registered under the Indian Partnership Act, 1932,, having its principal place of business at Tulsi Villa, Poddar Road, Santacruz (West), Mumbai - 400 054(PAN No. AACFH1946E ) represented by its Authorized Partner Shri Mukund P. Patel, hereinafter referred to as the '**Confirming Party**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and



partners constituting the said firm for the time being, the their/his/her heirs, executors, administrators and assigns) promoters and the Purchaser/s are hereinafter individually referred to as the "Party" and collectively as "the Parties".

WHEREAS:

<u>20/05/2024</u>	<u>20/05/2024</u>
<u>20/05/2024</u>	<u>20/05/2024</u>
<u>20/05/2024</u>	<u>20/05/2024</u>

of various pieces and parcels of adjoining lands, and possessed of and otherwise well and entitled to Land/property situated at Village 20/05/2024 sufficient 20/05/2024 Kolivaji, Taluka Kalyan, District Thane in the State of Maharashtra, and within the municipal limits of Kalyan Dombivli Municipal Corporation, the details of the same are as mentioned below:

as mentioned below:

M. Roshni

20/05/2024

CHALLAN  
MTR Form Number-6



GRN	MH007691876202223R	BARCODE	[Barcode]		Date	13/09/2022-18:05:05	Form ID	B25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AEAPT6424P			
Office name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	MOHAN P TEKWANI			
Location	THANE			Flat/Block No.	RIVERVIEW			
Year	2022-2023 One Time			Premises/Building	CLASIC BLDG NO 4			
Account Head Details		Amount In Rs.		Road/Street	FLAT NO 1506			
0030046401	Stamp Duty(Bank Portal)	291500.00		Area/Locality	TOWN/CITY/DISTRICT			
0030063301	Registration Fee	30000.00		PIN	4 2 1 3 0 1			
				Remarks (If Any)	Prop mvbilty=Immovable-Prop Amt=4163000.00-Prop area=35.84-Prop area UOM= Sq.Meter-oth Prop ID=PAN-AAIFR7879N-oth Prop Name=RUTU BUILDERS-			
Total		3,21,500.00		Amount In Words	Three Lakh Twenty One Thousand Five Hundred Rupees Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332022091351443	716321009			
Cheque/DD No.		Bank Date	RBI Date	13/09/2022	Verified with RBI			
Name of Bank		Bank-Branch		1951, Dnyaneshwari, Kalyan-2				
Name of Branch		Scroll No. , Date		001951/09/2022				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुरयम ; लंघक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व रजिस्ट्रेशन दस्तासाठी सदर चालन लागू नाही.



क.स.न.२  
दस्ता क्र. 29259/2022  
9 25E

411506



501, Rutu Business Park, Near Rutu Park  
Service Road, Off. L.B.S. Road, Majiwade,  
Thane (W), Pin: 400 601.

Tel : ~~022 25342255~~ Fax : 25341999

Email: sales@rutugroup.com

www.rutugroup.com

022 25342255

022 25342244

Date : 07-10-2022

To,  
MR. MOHAN PREMCHAND TEKWANI  
MRS. ROSHNI MOHAN TEKWANI

Sub : Possession of your Flat No. 1506 , Bldg. No.4, Riverview Classic,  
Off. Adharwadi Road, Kalyan West - 421301.

Dear Sir/Madam,

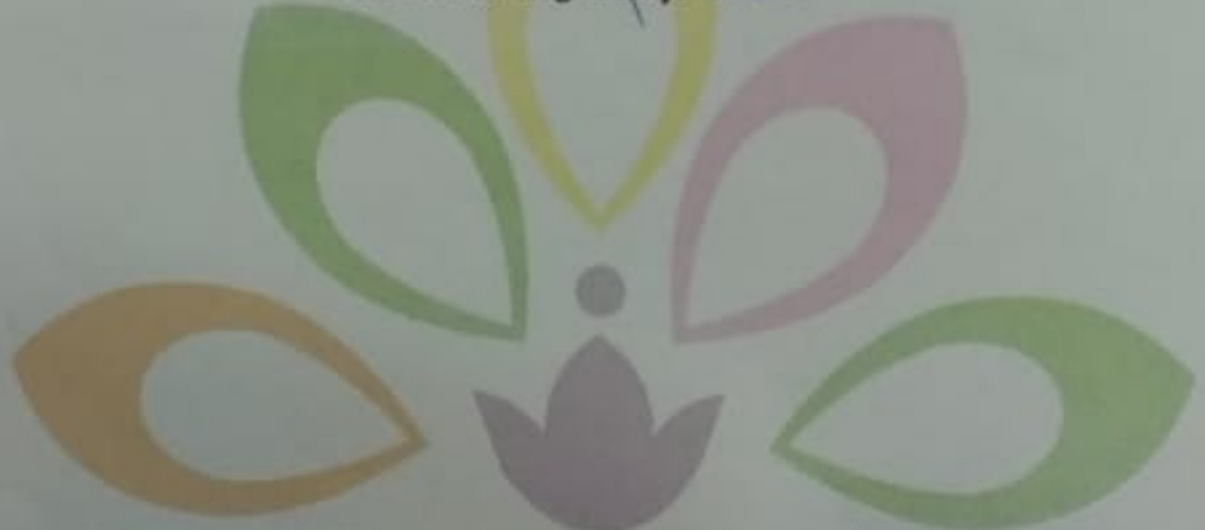
This is to confirm that we have, at your request, handed over to you, the vacant and peaceful possession of the above said Flat/Shop.

You are liable and responsible to pay the Govt. charges, municipal taxes, and other outgoings along with the electricity and maintenance charges etc., in respect of the said Flat/Shop. You are required to comply with all the terms and conditions of the flat agreement, the affidavit cum declaration and your letter dated 07 October 2022 .

Thanking you,

Yours faithfully,  
For RUTU BUILDERS

Authorised Signatory.





कल्याण डोंबिवली महानगरपालिका, कल्याण

नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला

(इमारत क्र. ४ करीता)

जा.क्र.कडोमपा/नरवि/सीसी/कवि/३५

दिनांक :- १३/०४/२०२२.

प्रति,

श्री. प्रकाश काथोड कारभारी व इतर

कु.मु.प.धारक - मे. रुतु बिल्डर्स तर्फे श्री. मुकुंद प्रताप पटेल व इतर

वास्तुशिल्पकार - श्रीमती. शोभना देशपांडे, कल्याण.

स्ट्रक्चरल इंजिनियर:- श्री. सलीम मन्सुरी (मुंबई)

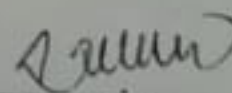
वास्तुशिल्पकार श्रीमती. शोभना देशपांडे, कल्याण यांचे दि. २१/०३/२०२२ रोजीचे ऑफलाईन अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मौजे कोलीवली, स.नं. २७/५, ३/३, ३/७/३, स.नं. २८, हि.नं. १, २, ३, ४/१, ४/२, ४/३, ४/४, ४/५/१, ५ येथे कल्याण डोंबिवली महानगरपालिका यांचेकडील सुधारीत बांधकाम परवानगी जा.क्र.कडोमपा/नरवि/बांण/कवि/२०१३-१४/५४/१७८, दिनांक १६/०३/२०२० अन्वये २६१६०.०० चौ.मी. क्षेत्राच्या भूखंडावर १२२१२.७४ चौ.मी. बांधकाम क्षेत्राचे मंजूर केलेल्या नकाशाप्रमाणे ६६४२.०४ चौ.मी. क्षेत्राचे इमारत क्र. ४ चे 'रहिवास व वाणिज्य' स्वरूपाचे बांधकाम पूर्ण केलेले आहे.

सबब सोबतच्या नकाशामध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

अ.क्र	मजले	दुकाने / सदनिका	क्षेत्र (चौ.मी.)
१	तळमजला	स्टिक्ट (पै) + १४ दुकाने + ०१ सोसायटी ऑफीस	३१२.५६
२	पहिला मजला ते पंधरावा मजला	११ सदनिका (प्रत्येक मजल्यावर)	६३२९.४२
	एकूण	१४ दुकाने + ०१ सोसायटी ऑफीस + १६५ सदनिका	६६४२.०४

अटी :-

- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करावी लागेल.
- २) मंजूरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळून आल्यास पूर्व सूचना न देता तोडून टाकण्यात येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा संधारणा होईपर्यंत महापालिकेची राहणार नाही.

  
सहाय्यक संचालक, नगररचना  
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-

- १) उप आयुक्त ('इ' वर्गनन्स) यांना महानगरपालिका संकेत स्थळावर प्रसिध्द करणेबाबत.
- २) कर निर्धारक व संकलक, क.डों.म.पा कल्याण
- ३) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग कार्यालय, क.डों.म.पा कल्याण

Receipt (pavti)

71/21249

पावती

Original/Duplicate

Friday, September 16, 2022

नोंदणी क्र.: 39म

10:00 AM

Regn.: 39M

पावती क्र.: 23575

दिनांक: 16/09/2022

गावाचे नाव: कोलिवली

दस्तऐवजाचा अनुक्रमांक: कलन2-21249-2022

दस्तऐवजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: मोहन प्रेमचंद टेकवानी - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 3180.00

पृष्ठांची संख्या: 159

एकूण:

₹. 33180.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

10:14 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

(सही) जी.बी.सातदिवडे

सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

बाजार मूल्य: ₹.4163000 /-

मोबदला ₹.4163000/-

भरलेले मुद्रांक शुल्क : ₹. 291500/-

1) देयकाचा प्रकार: DHC रकम: ₹.1180/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1409202209866 दिनांक: 16/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1409202209804 दिनांक: 16/09/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007691876202223R दिनांक: 16/09/2022

बँकेचे नाव व पत्ता: IDBI

